

Ruskin Meadow

Ruskin Meadow Wiltshire

An elevated meadow with fabulous views, within the Cranborne Chase
National Landscape.

Details

Price: £85,000 Freehold

Location: Teffont Magna, Salisbury, Wiltshire

Size: Nearly 4 ¼ acres for sale

OS Landranger: OS No 184

Grid ref: ST 997 320

Nearest post code: SP3 5HH

Local manager

Anton Baskerville

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Description

Ruskin Meadow is a peaceful parcel of open meadowland set within the rolling Wiltshire countryside, near the villages of Teffont Magna and Dinton. The land is gently sloping and occupies an elevated position; it is surrounded by farmland and scattered woodland, with far-reaching views across the landscape, particularly to the west and north.

The meadow has been managed as pasture in the past and now provides a rare opportunity to create a new area of woodland or to manage the grassland for wildlife. With no existing trees or dense shrub cover, it offers a clean slate for planting or natural regeneration. There are a number of tree planting grants that could be applied for, for those interested in active tree planting.

The land is quiet and private, with no public access or rights of way. Birds and butterflies are already common visitors, and the meadow could easily be enhanced with new hedgerows, small copses, or areas of wildflower planting.

The meadow is broadly square in shape, with access into the southern boundary from the access track where there is a pad of hardstanding before the ride stop, where a vehicle can be parked. The western, northern and eastern boundaries are marked by wooden stakes which are painted red.

Ruskin Meadow would suit someone looking for a manageable piece of countryside to enjoy, to plant, or simply to watch change through the seasons. Its simplicity and openness make it an inviting and versatile space, ideal for small-scale conservation or personal use.

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

- Scenic location within Cranborne Chase National Landscape
- Excellent views
- Ripe with potential for tree planting & rewilding
- No public rights of way

Access, tracks and footpaths

Ruskin Meadow comes with freehold title and there are no public rights of way across the land. The land is accessed via a stoned track from the public highway. The track runs along the length of the southern boundary of the meadow, affording excellent access.

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

The land is located a short distance from the ancient scheduled monument, Wick Ball Camp, which is an Iron Age hillfort with a single rampart on its northern and western sides. The name 'Wick' typically indicates a vicus, which is a Latin term for a settlement outside the walls of a Roman fort. The term 'ball' often signifies a boundary and is a shortened form of 'bailiwick'. Another related expression is 'beyond the pale', meaning outside the pail or bail (in this case, 'ball').

The nearest village, Teffont Magna, enjoys a spring fed stream which winds its way through the village, which rises from the ground just north of the village and is known as 'The Teff' or 'Teffont Brook'. Teffont Church was a chapel-of-ease of the neighbouring village of Dinton until 1922.

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

Ruskin Meadow is accessed via a stoned track from the public highway between the villages of Teffont Magna and Dinton in Wiltshire. Salisbury is around a 20 minute drive away to the east.

Access

[Click here for Google 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 the main track begins, where you can park. The gates are marked by a "Woodlands" sign on the road and blue signs on the gate reading "Fontwyke Park". Thereafter please follow the green route on the "wood map".

In summary, follow the access track all the way up through the woods until you hit the open land and the track turns to the left. Keep walking until the track turn again to the right, at which point the entrance to Ruskin meadow is a short distance down on your right hand side.

What3words reference: `///shipwreck.musically.sandals`

Satnav: the postcode **SP3 5HH** is the nearest to meadow, but please note will take you closer to the village of Dinton. Please see the "wood maps" image which shows this.

Coordinates for satnav are: **51.08942, -1.992118** for the metal gates at the start of the access track.

Directions:

When heading west on the A303, turn off at the sign post showing "Teffont Magna & Chilmark". Head south along Cow Drove, taking the first left hand turn available to you. Continue to follow south and this road will take you all the way into the village of Teffont Magna. Turn left when you reach St Edward's Church where a red post box is immediately opposite you set into a stone wall. Continue along this road for just over 1.5km, passing a "Tree Planting Land" sign on your way, until you see a "Woodlands" sign on your right-hand side. The main double entrance gates are just beyond this on the right hand side, labelled Fontwyke Park.

