

Roseway Meadow Gloucestershire

A rich and diverse parcel of land in West Gloucestershire, encompassing both open meadowland a woodland shaw, characterised by its secluded location and natural beauty.

Details

Price: £99,000

Location: Blakeney, Gloucestershire

Size: Nearly 5 ½ acres for sale

OS Landranger: OS No 162

Grid ref: SO 679 078

Nearest post code: GL15 4AD

Local manager

Anton Baskerville

07952 694 652

anton@woodlands.co.uk



Description

Just a short hop from Gloucester, Monmouth and the surrounding Wye Valley, Roseway Meadow is a haven of tranquillity offering the ideal escape from everyday life. The land is a mixture of meadow and woodland – perfect for those who want some space to plant new trees and pursue other activities, whilst also having an established mature woodland habitat. The stream which forms the eastern boundary caps off this delightful parcel.

The meadow is the perfect place for those seeking peace and quiet, as it is off-grid and without any services. This provides a truly secluded and natural setting, perfect for camping, wildlife observation, and outdoor activities. It is well suited to those looking for a place to escape and relax, or an opportunity to invest in forestry or conservation.

The meadow is accessed via a well stoned track directly from the A48 providing excellent vehicular access. In an opening in the hedgerows in the north-west corner, an area of hardstanding can be found at the entrance, providing a place to park a vehicle. From here the open land stretches out eastwards in a rectangular shape, the lush pastures presenting as a carpet of green, with mature trees punctuating the established hedgerows to the north and west. The southern boundary is demarcated with a line of stakes. Historically part of a dairy farm, the land has been cut for hay and grazed in recent times.

Looking down the meadow one sees a mass of trees which frame the view towards the River Severn. A section of this Ancient Semi-Natural Woodland (ASNW) belongs to Roseway Meadow and can be accessed directly from the eastern part of the meadow. The woodland shaw has an enchanting character, with a rich mixture of species and shaded glades providing diverse habitats for wildlife. The beautiful canopy of mature oaks hover above, which shade the carpet of bluebells which arise in springtime. The gently flowing stream which forms the eastern boundary is a rare and valued resource, proving a natural source of water. In addition to all the opportunities established ancient woodland offers, it also serves the more functional purpose of providing a source of seeds which will naturally regenerate the open land. Saplings will naturally take root soon enough in the meadow, carried across by animals, birds and the wind.

Whether you are interested in planting trees for amenity or conservation purposes, or indeed for a more formal carbon offsetting programme, Roseway Meadow offers the perfect blend of accessibility, seclusion, and natural beauty, making it the ideal place to call your own.

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 after the entrance to Valley View campsite (itself on your right hand side) and about 1/2km before the road turns sharply left into the village. Beyond the sign is a splay and pull in on your left-hand side with a field gate. 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. It is at the very end of the track on the right hand side.

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

- Meadowland ideally suited to tree planting
- Woodland fringe
- Natural stream forming the eastern boundary
- Quiet and private location
- Superbly located in terms of access to Gloucestershire / Monmouthshire / Herefordshire

Access, tracks and footpaths

The land is accessed via a hardcore track directly from the A48. The land comes with freehold title and there are no public rights of way across it.

Rights and covenants

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

Roseway 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.

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

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. It is at the very end of the track on the right hand side.

[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 **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.

[Bing maps location](#)

