



## Christies Meadow & Copse Devon

A perfect sized meadow for an introduction into land ownership which benefits from an area of mature copse, a spring fed wetland area and a pleasant south west facing aspect.

### Details

**Price:** £45,000 Freehold

**Location:** Near Aveton Gifford, Modbury, Devon

**Size:** Nearly 2 ¼ acres for sale

**OS Landranger:** OS No 202

**Grid ref:** SX 680 503

**Nearest post code:** PL21 0SX

### Local manager

**Stuart Brooking**

07801 789215

[stuart@woodlands.co.uk](mailto:stuart@woodlands.co.uk)



## Description

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Set in the sought after area of Devon known as the South Hams, Christies Meadow & Copse is ideally located. A place in which to enjoy the delights of nature and overnight camping. A great base from which to explore the stunning countryside and coastline.

With beaches such as Bantham and Bigbury just a short drive away many days out can be enjoyed as part of owning this south west facing meadow and copse.

An easily manageable size, there are different habitat areas which include meadow with space for enrichment planting of trees, a copse and a spring fed wetland area with potential to create a pond.

The meadow is named after the famous writer Agatha Christie, the best-selling novelist of all time. She was born not far away in Torquay and used the rolling hills and coastlines of Devon as inspiration for her writing. Nearby Burgh Island as a setting for some of her novels where she had a beach hut built on the Island as a writing retreat which is still there today.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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## Trees

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Along the southern edge there is a mixed copse of mainly mature willow that provides a nice shady area.

An old hedge bank bounds the western and northern sides of Christies Meadow & Copse which includes a number of mature trees giving the meadow privacy.

A recently planted copse at the north eastern side of the meadow has a mix of tree species which include birch, hazel and oak.

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## Wildlife

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Buzzards and owls roost in the mature tree lined edges of the meadow while the lower slopes host a spring fed area where wetland birds such as snipe can be found on occasion. Here dragonflies, damselflies and butterflies flit around the wild flowers such as [ragged-robin](#).

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## Features

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Historic tree lined hedge banks are found along the northern and western edges of the meadow.

There is a newly constructed wooden bridge at the entrance and some well built boardwalks provide year round access to the meadow on foot.

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## Access, tracks and footpaths

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From the public highway there is a metalled road which leads to the main entrance gate. From here a stoned track leads all the way to the woodland. Near the entrance is a small stoned area for parking on the same side as the bridge.

There are no public rights of way.

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## Rights and covenants

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## Activities

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A great place for wildlife enjoyment such as studying the variety of plant species and building a wildlife hide to observe bird and mammal life.

Conversation can be maintain and improved with small scale tree planting and creation of a wildlife pond.

The upper area of the meadow is an ideal location for camping. An evening sat around a camp fire is a wonderful experience everyone should try.

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## Local area and history

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The nearby rural village of Aveton Gifford has a community shop and a pub as well as the church of St Andrews, one of the oldest churches in Devon constructed around 1250 AD. From here the River Avon eventually joins the sea at Avonmouth, set between the popular beaches of Bantham Sand and Bigbury-on-Sea.

These beaches are within 15 minutes drive of Avon Stream Copse & Meadow - Bantham is a great surfing beach, and the marvellous [Bigbury-on-Sea](#) hosts Burgh Island where you can enjoy lunch at the Pilchard Inn. A walk on the beach or a trip on the [sea tractor](#) if the tide is in and the Island cut off is always fun.

Modbury lies a couple miles to the north along the A379 and is a thriving market town with a variety of shops, pubs and restaurants.

*Particulars and plans were prepared by our local manager, Stuart Brooking.*

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## How to find this meadow

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You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

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## Directions

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- If travelling from the north leave the A38 Devon Expressway towards Plymouth take the exit at Wrangaton.
- If travelling from Kingsbridge at the south then take the A379 all the way past Aveton Gifford & Ashford until you see the sign to 'Heathfield Down' as described below and follow the directions from there.
- At the T Junction turn left onto the A3121 towards Modbury.
- At Kittaford Cross continue straight across onto the B3196 signposted for Loddiswell and California Cross.
- At California Cross continue past the filling station taking the second left signposted Bigbury (B3392) continuing for 2.5 miles to reach Harraton Cross.
- At Harraton Cross turn left onto the A379 and continue for 800 metres, around a right hand bend and take the first turn on the left, signposted to 'Heathfield Down' and a Pottery.
- Park in the small layby on the right, leaving access to the neighbouring field on the opposite side of the road.
- Walk down the road, crossing a stream and you will find the access gate on your right indicated by a 'woodlands for sale' sign. The purchaser will receive a key to the gate and will have full vehicular access rights.
- Walk around the right hand side of the gate and follow the main track for around 150 metres, around a right hand bend you will see a sign for 'Christies Meadow' on your left with the entrance just after this over a wooden bridge. Some well constructed boardwalks take you to the top of the meadow where there is a pleasant open aspect and a planted copse of trees.
- Satnav/GPS note: the postcode PL21 0SX is for the point shown by the red dot on the location map.

