



Swift Meadow Somerset

Located between the Mendips and the Cotswolds, Swift Meadow is ideal for those looking to plant trees to create new woodland in a picturesque corner of South West England.

Details

Price: £89,000 Freehold

Location: Clandown, Somerset

Size: About 4 $\frac{3}{4}$ acres for sale

OS Landranger: OS No 172

Grid ref: ST 670 563

Nearest post code: BA3 2XP

Local manager

Anton Baskerville

07952 694 652

anton@woodlands.co.uk



Description

Situated just outside the village of Clandown in North East Somerset, Swift Meadow is a neatly contained parcel of ex agricultural land within easy reach of both Bath and Bristol. With the Mendips and the Cotswolds just a short drive away, the meadow is well placed for those who are interested in planting trees to create new woodland in a picturesque corner of South West England.

The land is accessed via a high quality stoned track enabling year round vehicular access from Broadway Lane, which is a quiet country road surrounded by fields, punctuated by the occasional cottage along its length. The land presents as good quality grassland with excellent potential for afforestation. It has been grazed and cut for hay in recent years. The land is broadly flat in nature, with only a mild incline from the meadow's entrance down to a gently flowing stream which runs through the valley known as Clandown Bottom, itself forming the eastern boundary. There is an active badger set near the bottom section of the meadow.

Lovely views can be enjoyed across and down the valley to undulating hills populated by mature trees planted in a parkland style. The addition of new woodland to this area would be of tremendous benefit, both for carbon sequestration and for the abundant local wildlife which includes deer, hares and badgers. The trees in the vicinity as well as the mature hedgerows would assist the diversification of the land through natural regeneration - the process by which trees naturally establish on open land due to seed dispersal.

Tree planting at this location would be appropriate for both formal carbon offsetting as well as the establishment of personal amenity woodland. One may also wish to consider leaving some open areas, such as rides and glades, to encourage wildflower development which is ideal for bees and butterflies. There are a number of grant giving bodies which can assist with the cost of planting trees, including The Forestry Commission and the Avon Wildlife Trust who have an excellent local scheme.

In terms of finding the meadow, the main gate can be found on the right hand side of Broadway Lane as you head north, around 500m to the north of the junction of Broadway Lane and Water Lane, where a larger for sale sign stands on the verge. You will pass two cottages on your right hand side (which have the postcode BA3 2XP) before a small splay immediately after the second cottage takes you to a field gate on the right hand side. Follow the track for circa 150m and turn right, Swift Meadow is on your left hand side at the end of the track.

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

- Quiet & peaceful location
- Within easy reach of Bath & Bristol
- Lovely views
- Stream frontage
- Ideal for tree planting or rewilding
- Excellent access

Access, tracks and footpaths

Swift Meadow comes with freehold title and is accessed via a stoned track directly from the public highway, providing year round access. There are no public rights of way across the land.

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

Clandown was formerly a mining village, on the Somerset Coalfield, situated almost equidistant between the southern tip of The Cotswolds AONB & the Mendip Hills AONB. The original colliery was opened in 1811 with the last pits in the area having closed in the late 1960s. The nearby Bowlditch Quarry is a Site of Special Scientific Interest, listed for its geological importance. Despite being only 0.25 hectares in size, the quarry is described as a "classic site showing a remarkable attenuated and broken succession stretching from the top of the Rhaetian to the lowest Pliensbachian. This Lias section is a textbook example of the application of biostratigraphic principles."

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

Swift Meadow is accessed via a stoned track from 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.

[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 the track begins, where you can park. Thereafter please follow the maps. Head up the stoned track for around 150 metres, turn right and Swift Meadow is at the end of the track on your left hand side.

Satnav: the postcode **BA3 2XP** is the nearest to meadow, but please note that it takes you to the cottages on Broadway Lane just to the south of the entrance.

There is a Woodlands sign about 500m to the south of the entrance gate on the junction of Broadway Lane and Water Lane.

Coordinates for satnav are: **N51.3056, W-2.4781** for the metal gate at the start of the access track.

