Crest Meadow, Norfolk - About 4 acres, £85,000

Crest Meadow lies just outside the hamlet of Bittering in the heart of mid-Norfolk, around four miles north-west of Dereham. Once part of a wider area of sand and gravel workings, the land has long since returned to nature and now offers a quiet, private setting surrounded by mature woodland and the tranquil lakes that mark the old quarry.

The meadow is reached along a woodland track which runs north from Salters Lane beneath a canopy of old sweet chestnut, oak and Scots pine. At the south-western corner, a veteran sweet chestnut stands guard over the entrance, where an area of hardstanding provides space to park, and the orange name plate welcomes you to the land.

The entrance sits on the highest ground of the meadow, which lends Crest Meadow its name, and from here there are lovely views out across the grassland towards the surrounding woodland.

The meadow opens out to the east in a broad wedge shape. A stock fence along the western edge separates the land from the woodland track, while lines of orange-topped stakes mark the northern and southern boundaries. At the far eastern tip, a small windbreak copse and a seasonal stream form a natural end to the land, offering shelter and a source of water for wildlife.

The sward is a mix of tussocky grassland with scattered gorse and patches of bracken, a sign of the light, free-draining soils typical of this part of Norfolk. In places the ground dips a little lower and rushes have taken hold, suggesting a wetter area that would make an ideal spot to create a wildlife pond.

Surrounded by birch, oak, field maple and hawthorn, the meadow is ideally placed for woodland creation, with the neighbouring trees providing a ready source of seed for natural regeneration. It would equally suit those looking to create a wildflower meadow, a wetland habitat or simply a private place to enjoy the changing seasons. We have witnessed Kestrel's hunting over the open ground.

Grant funding may be available to the new owner for woodland creation and new hedgerows. Please note that this land is not suitable for development.

Trees

A veteran sweet chestnut stands at the entrance, with oak, birch, field maple, hawthorn and Scots pine along the woodland edges and the track. The small copse at the eastern tip (oak trees within) provides a natural windbreak and wildlife corridor.

Wildlife

The open grassland is good hunting ground for birds of prey; a kestrel was seen perching in the hedgerow trees during our visit. The tussocky sward suits small mammals, while the copse, seasonal stream and nearby lakes attract a wide variety of birds and insects.

Features

- Quiet, private setting near Bittering in mid-Norfolk

- Open planting land, ideal for woodland creation

- Small windbreak copse and seasonal stream to the east

- Lower-lying wetter ground, ideal for a wildlife pond

- Higher ground at the entrance with views across the meadow

- Hardstanding for parking at the entrance

- Veteran sweet chestnut at the meadow entrance

Access, tracks and footpaths

Crest Meadow is accessed via a woodland track which runs north from Salters Lane along the western side of the meadow, leading to an area of

hardstanding at the entrance. A right of way will be granted along the track. The meadow comes with freehold title and there are no public rights of way across the land.

Rights and covenants

Sporting rights are in hand.

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.

Activities

Crest Meadow offers plenty of scope for tree planting and the creation of new woodland, as well as the chance to dig a wildlife pond in the lower-lying wetter ground. It would also make a peaceful base for birdwatching, picnics and nature study, with the wider countryside around Bittering and Longham to explore. Fakenham and the north Norfolk cost are within easy reach, too.

Local area and history

The woodland track beside the meadow follows the line of the Launditch, a banked and ditched linear earthwork thought to date from the Iron Age or Saxon period, which once gave its name to the local hundred. Gravel extraction in the parishes of Beeston with Bittering and Longham over recent decades has revealed a remarkable prehistoric landscape, with excavations ahead of quarrying uncovering Neolithic, Bronze Age and Iron Age pits, pottery and worked flint.

Just to the east lies the deserted medieval village of Little Bittering, a scheduled monument whose 12th and 13th century church of St Peter still stands in an isolated spot among the earthworks. The market town of Dereham is around four miles to the south-east, with Norwich around 19 miles away.

