



Elmton Wood Wiltshire

Charming mature broadleaf woodland in the Cranborne Chase AONB with an adjoining section of open meadow, which could be planted with trees to extend the existing woodland.

Details

Price: £105,000 Freehold

Location: Teffont Magna, Salisbury, Wiltshire

Size: Nearly 5 ½ acres for sale

OS Landranger: OS No 184

Grid ref: ST 999 320

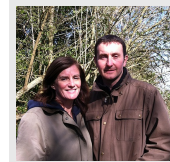
Nearest post code: SP3 5HH

Local manager

Daniel Sharp

07780 900192

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Description

Elmton Wood is nestled in a peaceful and secluded location between the villages of Dinton and Teffont Magna, within the charming landscape of the Cranborne Chase Area of Outstanding Natural Beauty (AONB). This serene woodland offers a combination of natural beauty and tranquillity, making it an ideal retreat for nature enthusiasts and those looking to connect with the outdoors.

The woodland, surrounded by rolling Wiltshire countryside, is a mix of mature broadleaf trees, coppice and pockets of vibrant rhododendron, which bring a splash of colour to the woodland throughout the year. Elmton Wood can be accessed from two different sides via separate gates, providing flexibility and ease of entry for vehicles and woodland activities. One access terminates on the open section to the west and the other into the woodland to the south.

There is potential for tree planting thanks to the open land to the west of the parcel, allowing the new owner to extend the existing woodland and enhance its biodiversity. The woodland already provides a habitat for a variety of wildlife, and with careful stewardship, there is an opportunity to encourage greater ecological diversity. The natural regeneration of the land could be supported by proactive tree planting, blending with the established mature trees. Equally, the open land could be managed to encourage wildflowers which is ideal for butterflies and pollinators. In the south west area of the site a copse of naturally regenerated trees is separated from the main woodland by an open ride.

Elmton Wood offers the environment for camping, hobby forestry, bush craft and other outdoor pursuits. Its secluded nature allows for peaceful retreats or family camping, while the woodland itself is an ideal setting for learning and practicing woodland crafts.

The surrounding area, with the nearby villages of Dinton and Teffont Magna just a short drive away, is steeped in history and character. The wider Cranborne Chase AONB provides extensive opportunities for walking, cycling, and exploring the countryside. Local amenities are available in Salisbury.

Elmton Wood's combination of secluded woodland, vibrant flora and rich wildlife, together with the potential for woodland expansion, makes it a rare opportunity for those looking to create a lasting family legacy. Whether you're interested in conservation, outdoor activities, or simply owning a piece of Wiltshire's landscape, this woodland holds significant potential.

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

- Private and secluded location
- Two points of vehicular access
- Varied and mature mix of species
- Section of open land with excellent views with potential for tree planting

Access, tracks and footpaths

The land has two points of vehicular access, one from the access track which comes from the north west and the other from the access track which comes from the north east, both marked on the wood map. Each access has a pad of hardstanding suitable for parking a vehicle. There are no public footpaths on the land.

Rights and covenants

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

Elmton Wood 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.

Main 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".

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.

Secondary Access

[Click here for Google Maps directions](#) for the field gate which leads to the secondary access point, which terminates in the open meadow section of the land. The access point is at the end of this access track on the left hand side.

What3words reference: ///complies.scores.snacks

Coordinates for satnav are: **51.089949, -2.000299** 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:

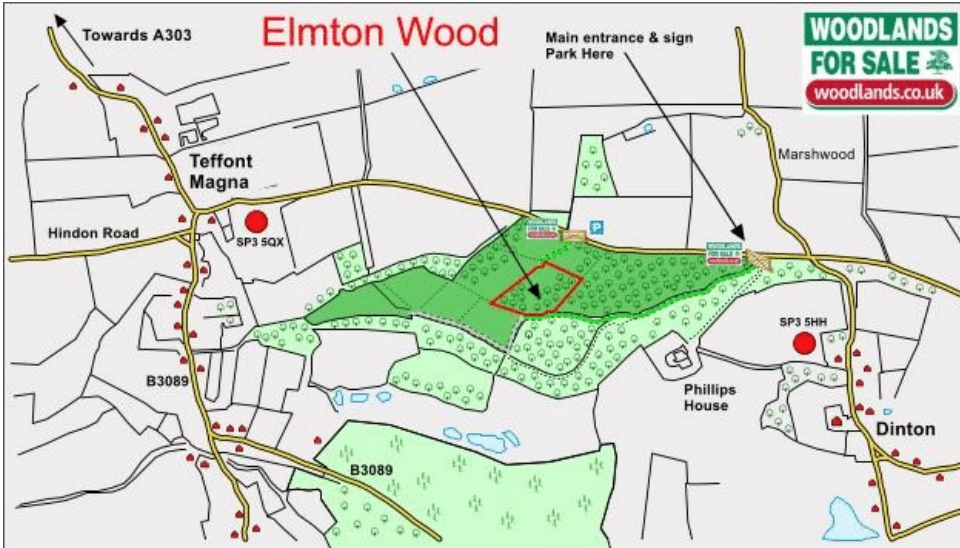
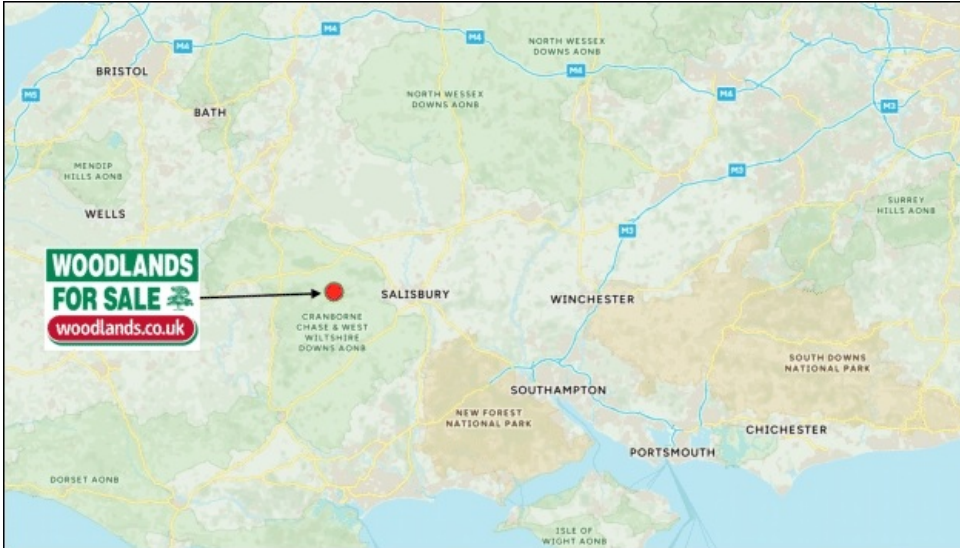
Boundary posts are marked with red paint.

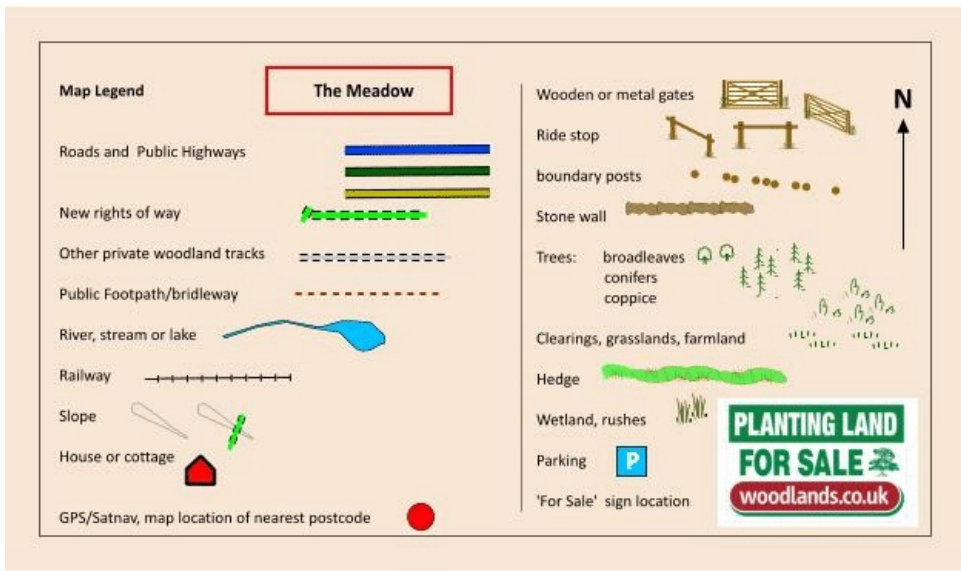
Eastern: stakes through woodland

Southern: fence / stakes

Western: stakes across open land

Northern: 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.