



Antler Meadow Wiltshire

An elevated meadow and copse with outstanding views across Wiltshire countryside.

Details

Price: £59,000 Freehold

Location: Teffont Magna, Salisbury, Wiltshire

Size: About 3 acres for sale

OS Landranger: OS No 184

Grid ref: ST 998 320

Nearest post code: SP3 5HH

Local manager

Anton Baskerville

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Description

Antler Meadow would be ideally suited to somebody looking for a mixture of open land and a small corner of standing woodland. The copse in the south east corner provides shelter, a spot to camp and a source of seeds for the natural regeneration of the open land.

The meadow itself has been grazed and cut for silage in recent years but is ideally suited to tree planting and woodland creation, either for carbon offsetting or private amenity purposes. There are tree planting grants which could be applied for by those interested in [creating new woodland](#). The Forestry Commission is particularly interested in seeing new trees planted on land which abuts existing woodland, which is very much the case for Antler Meadow, with large blocks of existing woodland nearby. This approach speeds up the establishment of a new woodland ecosystem.

The meadow is accessed via an excellent quality stoned access track from the north east corner, which enables year round vehicular access. The land is broadly square shaped, with the access track forming the eastern and southern boundaries and field stakes demarcating the western and northern edges. Boundary posts are marked with bright purple paint. The best views can be enjoyed looking west and north, with the elevated position of the meadow offering fantastic vistas throughout the seasons.

Antler Meadow is an ideal parcel for those seeking a mix of open land and a small woodland area, perfect for tree planting, carbon offsetting, or private woodland creation. With excellent access, scenic views, and opportunities for grants, the meadow's proximity to existing woodlands enhances its potential for ecosystem regeneration and new woodland establishment.

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

- Outstanding views
- Scenic location within Cranborne Chase National Landscape
- Mixed habitat of open grassland and a copse
- Opportunities for tree planting & rewilding
- No public rights of way

Access, tracks and footpaths

Antler 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.

Rights and covenants

The sporting rights are in hand.

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 pail', 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

Antler 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 and Antler Meadow will be directly in front of you when you emerge on to the open land.

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:

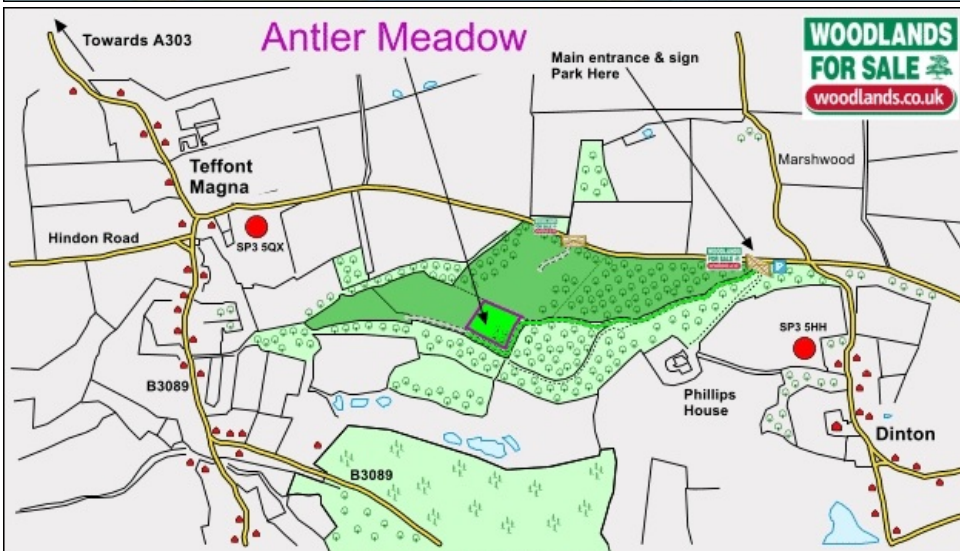
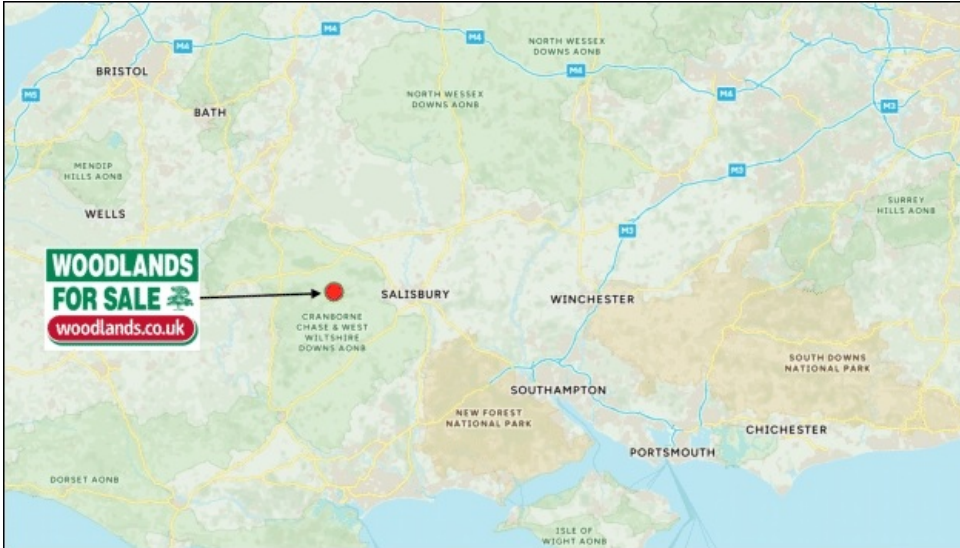
Boundary posts are marked with bright purple paint.