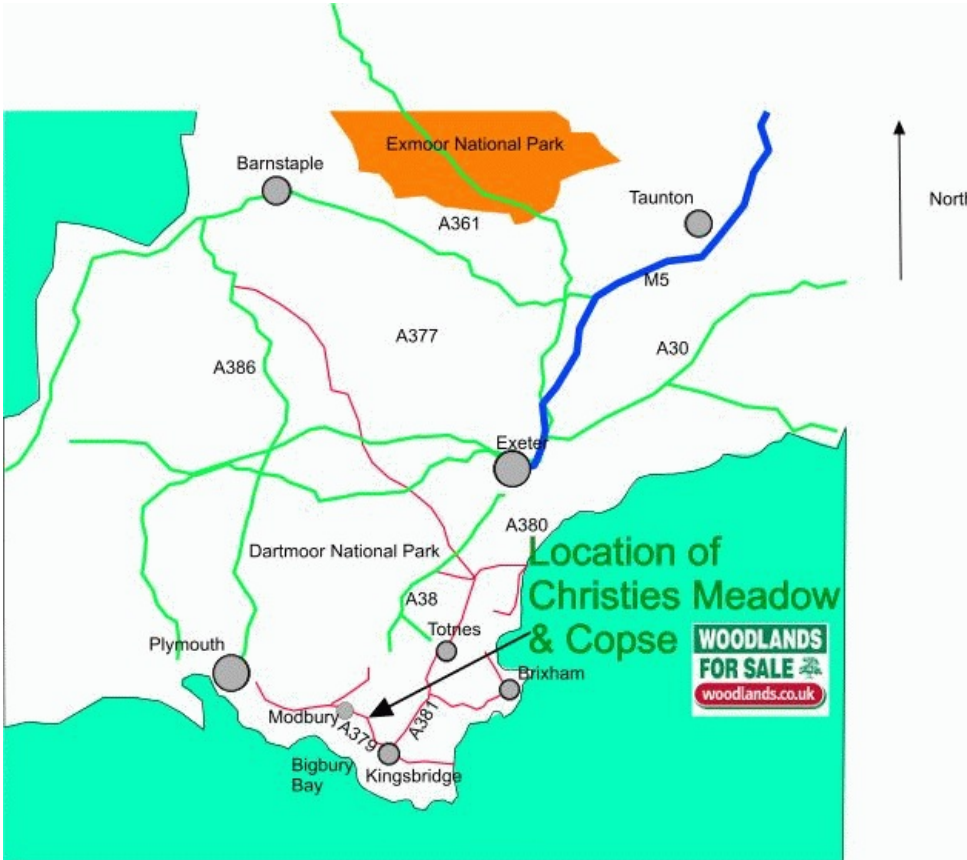
## Boundaries:

All boundaries are indicated with orange markings on posts and trees.

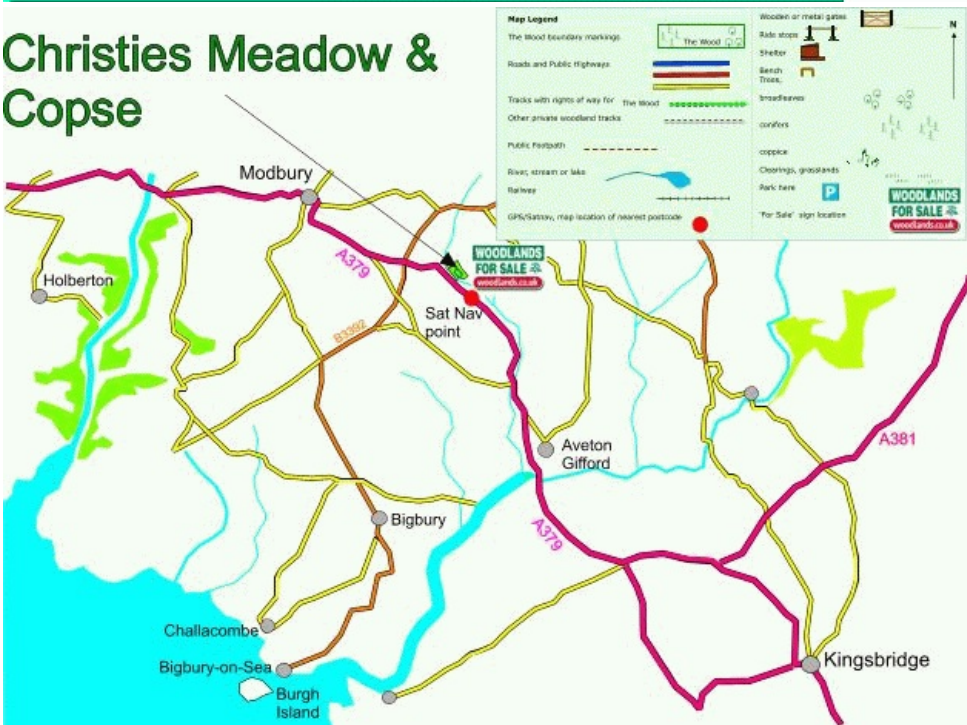
The western and northern boundaries are a tree-lined hedge bank.

