

Makepeace Meadow - SOLD

Dorset

A delightful Dorset meadow with frontage on to the River Frome, one of the major chalk streams in the South West, which would be of interest to those with conservation and amenity interests.

Details

Price: £109,000 Freehold
Location: Maiden Newton, Dorset
Size: About 5 $\frac{2}{3}$ acres for sale
OS Landranger: OS No 194
Grid ref: SY 608 962
Nearest post code: DT2 0BY

Local manager

Anton Baskerville
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Description

Makepeace Meadow enjoys a wonderful combination of open meadowland, river frontage, established hedgerows and deciduous trees which populate the banks of the river. The planting of new woodland on the land would serve to compliment the dynamic habitats already in place, which attract a mixture of wildlife. Prospective buyers may wish to consider a planting plan to compliment the natural topography of the land, with glades, rides and perhaps a wildflower meadow.

The western boundary of the land is formed by the River Frome, which is one of the major chalk streams in the South West. The river can be found teeming with wildlife ranging from the tiniest invertebrates to fish, birds and large aquatic mammals. The river would prove attractive to those who have conservation and amenity interests.

Makepeace Meadow is currently down to grass having had previous use as pastureland for livestock. The land is broadly flat, dropping very gently from the entrance on the east down to the river on the western edge. The eastern and southern boundaries are formed by well established hedgerows, which themselves provide important habitats for wildlife. The western boundary is formed by the river, whilst the northern boundary is demarcated with a line of stakes. The land offers an excellent opportunity for woodland creation, for either carbon offsetting or amenity use. The established trees on the western perimeter and surrounding land will provide a natural seed source which will aid woodland regeneration.

The meadow provides an ideal escape from everyday life, presenting prospective buyers with a canvas on which they could shape the land to suit their needs, and develop a conservation project which could be left to the benefit of generations to come.

The land benefits from excellent access almost directly off the A356 (Dorchester Road). The meadow is located just outside the village of Maiden Newton in Dorset, approximately 8 miles to the north west of Dorchester, and around 25 minutes from various spots on the Jurassic Coast. In terms of finding the meadow, whilst heading north up the A356 from Dorchester, the "Planting Land" sign can be seen on the left hand side by a lay-by 2km after the village of Frampton (with a further 2km to go before reaching Maiden Newton). Please park here and carefully climb the gate and turn immediately right, where you will find the entrance to Makepeace Meadow about 10 metres ahead of you.

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.

Features

The River Frome:

The River Frome is one of the major chalkstreams in South West England, flowing for 35 miles from Evershot down to Poole Harbour. Chalk streams are rivers that rise from springs in landscapes with chalk bedrock, which for the River Frome is the rolling chalk hills surrounding its upper course, between Evershot and Maiden Newton. Since chalk is permeable, water percolates easily through the ground to the water table, meaning the water in the stream contains little organic matter and is generally incredibly clear. 'Frome' is an old Celtic river name meaning 'fair' or 'fine'.

Frome Valley Trail:

The meadow is situated within a 5 minute walk of the renowned [Frome Valley Trail](#), which can be both walked and cycled. The walking trail is 16 miles long and the cycling trail is 14 miles. Maps of the route can be viewed [here](#).

Rights and covenants

Makepeace Meadow comes with freehold title and there are no public rights of way across the land.

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

The nearby village of Maiden Newton, where local amenities can be found, was recorded as *Newetone* in the 1086 Domesday Book, and, in more recent times, provided the inspiration and basis of the village of *Chalk-Newton* which features in many of the works of Thomas Hardy.

How to find this meadow

This meadow is no longer available. For more meadows in the area, please see the regional page or contact our regional manager. To be notified as soon as new woods become available, please subscribe to our regional mailing lists, or subscribe to notifications in one of our apps for iPhone and Android.

Directions

Makepeace Meadow is located just outside the village of Maiden Newton in Dorset. Dorchester is around a 10 minute drive away

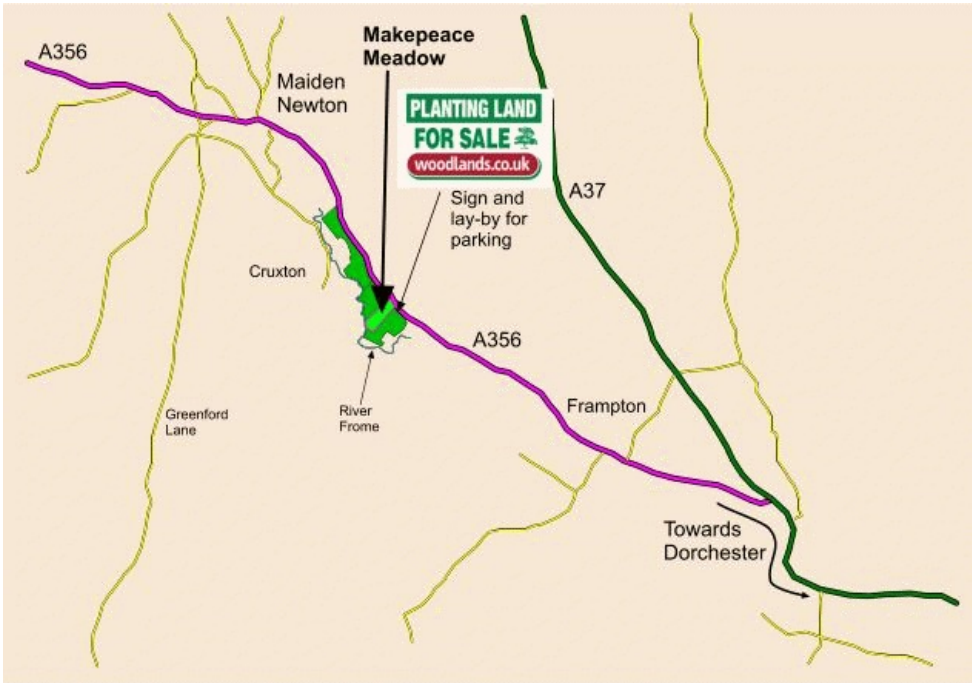
to the South, and Bridport around 20 minutes by car to the East.

