



## Dinton Copse Wiltshire

A wonderful mixed habitat including a copse of birch, open meadow, meandering paths and mature trees. Dinton Copse is a secluded parcel of private land which is ideal for a conservation project and private amenity use.

### Details

**Price:** £79,000 Freehold

**Location:** Teffont Magna, Salisbury, Wiltshire

**Size:** About 4 ¼ acres for sale

**OS Landranger:** OS No 184

**Grid ref:** ST 994 320

**Nearest post code:** SP3 5HH

### Local manager

**Anton Baskerville**

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## Description

Dinton Copse is a rare combination of open meadowland and a copse of birch, encompassed almost entirely by mixed native broadleaved trees, offering a great sense of privacy as a personal retreat. Nestled away near the quaint village of Teffont Magna in Wiltshire, the land lies within the Cranborne Chase AONB, itself characterised by unspoilt countryside and a rich historical and archaeological heritage.

The entrance to the land can be found at the end of the access track where a generous pad of hardstanding allows for vehicular parking. A ride stop marks the entrance, beyond which a grassy ride draws you into a section of open meadow. Blooming rhododendron offers a flash of vibrant purples and pinks both here at the entrance and throughout the land.

The open land, upon which natural colonisation has already begun to take place, offers a rich opportunity for those interested in tree planting and rewilding. The open space is a canvas upon which a new custodian could shape and nurture the land, with the planting of fruit trees, nut trees, woodland shrubs and native trees all possible. Foxgloves and other wild flowers punctuate the grasslands.

The copse of birch trees can be found in the heart of the land, offering the promise of mature woodland to come. One can meander along paths throughout the trees which offer seclusion and shady spots on hot summer days. For those interested in forestry, there is ample scope to thin, clear and plant anew to further diversify the land. To the north of the copse can be found two old pig shelters, useful structures for storage or setting up dens.

There are a number of private paths which weave throughout the land, including near the southern boundary where rhododendron present as a wall of colour. At the western tip of Dinton Copse can be found the most mature trees, where the canopy forms a shaded enclave; an ideal spot for pitching a tent and a campfire.

Dinton Copse would be of interest to those who are looking for a mixed parcel of land in a wonderful location with a great sense of privacy. The diversity of habitats make it an ideal spot for those looking for a conservation project and space to spend time with friends and family.

In terms of finding the meadow, once you have arrived at the main double metal gates at the entrance, please carefully climb them and head all the way along the access track through the woods. The stone track will then continue to your left across the open land. Continue all the way to the end where the entrance to Dinton Copse will be in front of you.

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

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- Scenic location within Cranborne Chase AONB
- Mixed habitat of open grassland, wildflowers, birch copse & mature trees
- Walking paths throughout
- Opportunities for tree planting & rewilding
- No public rights of way

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### Access, tracks and footpaths

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Dinton Copse 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.

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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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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.

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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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Dinton Copse 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.

[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 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".