Boundaries:

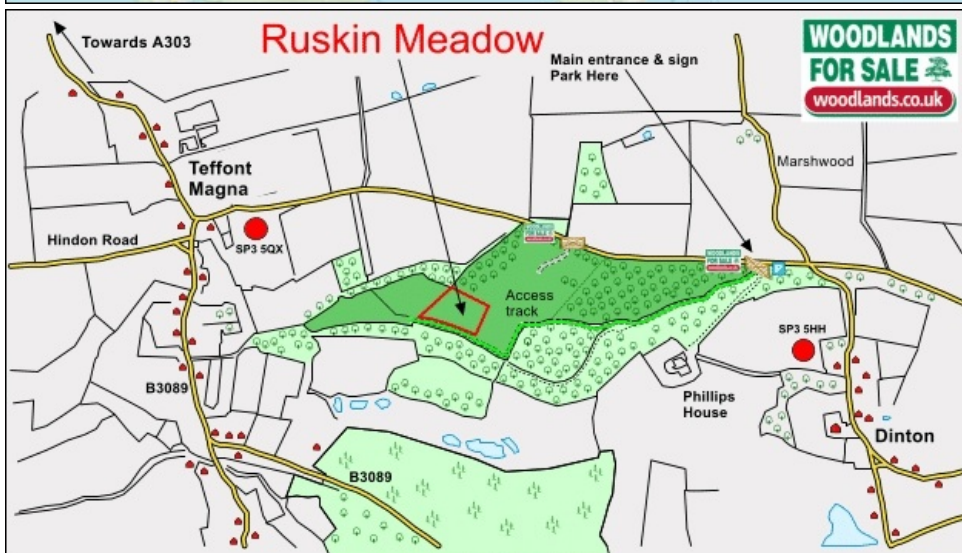
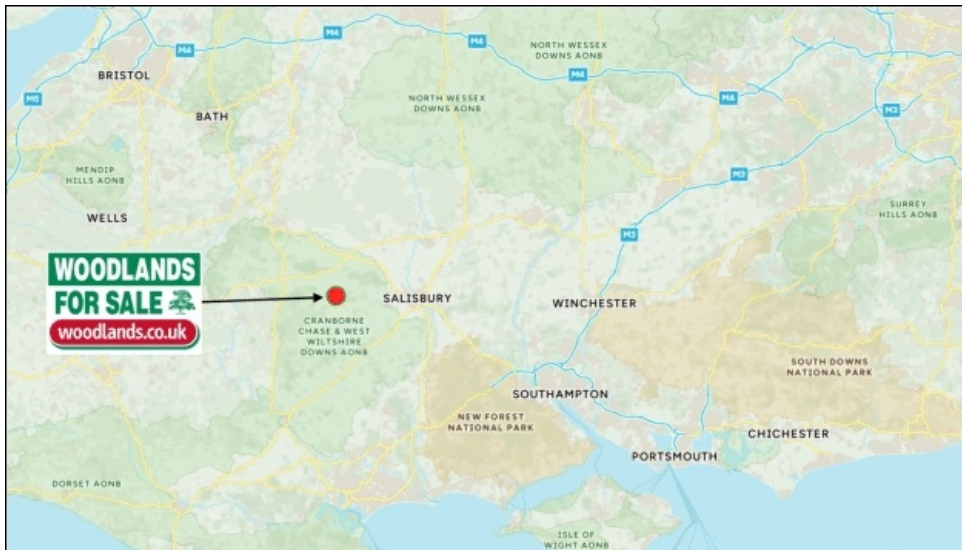
Southern: access track

