



Matchstick Meadow

Devon

A charming meadow on the Cornwall / Devon border with delightful views. Matchstick Meadow is a mix of open land for tree planting and a woodland shaw.

Details

Price: £75,000 Freehold

Location: Clawton, Holsworthy, Devon

Size: Over 5 acres for sale

OS Landranger: OS No 190

Grid ref: SX 386 999

Nearest post code: EX22 6PL

Local manager

Anton Baskerville

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Description

Matchstick Meadow is comprised of both a section of open tree planting land and a belt of woodland at the northern edge, offering something special to those who are interested in creating new woodland whilst also having an established habitat in place. For those who may favour a process of natural regeneration, the standing woodland would serve as an excellent seed source driving the organic population of the meadowland with young trees. This could be pursued in combination with active tree planting.

The land can be found in Devon's Ruby Country, near the Cornwall border, a locality defined by the rolling hills surrounding Holsworthy and Hatherleigh. The meadow enjoys an elevated position at its southern boundary affording wonderful views over the top of the woodland shaw to the countryside beyond. The meadow gently drops away from the southern edge towards the belt of woodland, with post and rail fencing demarcating the eastern and western boundaries.

The woodland shaw, through which runs a low-lying stream at the northern edge, is a vibrant habitat which supports a range of local wildlife. The woodland links up with other larger sections of woodland providing an important corridor through which woodland mammals, such as badgers and deer, can traverse.

The meadow has in recent years been cut for hay and silage and is in excellent condition. The volume of nearby established woodland is demonstrative of the suitability of the land for woodland creation either for conservation, amenity or environmental reasons. There is certainly scope for a carbon offsetting scheme on the land. The meadow itself is accessed via a stoned track from an unnamed public highway, which terminates in a generous area of hardstanding at the entrance where vehicles can be parked. This track ensures year round vehicular access to the meadow.

In terms of finding the meadow, at the top of Bendibus Hill there is a crossroads (Bendibus Cross) on the corner of which is a "Planting Land" sign, at which point you turn left (due west) for roughly 400m. The entrance to the meadow will be on your right hand side via a metal gate. Park here and carefully climb the gate, following the tracks as marked on the 'wood maps'. The track will follow the hedgerow before turning 90° to the left, follow to the end where it will pass through a hedgerow into a second field. Matchstick Meadow is immediately on the right hand side and the boundary features are marked with red paint.

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

- Elevated position giving excellent views across rolling countryside
- Lush open land appropriate for tree planting
- Woodland shaw offering biodiversity, habitats for wildlife and a source of seeds for natural regeneration
- Good access and private parking

Rights and covenants

Myland Meadow comes with freehold title and there are no public rights of way across the land.

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 meadow is found in what is known as 'Ruby Country', renowned for some of Devon's most beautiful and unspoilt countryside. Bordered by the upland expanses of Dartmoor, Exmoor and Bodmin, and to the north by the wild North Devon coast, Ruby Country is known as "undiscovered Devon". Ruby Country is constituted by around 45 parishes surrounding the market towns of Holsworthy and Hatherleigh.

