



## Oakfield Meadow Gloucestershire

A timeless meadow flanked by antique oak trees in the Forest of Dean, with spectacular views out across the Severn Estuary and The Cotswolds beyond.

### Details

**Price:** £89,000 Freehold

**Location:** Blakeney, Forest of Dean, Gloucestershire

**Size:** About 5 acres for sale

**OS Landranger:** OS No 162

**Grid ref:** SO 678 077

**Nearest post code:** GL15 4AD

### Local manager

**Anton Baskerville**

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## Description

Nestled on a gentle hill near Blakeney in the Forest of Dean, Oakfield Meadow offers a special opportunity for those seeking a tranquil parcel of land with a strong connection to nature. The meadow enjoys stunning, far-reaching views over the River Severn estuary, stretching out to the Cotswolds beyond - a defining feature that creates a sense of openness and serenity.

This peaceful meadow is bordered by magnificent ancient oak trees, which lend the land its name. These majestic trees not only provide character but also offer the potential for natural regeneration, with younger trees beginning to take root—a reminder of the oak's renowned lifecycle of growth, life, and decline, each phase spanning around 300 years. It gives one pause for thought to think of all the history that these trees have witnessed during their lives.

Accessed via a well-maintained track leading from the A48, the land is conveniently positioned between Gloucester and Chepstow, with links to the Wye Valley and beyond also close by. Its location and features make it well-suited for private amenity use, tree planting, or other conservation-focused projects. The meadow provides an ideal setting for those looking to contribute to local biodiversity while enjoying a peaceful retreat with unparalleled views.

There are tree planting grants available to assist with the cost and practicalities of woodland creation which have already been utilised by other nearby landowners.

The eastern boundary of the land is formed by the access track which gains access to the meadow. From here, the land stretches up Stretfield Hill in a broadly rectangular shape, with the other three boundaries formed by tree lined hedgerows. A rich mix of berries are presented in the summer months in the hedgerows, particularly along the western boundary. It is from here that the very best views can be enjoyed.

The meadow is presently managed via an annual cut of the grass for either hay or silage. A local farmer is content to continue this arrangement should it be of interest to the new owner.

Oakfield Meadow is a fabulous parcel of land with a rich sense of character, with potential for its next custodian to open a new chapter in his history and leave an enduring legacy.

Local amenities can be found a very short distance away in the villages of Blakeney (to the south) and Newnham (to the north).

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

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## Wildlife

There is an active array of wildlife which inhabit the local environs, with deer, hares and a multitude of birds a common sight. Badgers are also active in nearby woodland.

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## Features

- Elevated position with spectacular views
- Bordered by ancient oak trees
- Ideal for tree planting and woodland creation
- Very private with no public rights of way
- Excellent access track

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## Access, tracks and footpaths

The meadow is accessed via a stoned access track which leads directly from the A48 beyond a locked field gate, enabling year round vehicular access. There are no footpaths on the land.

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## Rights and covenants

The land comes with freehold title and the shooting rights are in hand.

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

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## Local area and history

Oakfield Meadow falls within the former grounds of Hawfield House, a grand 16th century estate with views across the River Severn and the Cotswold escarpment beyond. It is found just outside the village of Blakeney, the largest village in the parish of Awre and the site of a Roman villa dating back to AD 75, uncovered in 1992 by the Dean Archaeology Group.

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## How to find this land

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You are welcome to visit this land by yourself, but please ensure that you have a copy of these sales details with you - many of our lands 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 land 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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In terms of finding the meadow, when heading south on the A48 from Gloucester towards the village of Blakeney, there is a "Woodlands" for sale signboard on your left shortly before the road 'S' bends sharply into Blakeney village. About 150m after the for sale sign, and about 50m beyond the 'Blakeney village sign" is the main entrance to the site on the left hand side.

Please park here and carefully climb the gate and follow the green route along the track on the wood map to find the entrance to the meadow. After crossing the concrete ford, keeping going through the next field until you pass through another hedgerow, at which point Oakfield Meadow will be on your left hand side.

**Google Maps:** [Main entrance gate](#)

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.