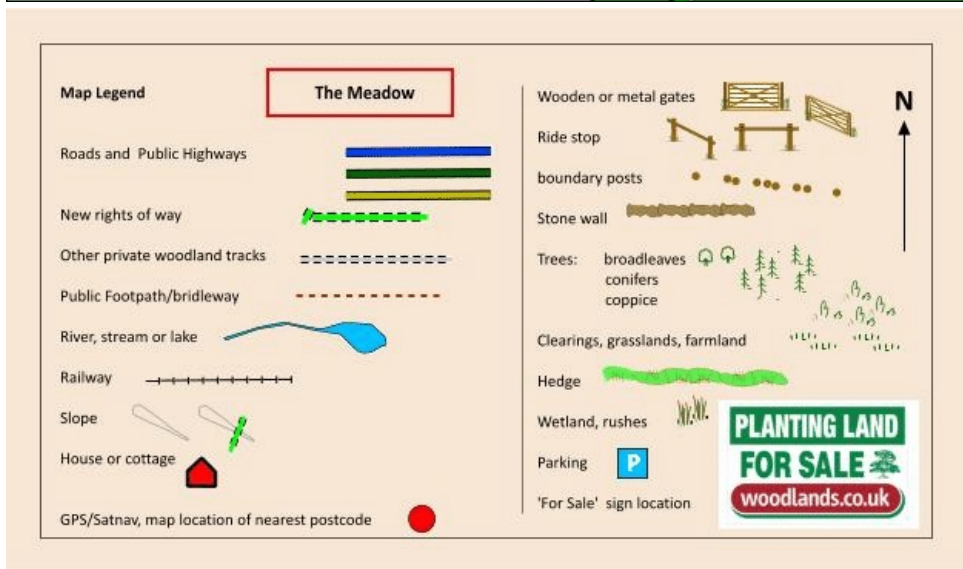
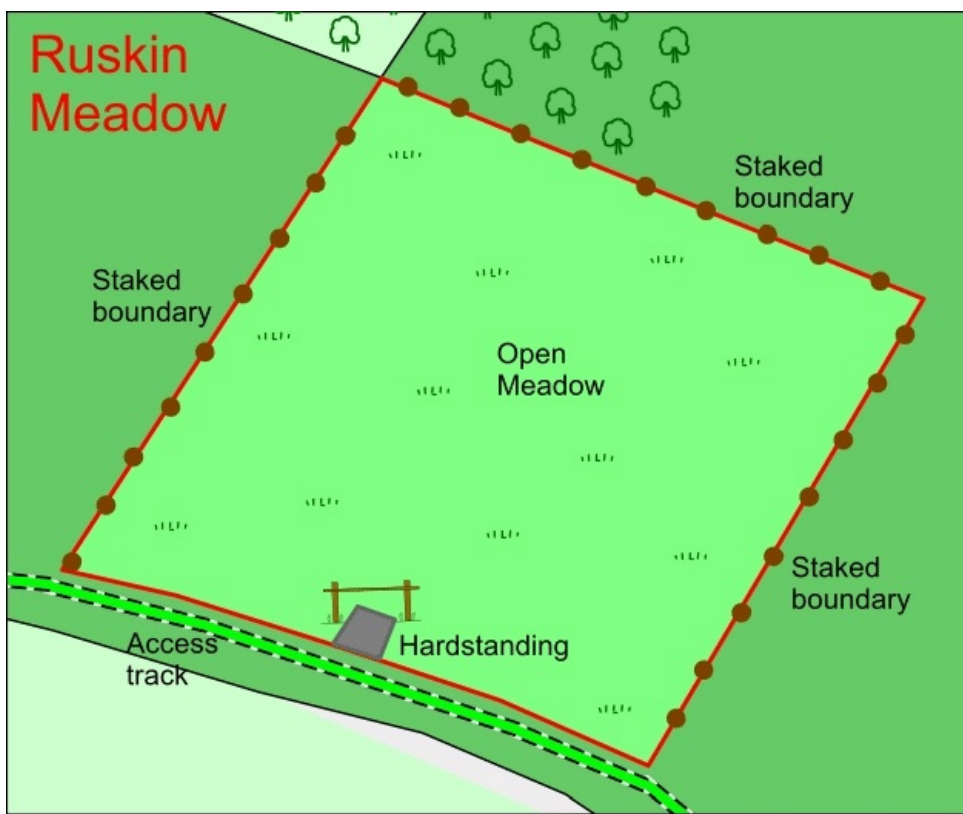
Western: wooden stakes

Northern: wooden stakes

Eastern: wooden stakes

Boundary features are marked with red 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.