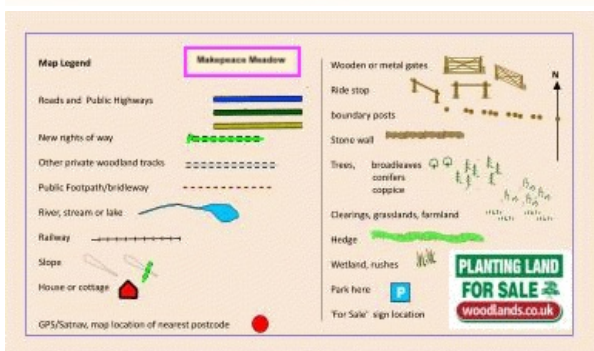
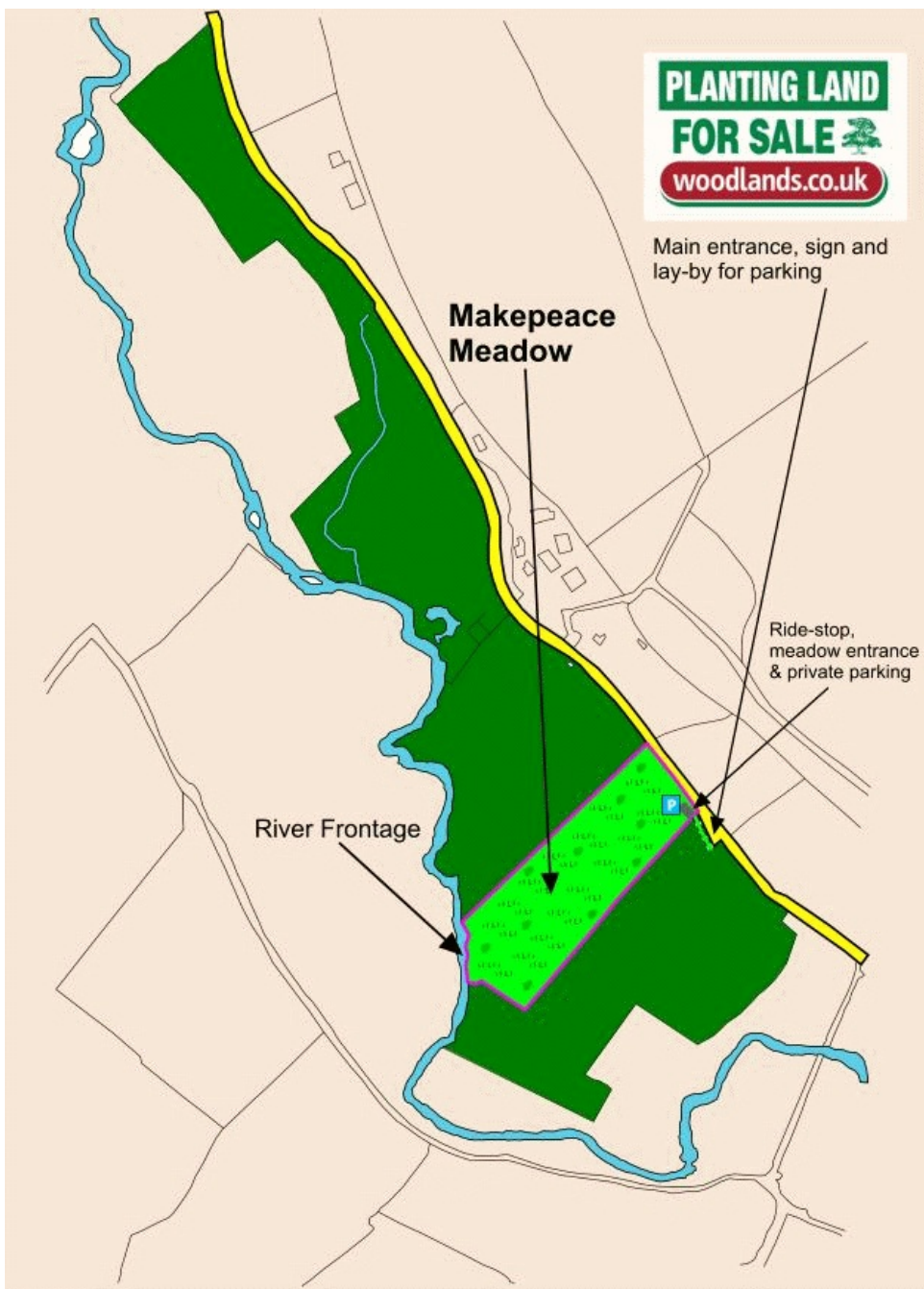
[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where you can park.

Satnav: the postcode **DT2 0BY** is the nearest to the lay-by and sign where you can park.

Coordinates for satnav are: **N50.764, W-2.55692** for the metal access gate and sign in the lay-by where you can park.

[Bing maps location](#)





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.