Merryfield Meadow

Dorset

A delightful Dorset meadow with excellent access, perfect for those with conservation interests.

Details

Price: £79,000 Freehold
Location: Maiden Newton, Dorset
Size: Over 5 ½ acres for sale
OS Landranger: OS No 194
Grid ref: SY 608 962
Nearest post code: DT2 0BY

Local manager

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

Description

Merryfield Meadow is a lush river meadow 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. The land has excellent access via a very short track directly from the A356 (Dorchester Road) and has private parking. The meadow is flat and predominantly bordered by well established broadleaved species to the west and north, providing excellent privacy. The eastern boundary is formed by a thick hedge which runs alongside the road.

The meadow provides an ideal setting from which to plant a new woodland, a process which will be aided by natural regeneration from the seed source provided by trees in the immediate vicinity. Due to its proximity to the River Frome, the meadow is prone to wetter areas in winter which provide a wonderful habitat for wildlife such as frogs, toads and newts. One may wish to consider planting species in these areas which flourish in such conditions, such as Alder and Willow.

Having had prior agricultural use as pasture land, livestock grazing has limited the proliferation of different flower species, however a prospective buyer may wish to return a section of the land to a wildflower meadow. These dynamic and vibrant habitats can provide ecosystems which teem with insects, plants and related birds and mammals. The land benefits from a stream which runs down to the River Frome, which runs strongly in wetter weather and can dry out in the hot summer months. It would be possible to create a pond to further compliment the topography of the land.

Overall the meadow presents a wonderful opportunity for those with environmental and amenity interests, containing all the necessary features to create both a haven for wildlife and a tranquil spot to relax and unwind.

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 go through the gate and turn immediately right, and go through a further gate. Walk north along the perimeter of the field (with the hedge on your right) until you get to the other end of the field where you will find a gate about 40 metres to your left. Go through this gate (again heading north) and walk straight ahead for about 250m across the field where you will find the entrance to Merryfield Meadow.

The access directly to Merryfield Meadow from the A356 is currently locked and is therefore not possible to use for parking for viewings.

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.

Rights and covenants

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

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Activities

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.

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

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

Merryfield 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. Various spots on the Jurassic Coast are a 25 minute drive away.

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.

