



## Swing Meadow Gloucestershire

An elevated hay meadow in the Forest of Dean with wide ranging views across the Severn Estuary and Cotswold escarpment, ideally suited to woodland creation.

### Details

**Price:** £95,000 Freehold

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

**Size:** About 5  $\frac{3}{4}$  for sale

**OS Landranger:** OS No 162

**Grid ref:** SO 678 079

**Nearest post code:** GL15 4AD

### Local manager

**Anton Baskerville**

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## Description

Swing Meadow is a lush hay meadow in fantastic location, enjoying panoramic views over the Severn Estuary and Cotswold escarpment beyond. Situated just outside the village of Blakeney in the Forest of Dean, the land occupies an elevated position on Stretfield Hill which allow for the wonderful vistas. With mature hedgerows and established woodland close by, the land is ideally suited to woodland creation.

The land is accessed via a well stoned track from the A48 which enables year-round vehicular access to the meadow. After heading down the track and across the concrete ford, keeping going until the very end at which point the entrance to Swing Meadow is on your left hand side, where an area of hardstanding allows for vehicles to be parked. From here, the meadow takes a broadly square shape as you look up the hill, with vibrant hedgerows punctuated by mature trees bordering the land to the south, west and north. The southern boundary where the entrance is found is demarcated by field stakes.

The highest point of the meadow is in the south west corner, from which truly awesome views can be enjoyed. From here, the land drops away gently in both a northerly and easterly direction. Towards the northern boundary a flatter section of the meadow can be found. The land has been used for agricultural purposes historically as a part of The Hawfield Estate, a grand 16th Century House with extensive grounds. Cattle used to graze the land after which cuts of hay have been taken in recent years. There is now a rich abundance of wildlife in the area, with rabbits, deer and badger a regular site in the surrounding area. The towering oak trees in the boundary of Swing Meadow make for an imposing backdrop to the land.

The land now presents as a great opportunity for a new owner to diversify the land either for personal amenity or carbon offsetting purposes. There are a host of grants available for tree planting which will often cover all the costs of tree stock, guards and stakes which are available from central government via The Forestry Commission, The Woodland Trust and County Wildlife Trusts. The chance to extend existing woodland in the area to create new wildlife corridors and increase carbon sequestration is really exciting.

The wider local area is of course awash with woodland, with the Forest of Dean having its origins as a royal forest pre-dating the Norman Conquest of 1066. Historically used as a royal hunting ground and a source of timber and food, it now is largely managed by The Forestry Commission with wide ranging public access allowing public enjoyment of the woodland. Swing Meadow itself is entirely private with no public rights of way across it.

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.

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### Access, tracks and footpaths

Swing Meadow is accessed via a hardcore track directly from the A48 providing year round vehicular access. The land comes with freehold title and there are no public rights of way across it.

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### 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.

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### Local area and history

Swing 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 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.

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## 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. After crossing the concrete ford, keeping going through two further hedgerows until you reach the end of the track, at which point Swing Meadow will be on your left 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.

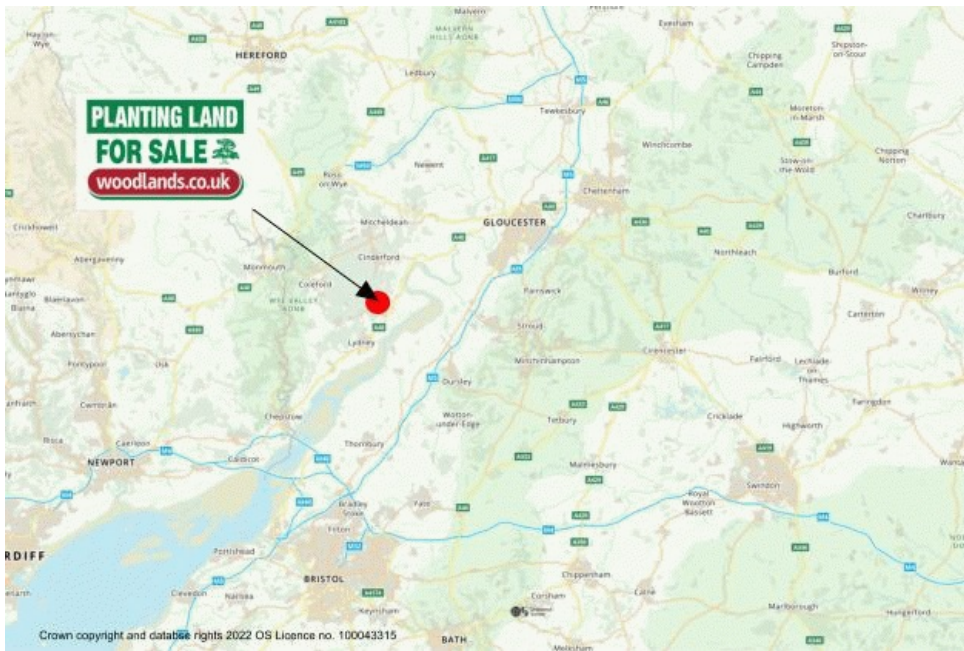
Coordinates for satnav are: **N51.765, W-2.473** for the main entrance.