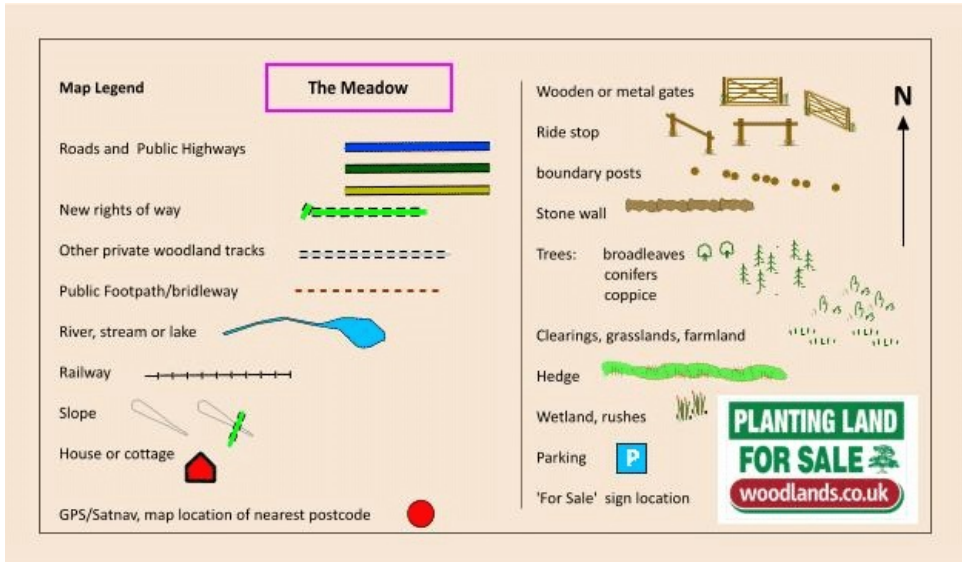
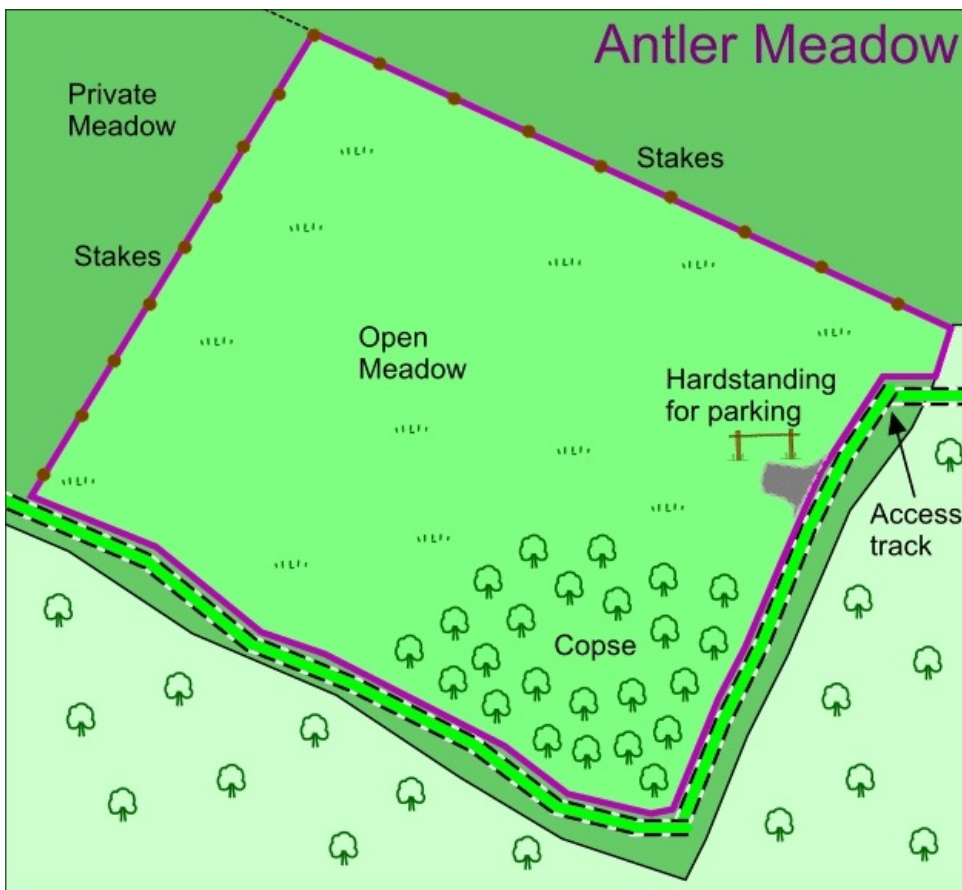
Northern: stakes

Eastern: access track

Southern: access track

Western: stakes





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.