What3words reference for main gate: ///risking.purest.pheasants

Boundaries:

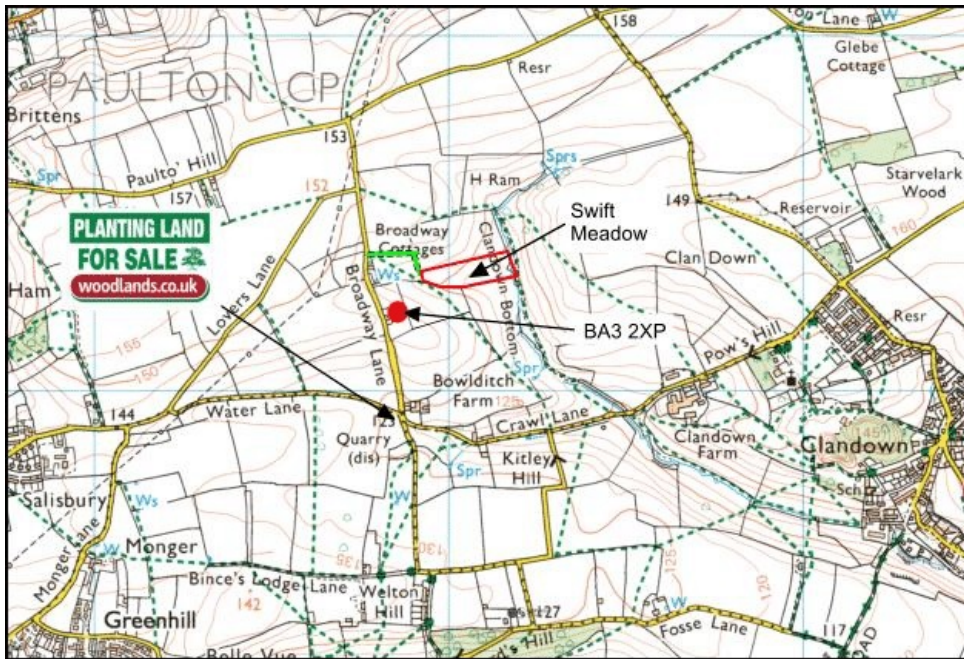
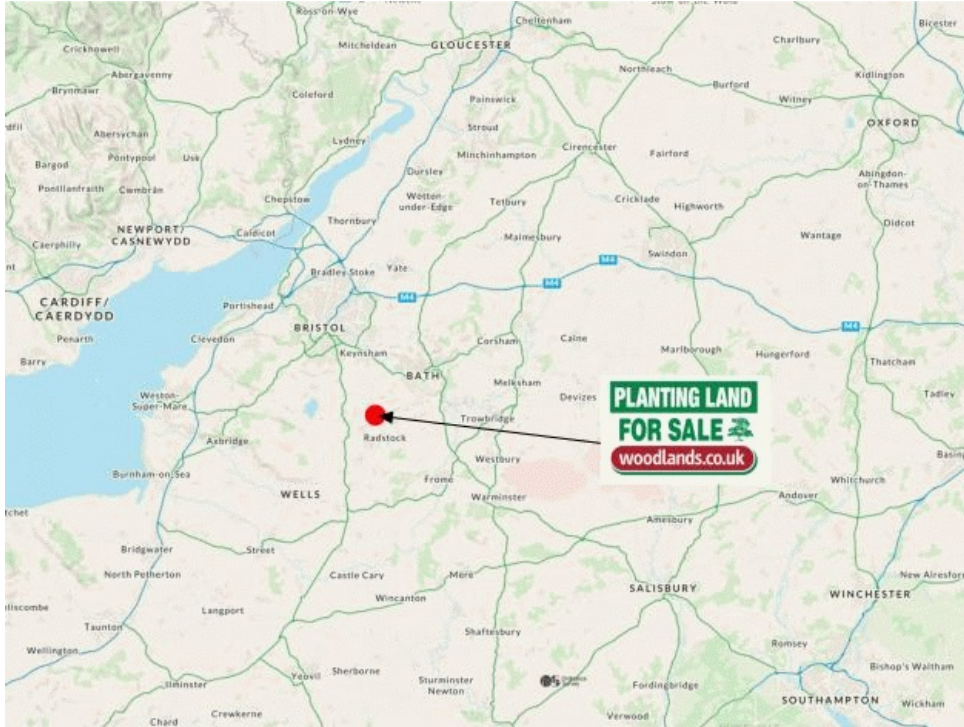
Boundary posts are marked with turquoise paint.