**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:

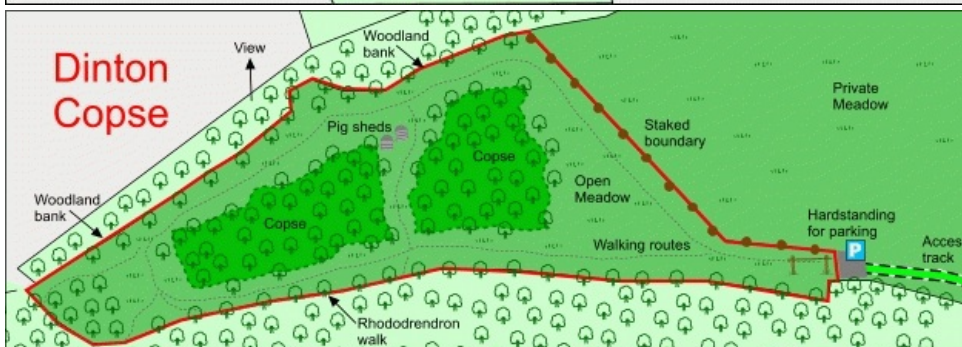
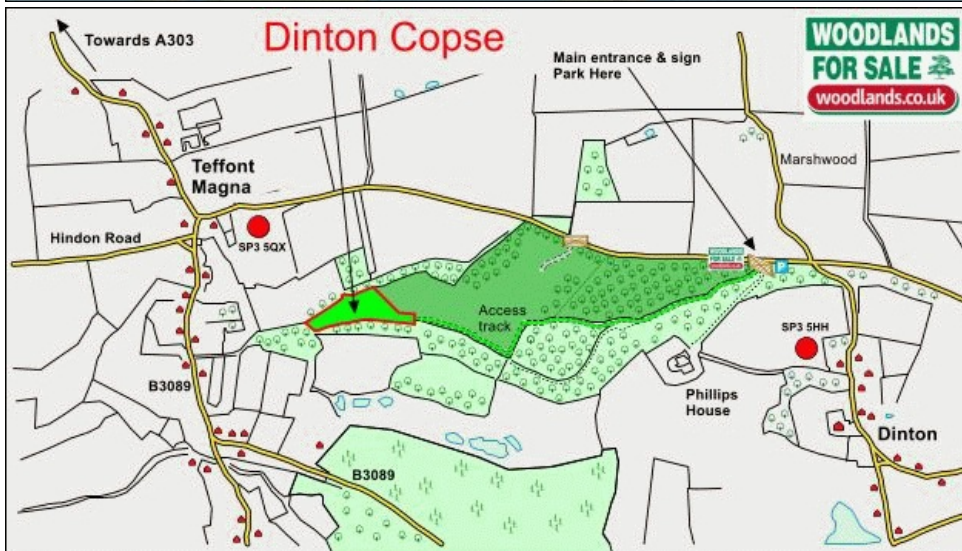
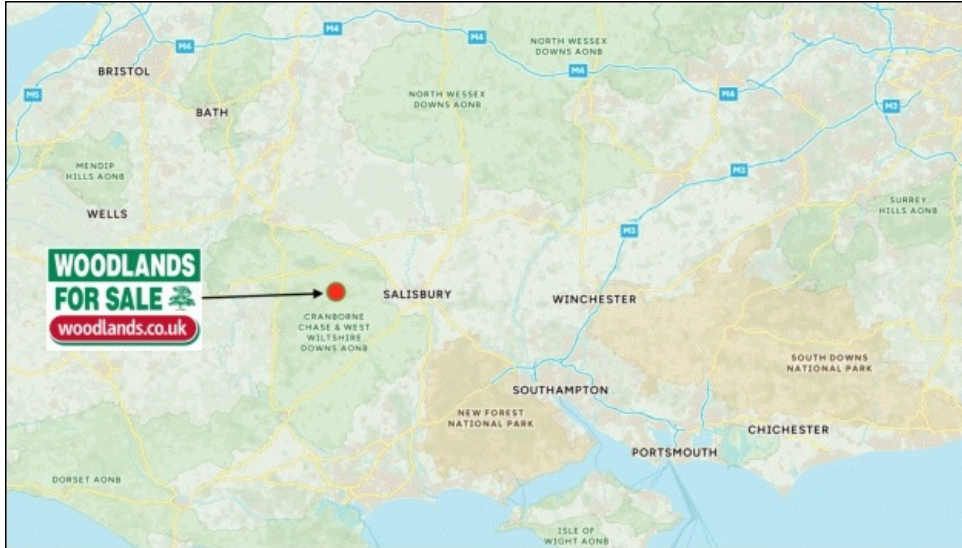
Boundary features are marked with red paint.

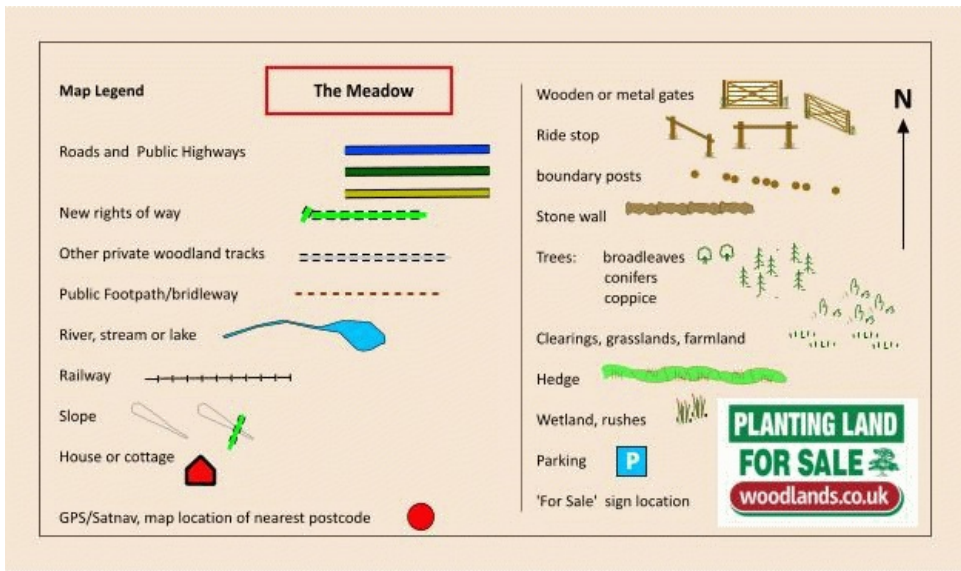
Northern: Woodland bank

Eastern: Field stakes

Southern: Rhododendron hedge & edge woodland path

Western: Field 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.