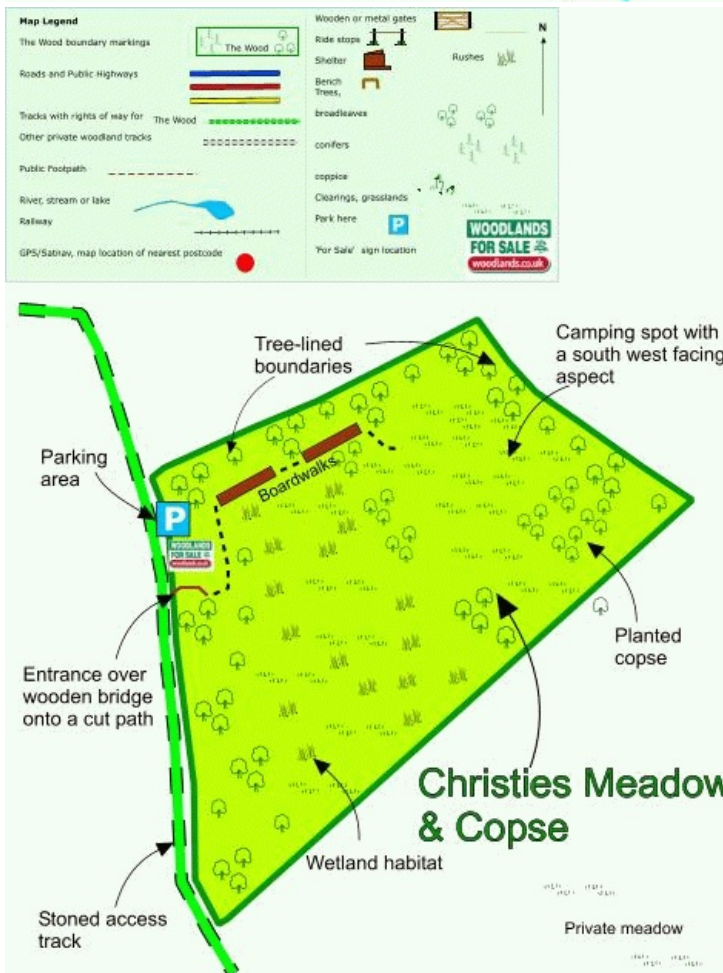
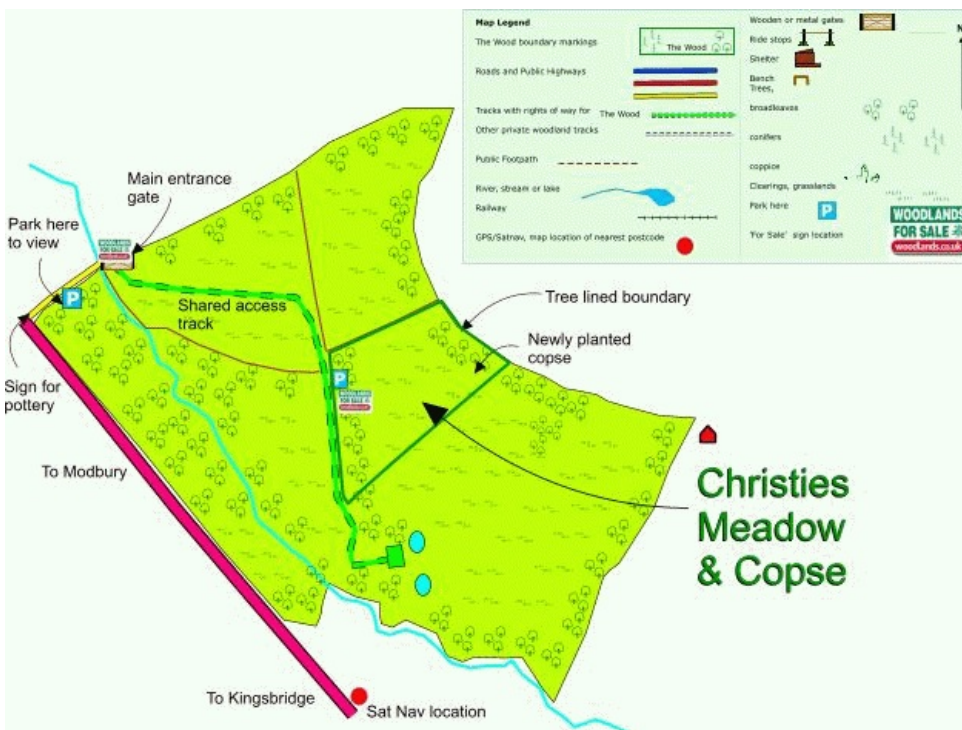
The eastern boundary is a line of fence posts.

The southern boundary follows the sharded access track.



## Christies Meadow & Copse





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.