



## Juniper Meadow Gloucestershire

A stunning calcareous grassland wildflower meadow in the heart of Gloucestershire. Ideal for those interested in wildflower meadow management and conservation.

### Details

**Price:** £79,000 Freehold

**Location:** Painswick, Stroud, Gloucestershire

**Size:** About 4 ¼ acres for sale

**OS Landranger:** OS No 162

**Grid ref:** SO 869 080

**Nearest post code:** GL6 7QF

### Local manager

**Anton Baskerville**

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## Description

Juniper Meadow is a rare grass chalkland habitat that explodes into life in the summer months as a carpet of wildflowers. It would be of significant interest to those interested in wildflower meadow conservation and management.

This rare habitat, an example of a calcareous grassland, has unfortunately been on the decline since WWII due to increasingly intensive farming methods utilised in the rural economy. It is characterised by shallow lime-rich soils over chalk or limestone. This geology sets the conditions for some of the most species rich habitats we have here in the UK. Juniper Meadow hums with life - a blaze of colour from the abundant wildflowers, the buzz of crickets and grasshoppers to the butterflies dancing in the light breeze among delicate petals - there are sounds, colours and smells which delight the senses.

The land has an agricultural past having been farmed for arable crops historically, before being reverted to grassland a number of years ago and since grazed lightly by cattle. The arable reversion has encouraged the proliferation of species on the meadow, making it now a haven of wildflowers, birds, bees, butterflies and other insects in the summer months. A wide array of orchids, including bee orchids, can be found on Juniper Meadow along with a host of other flowers including Cuckoo Flower, Cowslips, Bird's Foot Trefoil, Dog Rose, Red Clover, Buttercups, Selfheal and Oxeye Daisies to name but a few. Spring time sees skylarks use the land as a nesting site, which one should be mindful of. This array of colour, and accompanying insect activity, make Juniper Meadow a magical place to spend time, reflect and absorb the beauty of the environment.

With regard to tree planting, even though the Forestry Commission designate the land as a woodland priority habitat, extensive planting would not be encouraged on this site. Due to the diversity of the grassland and the rarity of the habitat, this land would be best suited to somebody interested in grassland conservation who was looking to manage it sensitively. This would include not cutting the land until the flowers had gone to seed, only lightly grazing it and not leaving it to go completely wild and overgrown. At most, some parkland style planting would be appropriate, which would leave plenty of light and space for the grassland and its wildflowers to continue to seed and develop. This meadow would not be appropriate for a reforestation or carbon offsetting programme.

When heading along the access track in a southerly direction, Juniper Meadow can be found at the end on the right hand side, where a name plate and area of hardstanding can be found. To the east is neighbouring Frith Wood, meaning mature broadleaved trees line the back of the meadow offering both a screen and a wonderful backdrop to the land. Frith Wood is part of a larger site of geological importance known as 'Bulls Cross, The Frith & Juniper Hill' which lies on the Jurassic Limestone of the western Cotswolds and is classified as a SSSI. Juniper Meadow itself is not classified as a SSSI.

As one walks from the entrance out west towards Painswick Valley, the boundary to the south is formed by a stock proof fence which demarcates the boundary with a neighbouring field in which livestock are grazed. Some hedgerow trees along this boundary offer spots of shade in the summer months. The northern boundary, on your right hand side, is demarcated by a line of stakes. As one goes over the crest of the hill, the meadow drops away gradually down into the valley, offering breath-taking views out across rolling hills and down the Painswick valley to the left. Truly magical sunsets can be enjoyed from this spot. A small copse of cherry and other species is located in the south western corner of the meadow. A permissive path runs north to south close to the western boundary, as shown in the pictures and on the wood map.

Ideally located between Stroud and Gloucester within the Cotswolds AONB, Juniper Meadow presents a rare opportunity to acquire a parcel of private land with outstanding biodiversity. It would be best suited to somebody interested in the management of a wildflower meadow, and of great appeal to those with conservation and environmental interests.

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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## Features

- A rare wildflower meadow with a rich diversity of species
- Of outstanding wildlife importance
- Stunning views across Painswick Valley
- Surrounded by ancient woodland
- Superb location

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## Access, tracks and footpaths

Juniper Meadow comes with Freehold Title and there are no public rights of way across it.