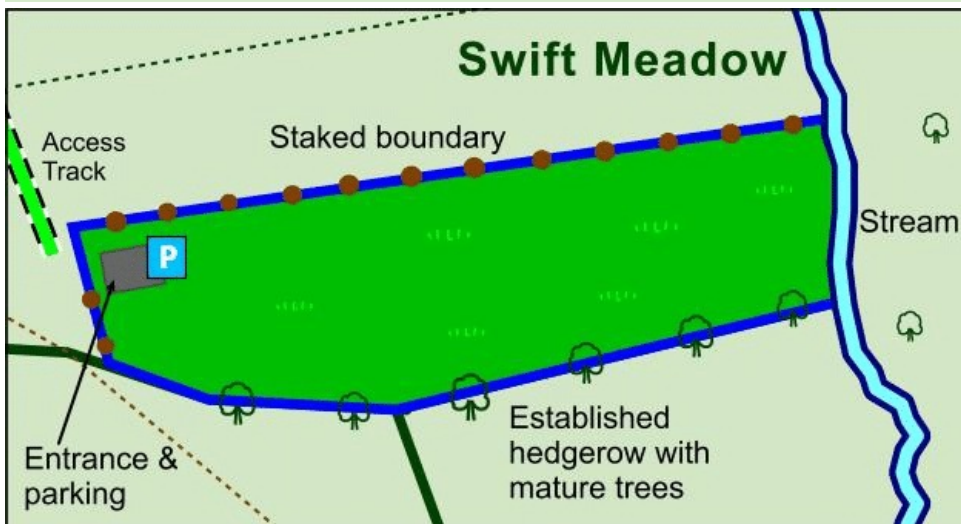
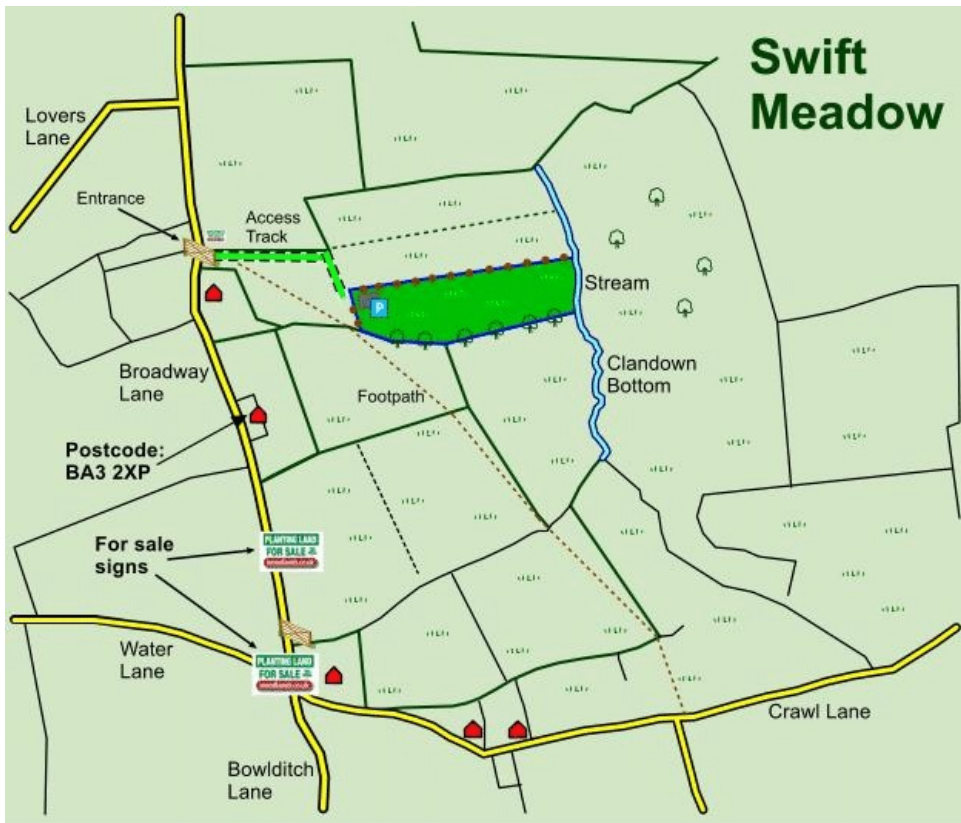
Northern - Staked boundary

Eastern - Stream

Southern - Mature hedgerow

Western - Staked boundary





Map Legend

Roads and Public Highways	
New rights of way	
Other private woodland tracks	
Public Footpath/bridleway	
River, stream or lake	
Railway	
Slope	
House or cottage	
GPS/Satnav, map location of nearest postcode	

The Meadow

Wooden or metal gates	
Ride stop	
boundary posts	
Stone wall	
Trees: broadleaves	
conifers	
coppice	
Clearings, grasslands, farmland	
Hedge	
Wetland, rushes	
Parking	
'For Sale' sign location	

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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.