



Paigle Meadow Somerset

A charming meadow tucked away in the peaceful Somerset countryside near Clandown. Once part of the historic Bowlditch Farm, this gently sloping meadow is now an ideal spot for woodland planting and conservation.

Details

Price: £85,000 Freehold

Location: Clandown, Radstock, Somerset

Size: Almost 5 ½ acres for sale

OS Landranger: OS No 172

Grid ref: ST 666 558

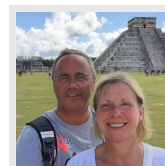
Nearest post code: BA3 2XH

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description
<p>Paigle Meadow is a quiet parcel of land in the Somerset countryside, just outside the village of Clandown and within easy driving distance of Bristol and Bath. It was once part of Bowlditch Farm and is now available as a site for woodland planting and conservation.</p> <p>The land has a gentle slope from west to east and includes a hardstanding area for parking and access. From the top, there are pleasing views across the surrounding countryside. The eastern entrance leads directly into the meadow.</p> <p>Previously used for grazing, the meadow is now starting to return to nature. Wildflowers like dandelions and mayflowers are beginning to reappear, and there are regular sightings of rabbits, deer, and hares. Hedgerows and boundary markers help define the space and support local wildlife.</p> <p>There are options here for rewilding or planting trees, with potential grants available to support conservation work. Whether you're looking to create a small woodland or simply enjoy a bit of peace and quiet, this is a good place to start.</p> <p>To visit, head for Broadway Lane and look for the 'for sale' sign on the junction with Water Lane, which is located just to the left of the field gate which grants access to the meadow.</p> <p>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.</p>

Wildlife
<p>The occasional glimpse of a rabbit darting through the grass, coupled with the more frequent sightings of graceful deer and swift hares, truly establishes Paigle Meadow as a cherished sanctuary for wildlife. This meadow, with its rich tapestry of flora, provides an ideal habitat for these animals, offering them shelter, food, and a safe breeding ground. The presence of such diverse species is a clear indicator of the meadow's health and ecological balance.</p>

Features
<ul style="list-style-type: none">- Ideal for tree planting or rewilding- Quiet & peaceful location- Lush pastures with wildflowers- Mature hedgerow on the west boundary- Excellent access directly from public highway- Tree planting grants widely available- Prime location, within easy reach of Bristol and Bath

Access, tracks and footpaths
<p>This Meadow comes with freehold title and is accessed directly from the public highway, providing year round access. A public footpath crosses the western section of the meadow.</p>

Rights and covenants
<p>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.</p>

Local area and history

<p>Clandown: A Historical Tapestry Woven in Coal and Stone</p> <p>The Village's Mining Heritage Clandown, once the heartbeat of the Somerset Coalfield, stands as a testament to the industrious spirit that fuelled the region. Established in the early 19th century, the village's original colliery was a cornerstone of local industry, opening its shafts to the earth's riches in 1811. For over a century and a half, the mines thrived, with the last of the pits drawing to a close in the twilight of the 1960s.</p> <p>Bowlditch Quarry: A Geological Marvel Right next to the meadow lies Bowlditch Quarry, a diminutive yet mighty Site of Special Scientific Interest. Spanning a mere 0.25 hectares, the quarry is a geological marvel, offering a window into the Earth's distant past. It is renowned as a "classic site" that presents an extraordinary sequence of strata, tracing the geological timeline from the Rhaetian to the Pliensbachian.</p>

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

Paigle Meadow is accessed by a metal gate at the bottom end of Broadway Lane near the village of Clandown in Somerset.

Bath is around a 20 minute drive away to the north east, with Bristol around 40 minutes by car.

[Google pin](#) for main gate.

Satnav: The nearest available postcode to the meadow is **BA3 2XH**, but please note that you may need to drive for another 250m in either direction until you see a "Planting land for sale" sign at the side of the road next to the meadow gate.

Coordinates for satnav are: **51.3015, -2.4767** for the metal gate where you will find roadside parking.

What3words reference for main gate: ///signature.tracks.daring

Boundaries:

Boundaries:

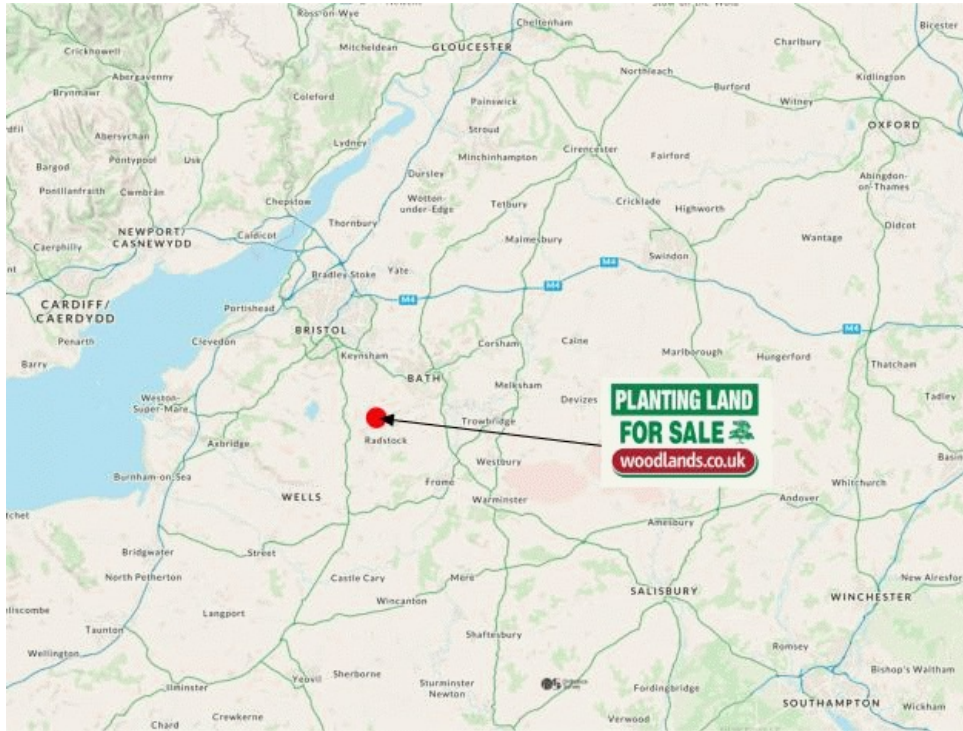
Northern: Field Stakes

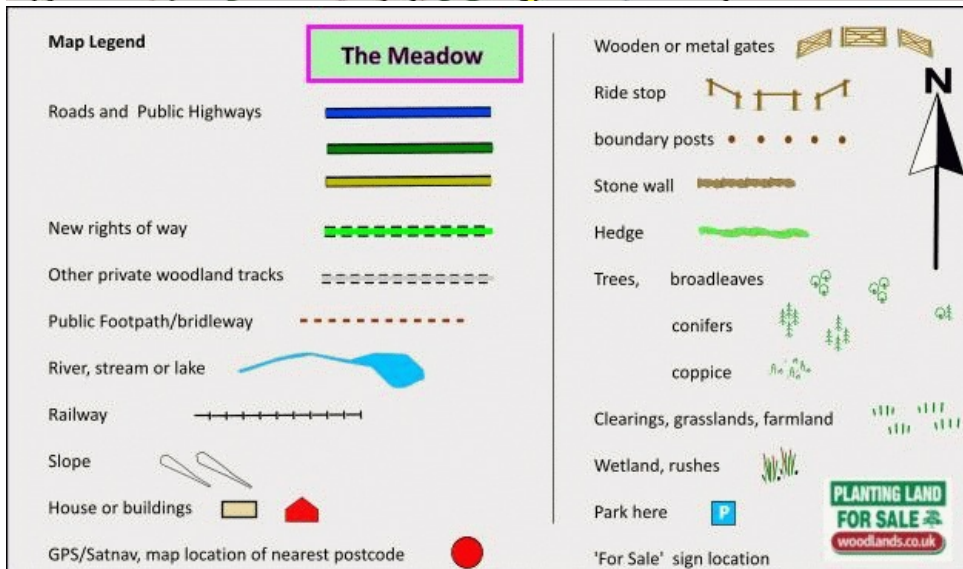
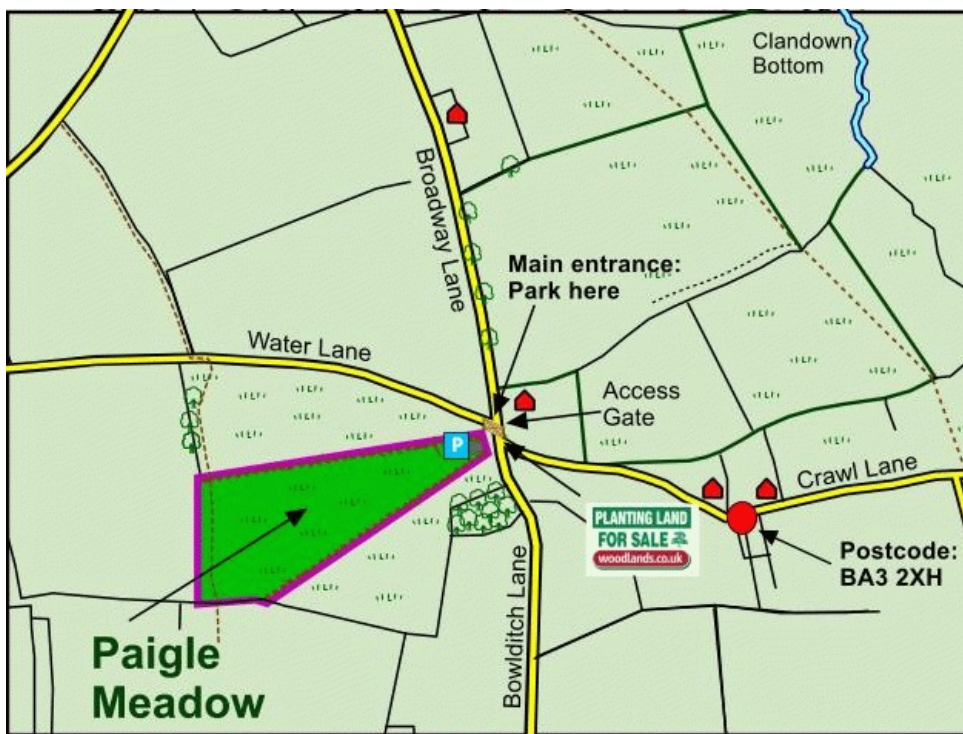
Eastern: Field Stakes

Southern: Field Stakes

Western: Mature Hedgerow

Boundary features are marked with purple paint.





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.