The meadow has two points of access; one up the track which runs through Frith Wood from Slad Road, and a second across the neighbouring field to the south with a gate at the top of Folly Lane.

There is a permissive path which runs close to the western boundary of Juniper Meadow.

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## Rights and covenants

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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

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Nearby Painswick originally developed out of the wool trade, it's narrow streets filled with weaver's workshops and the buildings are constructed primarily from traditional Cotswold stone. It also contains the oldest known building in Great Britain to contain a Post Office being built in 1478. The Frith Wood Nature Reserve which surrounds Frith Meadow straddles the hill between Painswick and Slad Valley. The ancient woodland is now managed by the Gloucestershire Wildlife Trust. It forms part of a larger SSSI, known as 'Bulls Cross, The Frith & Juniper Hill' which lies on the Jurassic Limestone of the western Cotswolds and is a diverse area of ancient beech woodland, unimproved grassland, scrub and disused quarries.

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## How to find this meadow

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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

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Juniper Meadow is accessed via a stoned track from Slad Road (B4070) near the town of Painswick, in Gloucestershire. Gloucester is around a 25 minute drive to the north, with Stroud just 10 minutes by car to the south.

[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 a small car park area at the bottom of the access track up through Frith Wood. Follow the stoned track up through the woods straight ahead of you for circa 450m and the entrance gate with the sign will be on your right hand side. Please carefully climb and follow the access track. You will then come to a second set of field gates which will again need to be carefully climbed. Keep going all the way along to the end, where Juniper Meadow will be on your right hand side.

**Satnav:** the postcode **GL6 7QF** is the nearest to meadow, but please note that this is just before the beginning of the access track on Slad Road.

Coordinates for satnav are: **N51.7758, W-2.1802** for the gate at the start of the access track.

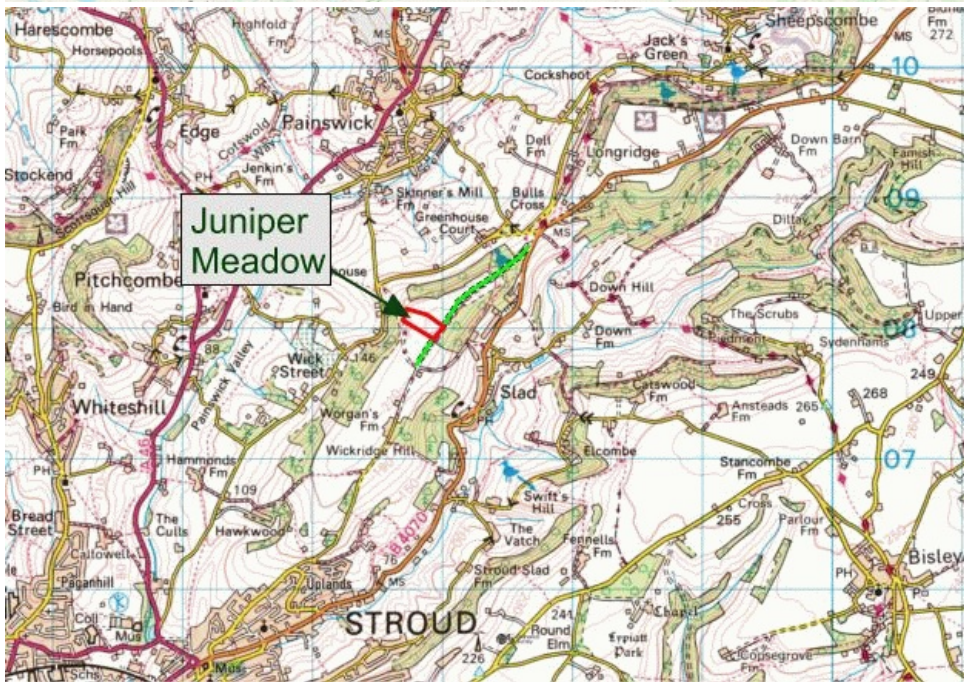
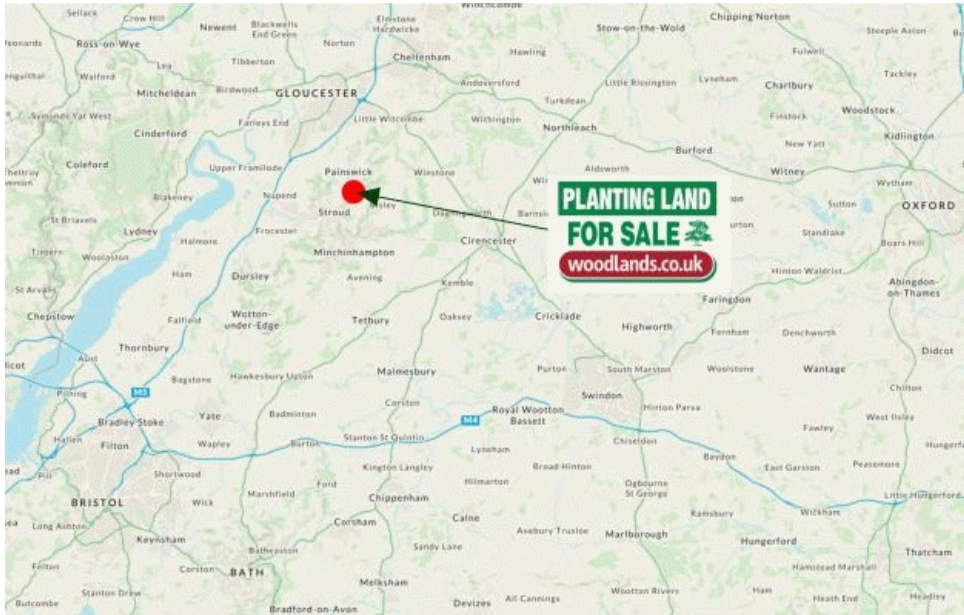
## Boundaries:

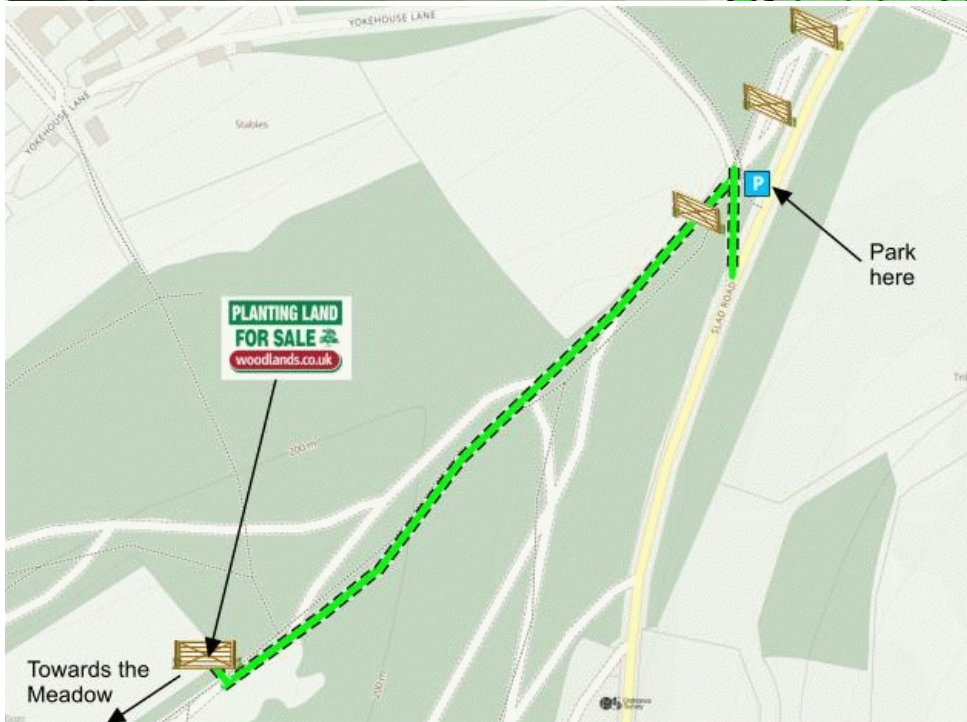
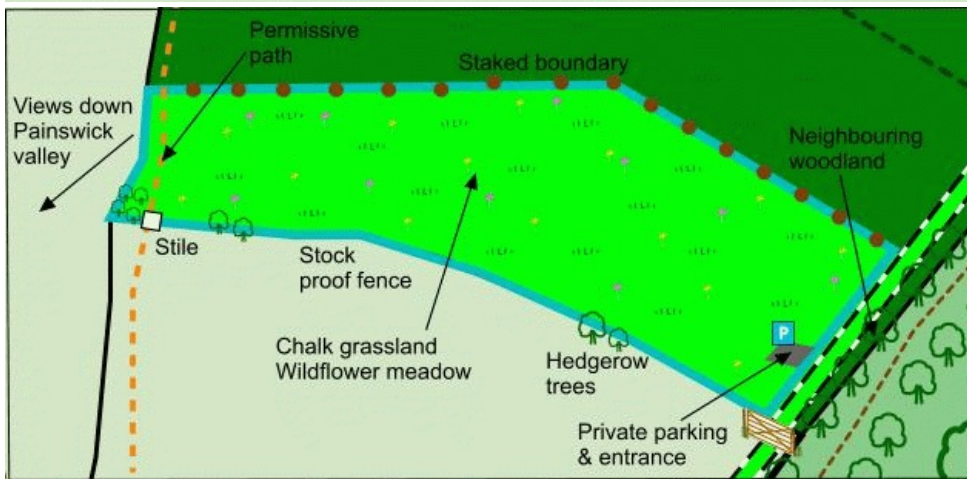
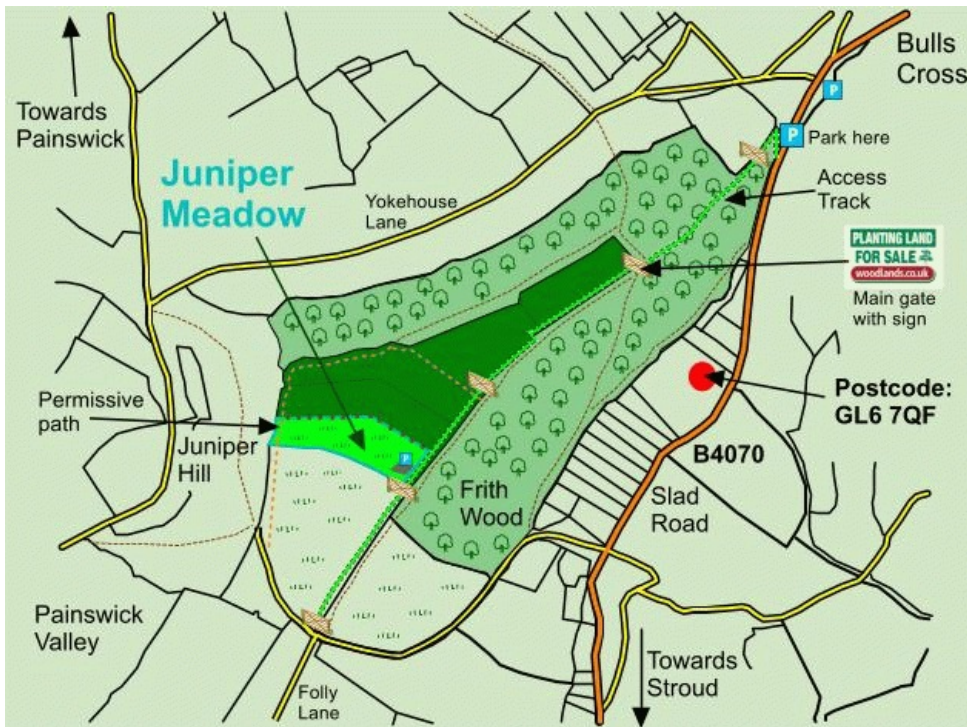
North - Stock proof fencing (private meadow beyond)

East - The Frith Wood (SSSI Ancient Woodland)

South - Stock Proof Fencing (pasture land beyond)

West - Painswick quarries (with the valley beyond)





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.