**Postcode:** GL15 4AD is the nearest to the main entrance where you can park.

**Coordinates** for satnav are: N51.765, W-2.473 for the main entrance.

**What3Words** reference for the main entrance gate is: ///lollipop.acting.divider

## Boundaries:

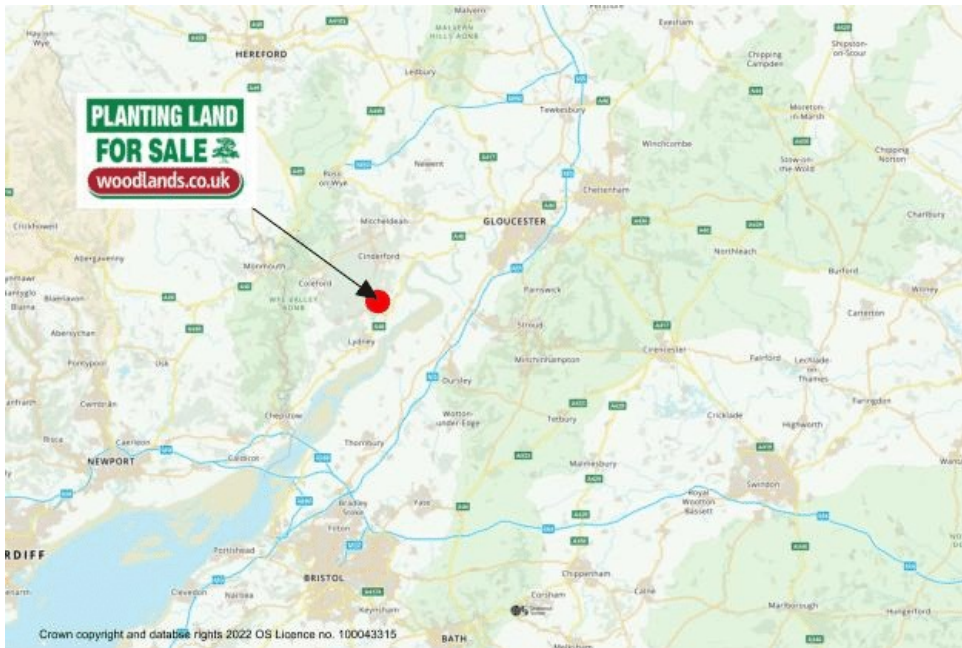
Boundary features are marked with turquoise paint.

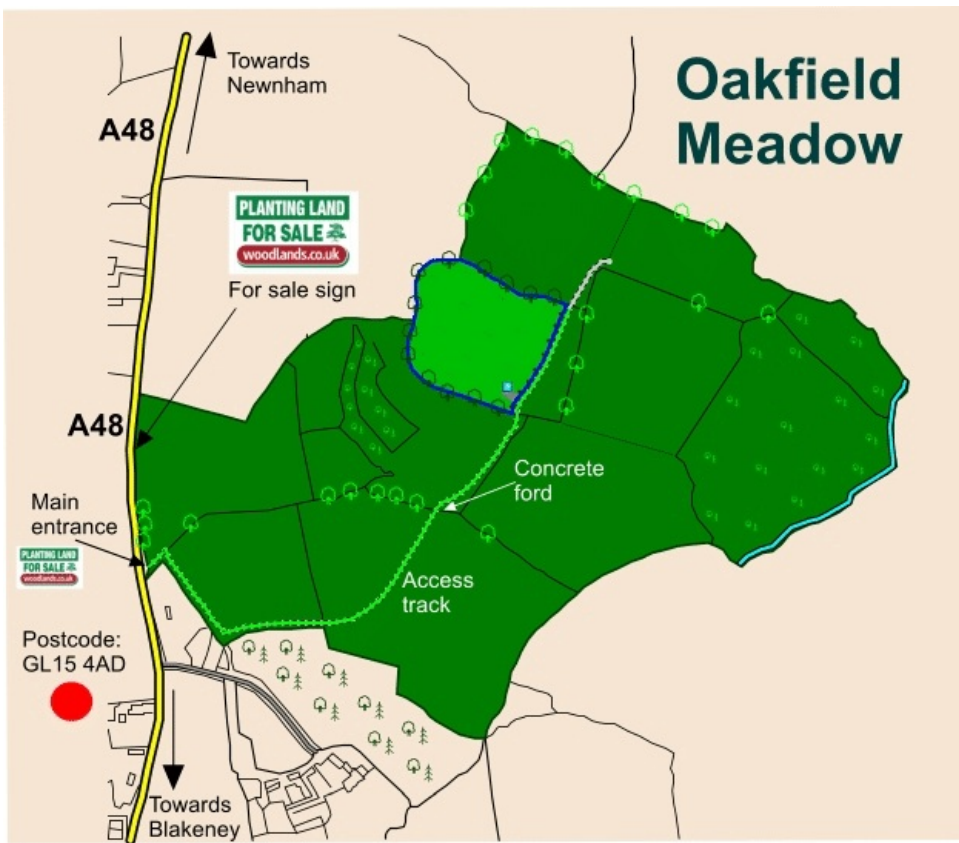
Eastern: one metre inside the edge of the access track

Southern: tree lined hedgerow

Western: tree lined hedgerow

Northern: tree lined hedgerow





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.