



High Meadow Devon

A fantastic meadow in North Devon, benefitting from both a westerly aspect and an elevated position, giving fabulous views across rolling countryside.

Details

Price: £49,000 Freehold

Location: Knightacott (Bratton Fleming), Devon

Size: Nearly 3 ¼ acres for sale

OS Landranger: OS No 180

Grid ref: SS 657 396

Nearest post code: EX31 4SF

Local manager

Anton Baskerville

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Description

High Meadow is situated in the Parish of Bratton Fleming, a quaint village which lies conveniently between the [Exmoor National Park](#) (to the East) and the [North Devon Coast AONB](#) (to the West). The land is accessed via an excellent stoned track which is suitable for all year round vehicular access.

After exiting left from the A399 towards Knightacott, the entrance gate and Woodlands sign can be seen 350m down the lane on the right hand side. Please park here by the side of the road and carefully climb the gate, before walking around 250m along the track which runs along the top of a large field. The meadow can be found here on the left hand side at the top of the field.

The meadow benefits from an elevated position offering fabulous panoramic views out to the west of rolling hills. On a clear day, the land enjoys south westerly sea views stretching out to the headland on the Hartland Devon Heritage coast. The land is at its highest on the eastern boundary, before dropping very gently down towards the Devon bank on the western boundary. This hedge, along with the extensive hedge on the northern boundary, offering important habitats for wildlife, which the planting of new woodland will compliment. The meadow is currently down to grass having had previous use as pasture land for livestock.

The meadow presents an excellent opportunity for those looking to plant trees for conservation, environmental or amenity purposes. The woodlands in the local area will provide a useful seed source, whilst the location of the meadow in combination with its westerly aspect offer ideal conditions for young trees to establish and flourish. One may also consider maintaining a section as wildflower meadow. High meadow also benefits from a very private and secluded location, creating the perfect escape from the cut and thrust of everyday life.

Local amenities including a pub, post office and general store can be found less than 5 minutes away in Bratton Fleming, whilst a larger array of shops can be found in Barnstable or South Molton, both around 20 minutes away. The attractive North Devon beaches of Woolacombe, Lee Bay and Croyde are only half an hour by car.

Larger meadows in this area are available by request.

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.

Access, tracks and footpaths

The meadow is accessed via a metalled track from the public highway which enables year round vehicular access directly to the meadow, which comes with a parking spot.

Rights and covenants

There are no public rights of way across High Meadow.

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.

Local area and history

Bratton's history begins with its name, which is thought to have originated in old English and means 'brush or thicket' or 'land cleared for cultivation'. By the time of Domesday (1086) there were six manors in what is now the parish of Bratton Fleming, the oldest being probably Knightacott, which High Meadow lies closest to. In the years after the Norman conquest, Bratton was a small community of a dozen or so farmers and smallholders.

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.

Directions

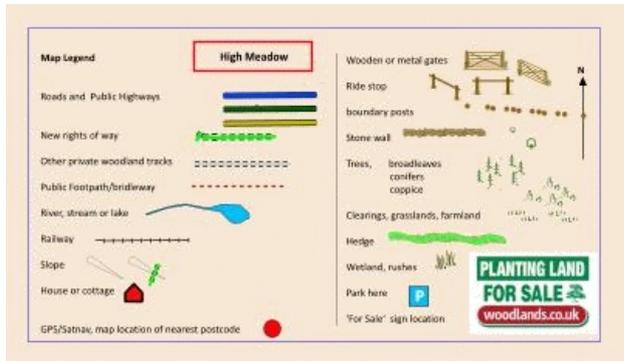
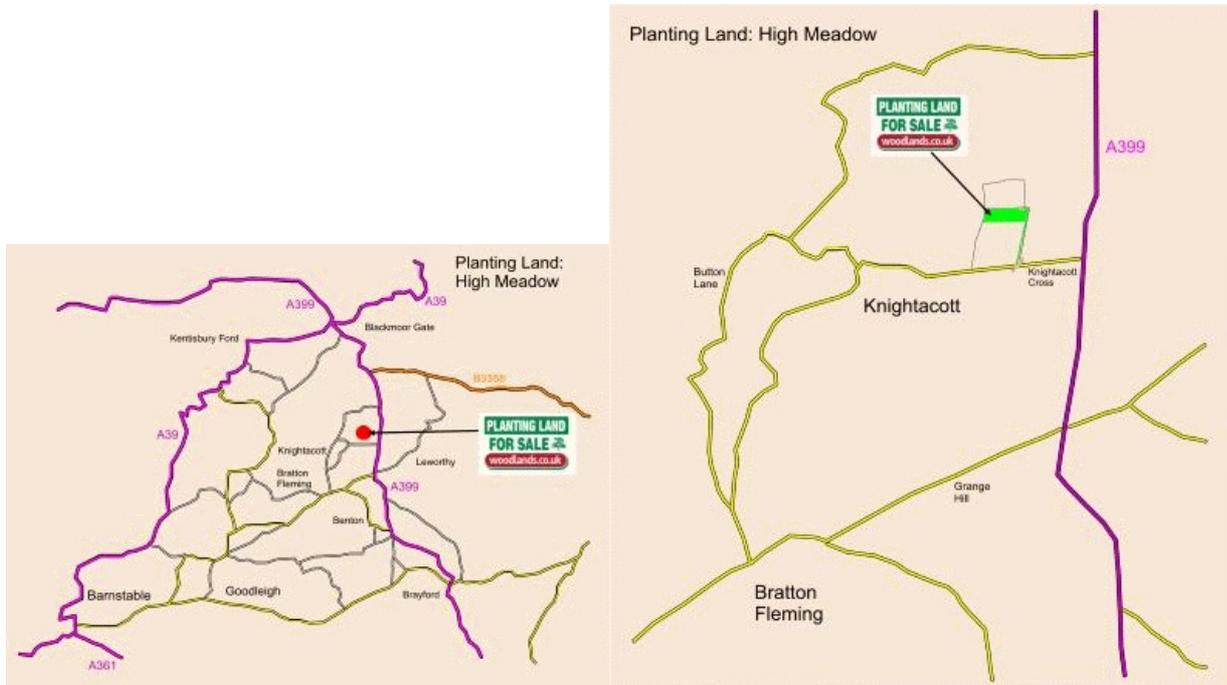
High Meadow, near Knightacott (Bratton Fleming) is about 20 minutes North East of Barnstable and about 15 mins north of South Molton.

[Click here for Bing Maps Directions](#) enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where you can park.

Satnav: the postcode **EX31 4SF** is for the point shown by the red dot on the location maps.

Coordinates for satnav are: **N51.137466, W-3.919114** these are for the metal access gate.

Boundaries:



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.