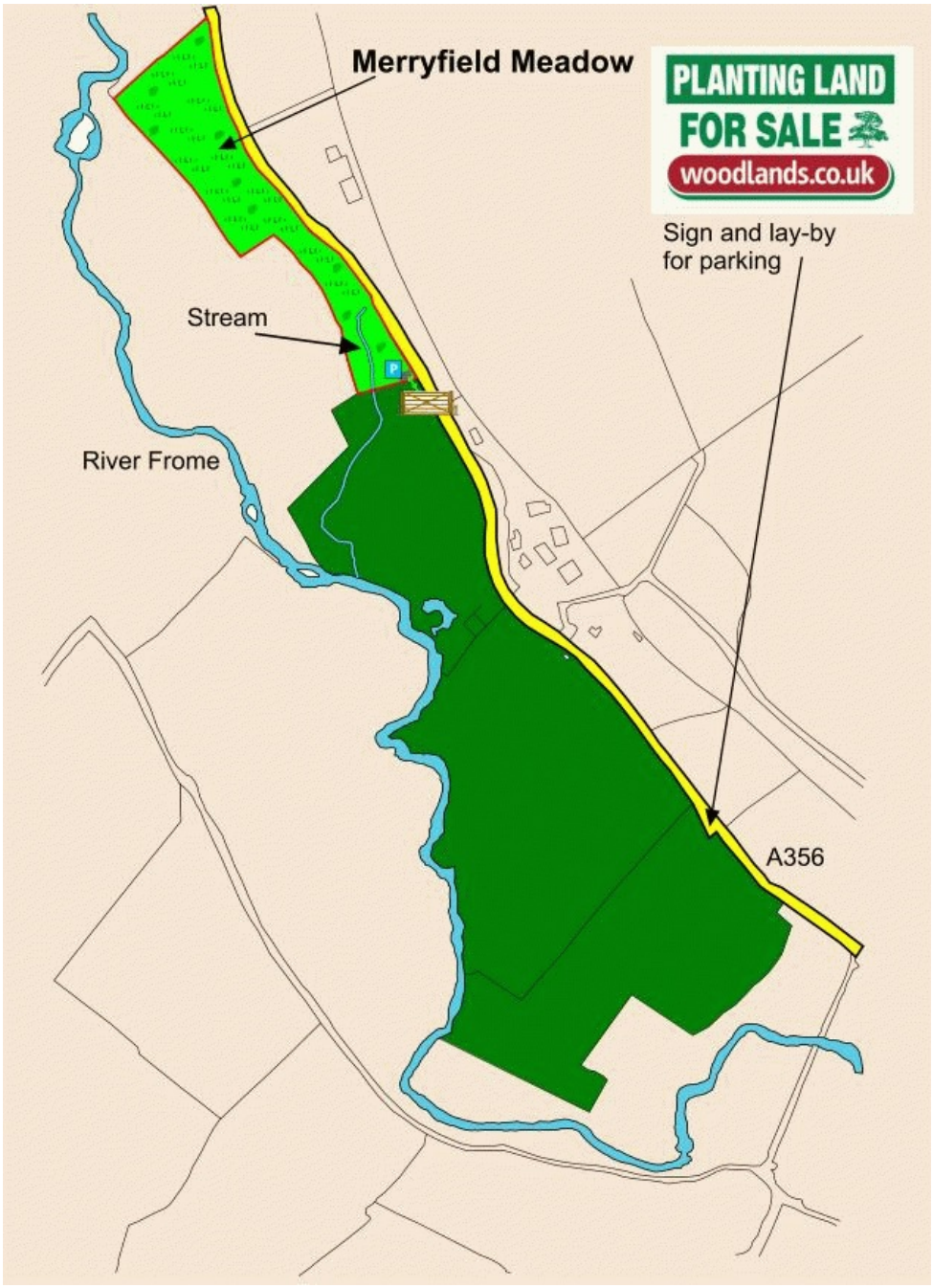
Coordinates for satnav are: **N50.764, W-2.55692** for the metal access gate and sign in the lay-by where you can park.

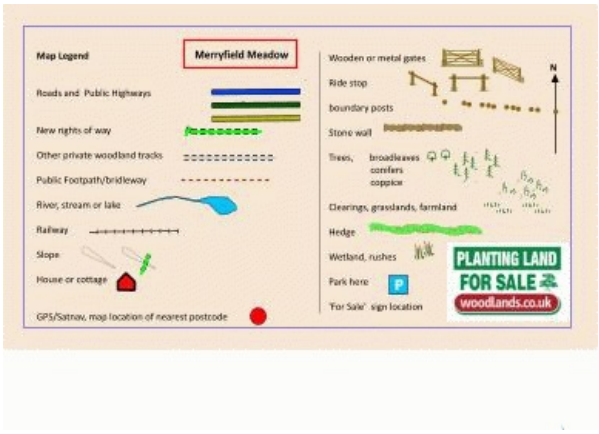
Bing maps location

Boundaries:

Planting Land
Salisbury
Yeovil
Sherborne
Fordingbridge
Blandford Forum
Ringwood
Axminster
Maiden Newton
Bridport
Poole
Lyme Regs
Dorchester
Bere Regis
Bournemouth
Swanage
Weymouth
Portland Bill
PLANTING LAND
FOR SALE
woodlands.co.uk

A356
Merryfield Meadow
Maiden Newton
PLANTING LAND
FOR SALE
woodlands.co.uk
A37
Sign and lay-by for parking
Cruxton
A356
Frampton
Greenford Lane
River Frome
Towards Dorchester





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.