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

Directions

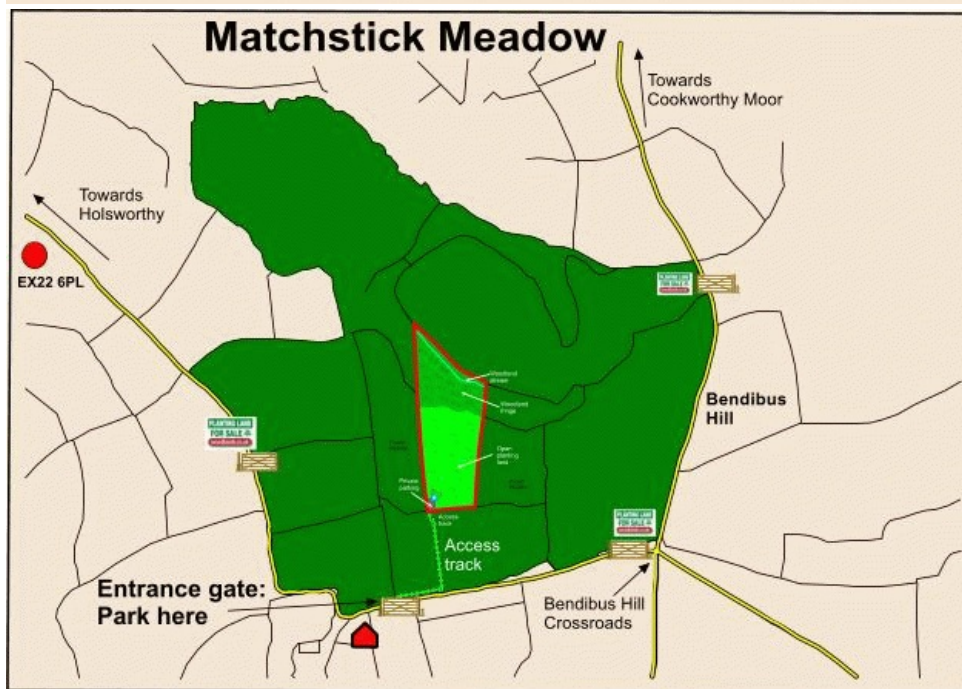
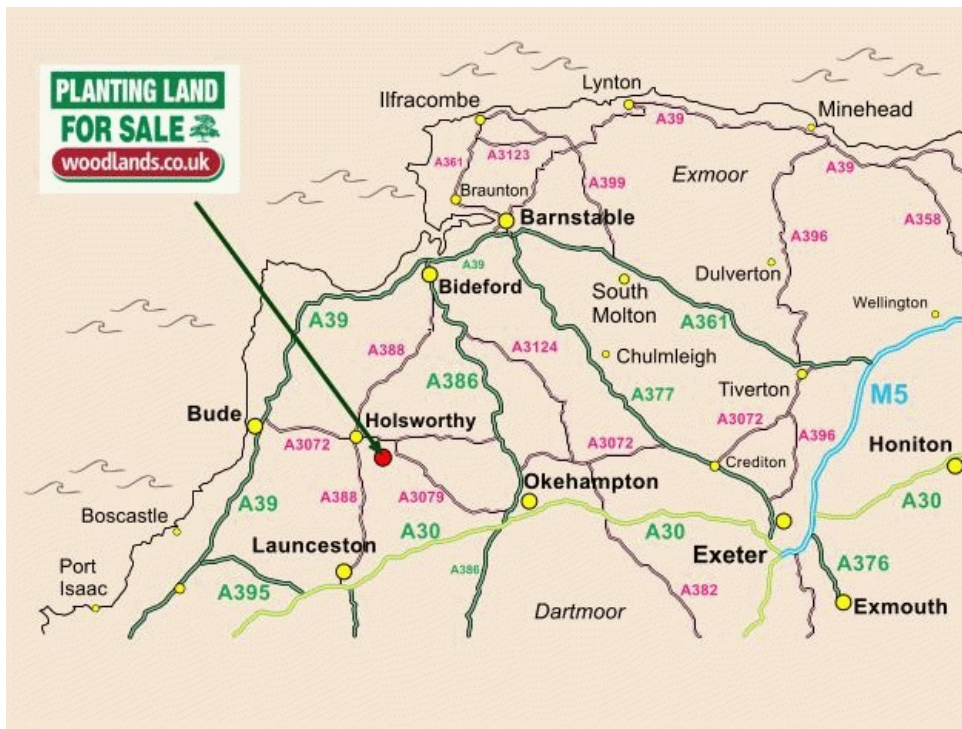
Matchstick Meadow is accessed via a stoned track from an unnamed public highway near the village of Clawton, in Devon. Holsworthy is around a 10 minute drive away to the north west, with Launceston (20 minutes) and Bude (25 minutes) both also nearby.

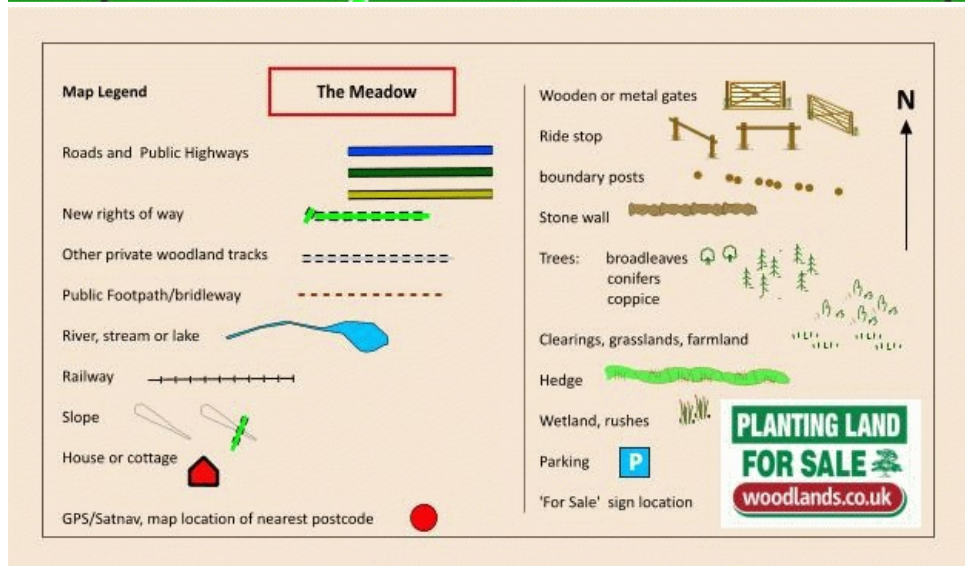
[Click here for Bing Maps directions,](#) enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the track begins, where you can park. Thereafter please follow the maps.

Satnav: the postcode **EX22 6PL** is the nearest to the meadow, but please note it is a short drive from the entrance.

Coordinates for satnav are: **N50.7752, W-4.2915** for the metal gate at the start of the access track.

[Google maps location](#)





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.