Price: £85,000 Freehold
Location: Bittering, Dereham, Norfolk
Size: About 4 acres for sale











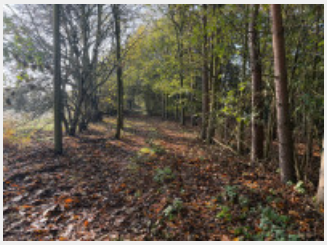











Click a photo to see a bigger version in a new window.

Boundaries:

Boundary features are marked with orange paint.

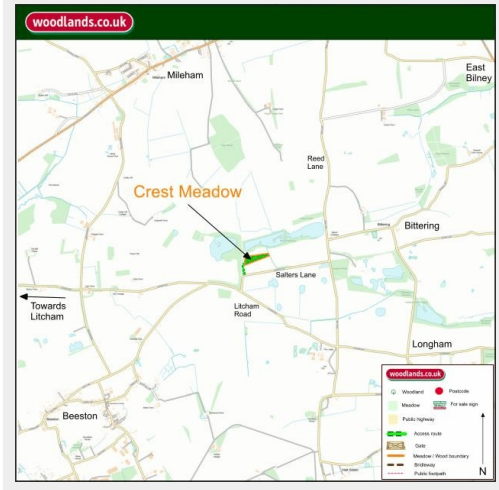
Northern: field stakes

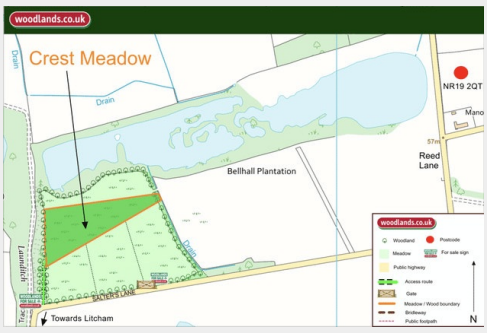
Eastern: seasonal stream and small copse

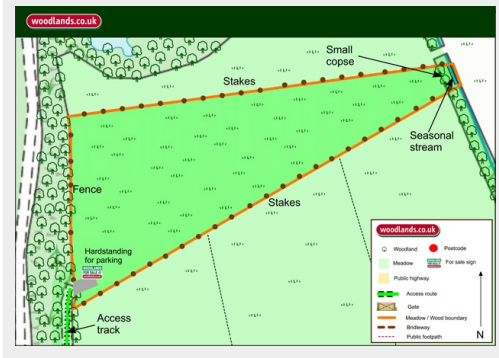
Southern: field stakes

Western: stock fence alongside the woodland track









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Local manager

Anton Baskerville
07952 694 652
anton@woodlands.co.uk



Read more about Anton.

How to find this meadow

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.

Print these sales details

Location

OS Landranger: OS No 132
Grid ref: TF 924 173
Nearest post code: NR19 2QT

Maps

- See our map of the area below.
- See our detailed map below.
- See map of the area from Bing maps
- See aerial photos of the area from Google maps

Directions

Directions to main entrance:

Google Maps Pin for main entrance **here**.

What3Words reference for main entrance **here**. (///permanent.dates.forkful)

Closest postcode: **NR19 2QT**

Crest Meadow is accessed via a woodland track which leaves Salters Lane at its western end, where the lane meets Litcham Road. Look out for the woodlands.co.uk "Planting Land For Sale" sign on the oak tree beside the lane at the start of the track.

Please park near the for sale sign, just off the road, and walk north along the track for around 150 metres. The entrance to Crest Meadow is on your right, beneath a large sweet chestnut, where you will find an area of hardstanding and the orange colour name plate.

Satnav: the postcode NR19 2QT is the nearest to the meadow, but please note that it will take you to Reed Lane, around 1 km to the east of the entrance.

Bittering is around 4 miles north-west of Dereham, with Litcham a short drive to the west.

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.

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