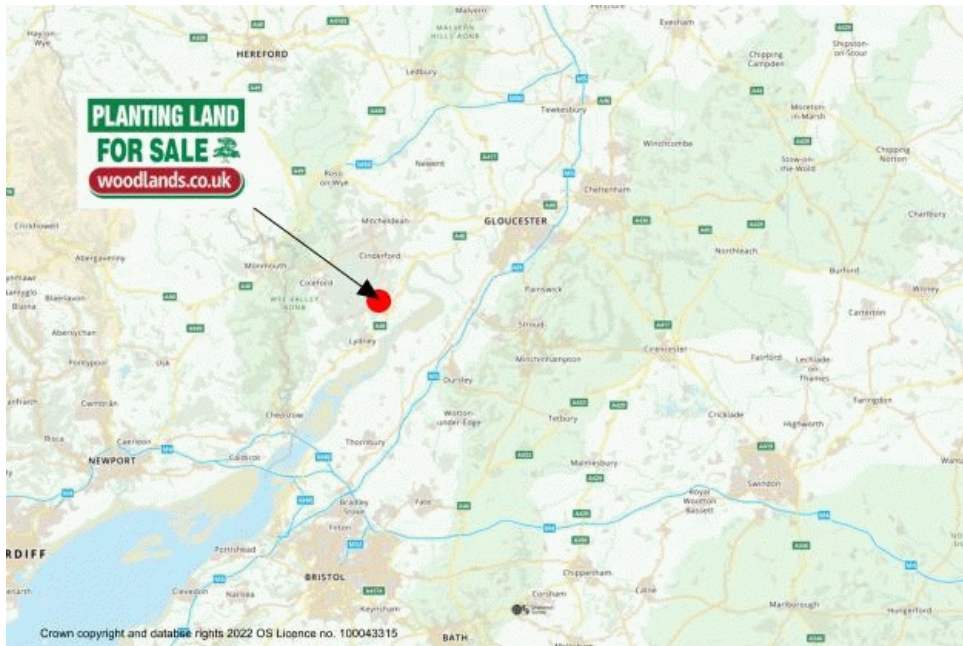
Boundaries:

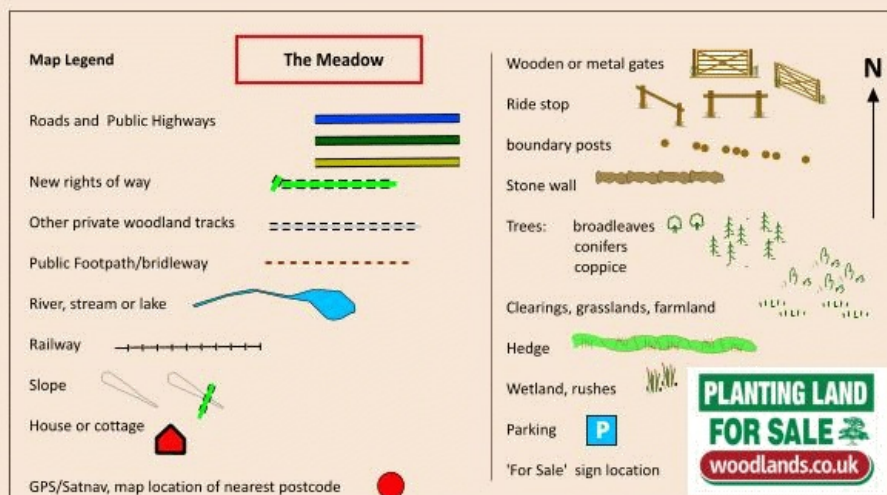
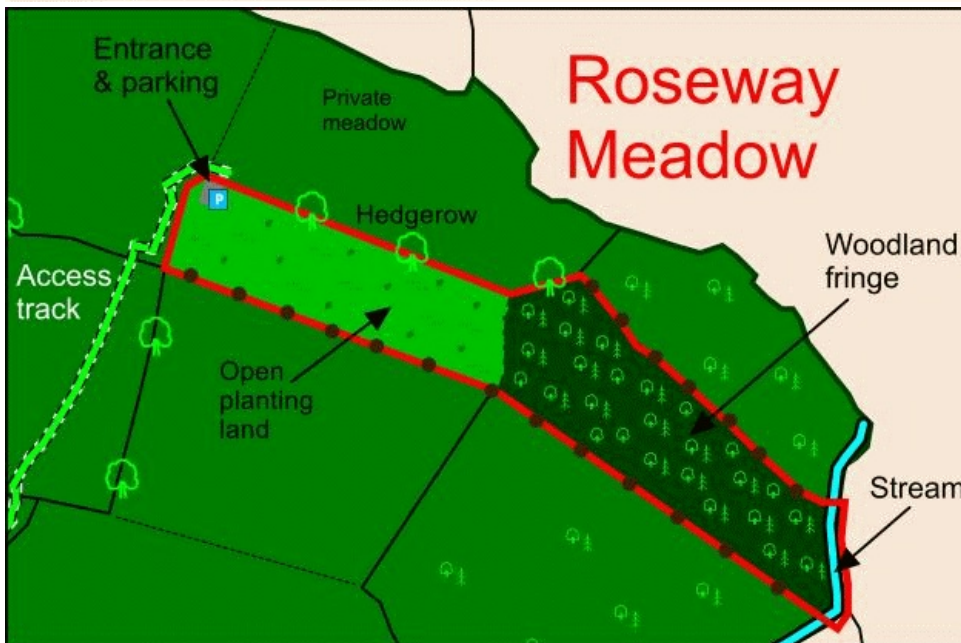
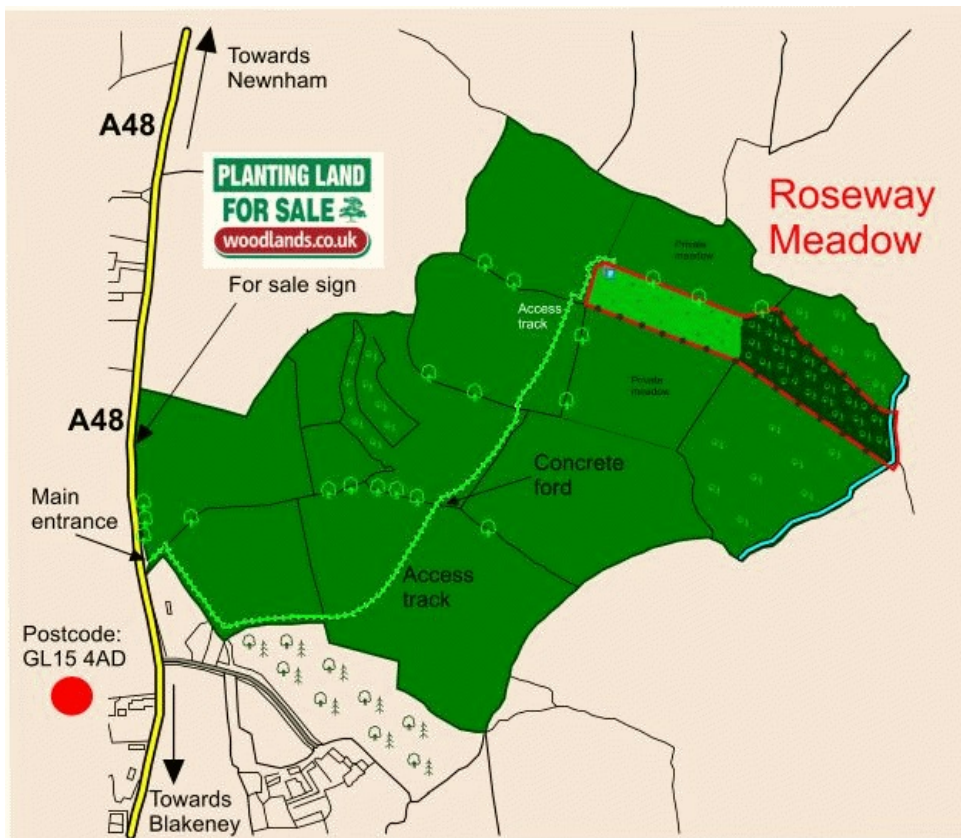
Northern: hedgerow

Eastern: stream

Southern: line of stakes

Northern: 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.