[Google Maps: Main entrance gate](#)

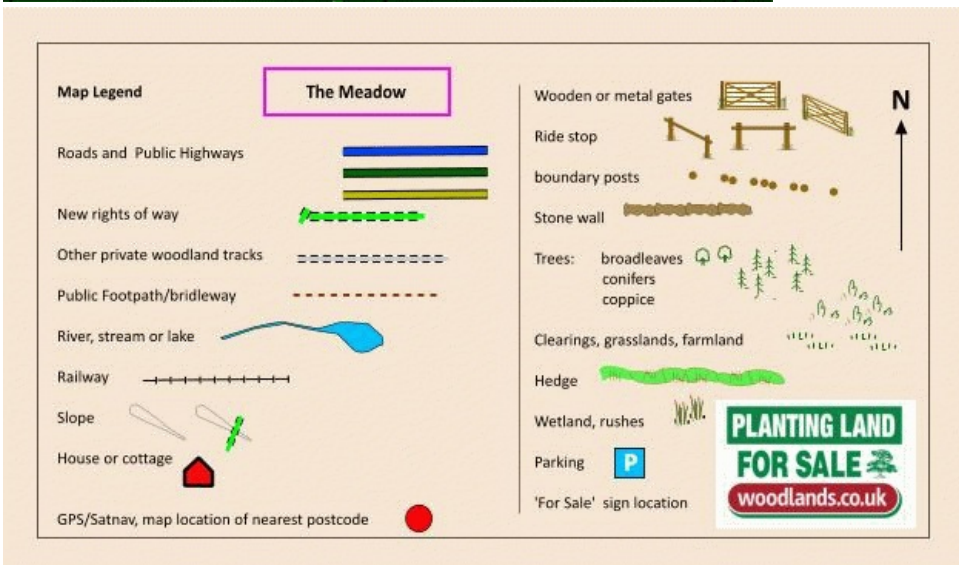
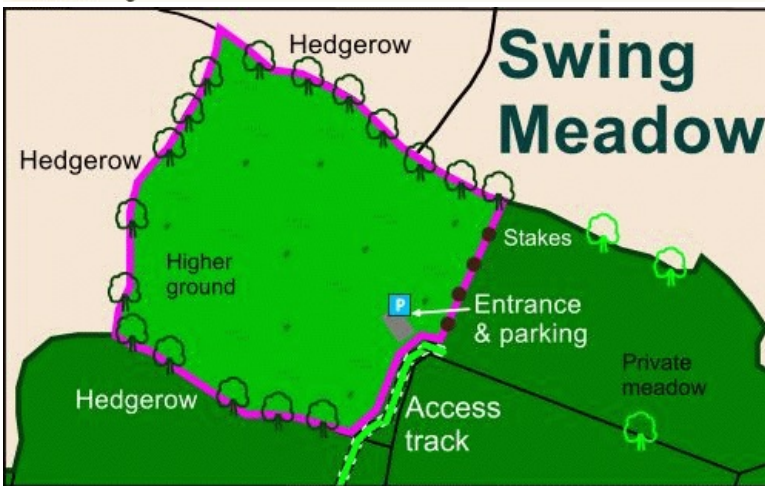
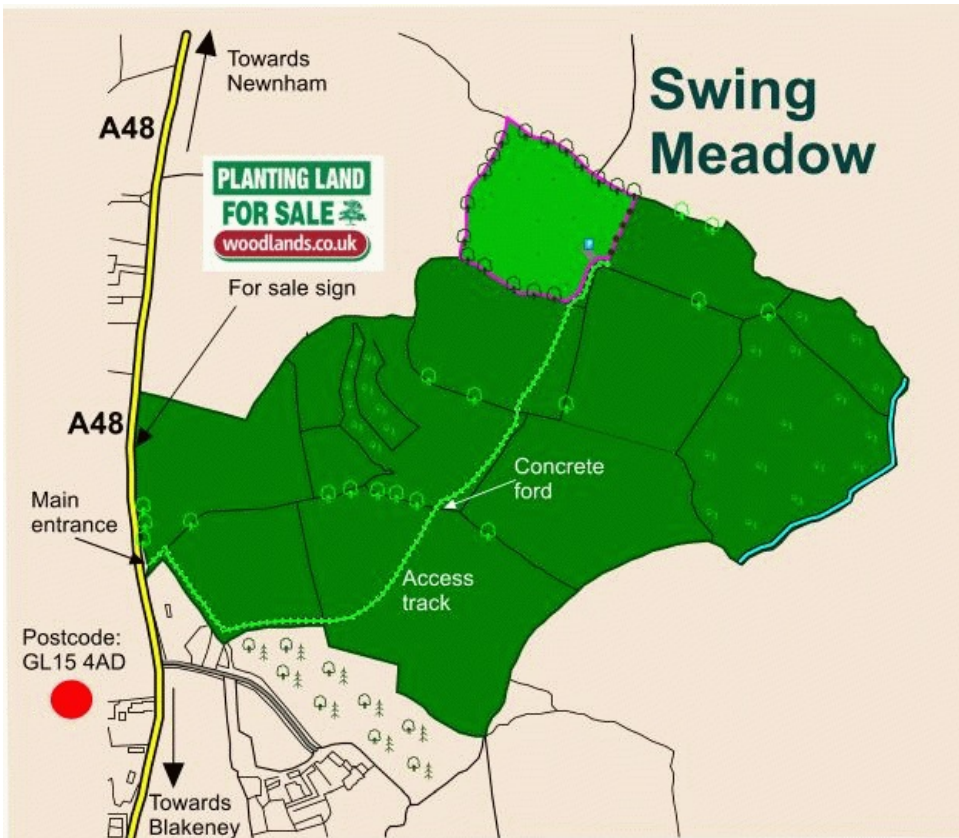
The what3words reference for the main entrance gate is: ///lollipop.acting.divider

## Boundaries:

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.