Gallery Meadow, Norfolk - Over 3 acres, £69,000

Gallery Meadow is easily accessed from Salters Lane, a quiet country road on the edge of Bittering in mid-Norfolk. Those viewing can park beside the for sale sign on Salters Lane and, after the shortest of strolls down the woodland track, arrive at an area of hardstanding and a turquoise name plate at the entrance.

Step through the entrance and the land opens out in front of you as a broad, generous expanse of grassland. Big East Anglian skies stretch overhead, and on every side the meadow is framed by woodland: oak and Scots pine to the west, a fringe of birch, oak and field maple glowing gold in autumn to the north, and further belts of trees beyond the wider field to the east.

The western edge is perhaps the most characterful part of the meadow. Here a broad-crowned oak spreads its branches out over the grass, alongside a small stand of Scots pine, and from beneath its boughs there are lovely framed views back across the land. Deep drifts of bracken and gorse gather along the north-western corner, turning russet and gold as the year draws on.

Along the southern side, a mature hedgerow of wild cherry, oak and ash separates the meadow from Salters Lane, giving shelter and privacy as well as a valuable corridor for wildlife. The northern and eastern boundaries are marked by lines of turquoise-topped stakes running out across the open grass. A new owner may choose to plant new hedgerows along these boundaries.

Like the surrounding land, the meadow was once part of the wider gravel workings in this part of Norfolk, and the light, free-draining ground has since settled into a tussocky sward. With mature trees on hand to provide a natural seed source, it is ideally suited to woodland creation, whether planting a mix of native broadleaves or allowing nature to take its course through natural regeneration. Mown paths already lead out across the grass, offering an easy way to explore.

Out in the meadow, a few lower-lying patches have been colonised by rushes, a sure sign of damper ground. These hollows would lend themselves well to a small wildlife pond, adding open water for dragonflies, amphibians and visiting birds.

Grant funding may be available to the new owner for tree planting and new hedgerows. Please note that this land is not suitable for development.

Trees

Oak is the dominant tree on the edges of the meadow, with a fine broad-crowned specimen on the western boundary alongside Scots pine. The Salters Lane hedgerow holds wild cherry, ash and further oaks, while birch and field maple fringe the woodland to the north.

Wildlife

The mix of open grassland, bracken, gorse and hedgerow offers a range of habitats in a small space. The lane-side hedgerow is a busy corridor for songbirds and small mammals, while the open ground and surrounding woodland are well used by deer, owls and birds of prey.

Features

- Easily accessible from Salters Lane

- Broad, open planting land with wide skies

- Framed views beneath a mature oak on the western edge

- Sheltering hedgerow along the southern boundary

- Mown paths across the meadow

- Bracken and gorse in the north-western corner

- Damp, rushy hollows with potential for a wildlife pond

Access, tracks and footpaths

The meadow lies at the southern end of a woodland track which leaves Salters Lane on its northern side. Visitors can park by the for sale sign beside the lane, and a right of way will be granted along the short section of track leading to the meadow entrance. Gallery Meadow is sold with freehold title and no public rights of way cross the land.

Rights and covenants

Sporting rights are in hand.

An overhead electricity line runs along the southern boundary beside Salters Lane, and is subject to a wayleave.

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.

Activities

With its easy access and open aspect, Gallery Meadow would make a wonderful place to plant a family woodland and watch it grow over the years. The mown paths invite gentle walks, the rushy hollows could become a pond, while the shade of the western oaks makes a natural spot for a picnic or simply sitting quietly to watch the light change across the meadow.

Local area and history

Salters Lane, which forms the southern boundary of the meadow, is thought to follow the line of a Roman road that once crossed Norfolk from east to west, and excavations nearby have recorded its roadside ditches. The name itself recalls the salters who carried salt along old routes such as this.

Bittering appears in the Domesday Book of 1086 as a small settlement of six households, part of the estates of William the Conqueror, and the area lay within the ancient hundred of Launditch, whose courts were later held at nearby Litcham. Today the village of Litcham, with its shop and pub, lies a short drive to the west, and the market town of Dereham is around four miles to the south-east.

Price: £69,000 Freehold
Location: Bittering, Dereham, Norfolk
Size: Over 3 acres for sale


























Click a photo to see a bigger version in a new window.

Boundaries:

Boundary features are marked with turquoise paint.

Northern: field stakes

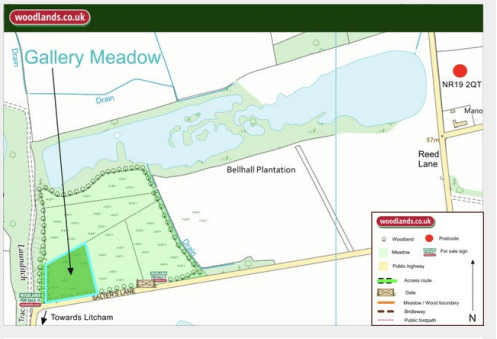
Eastern: field stakes

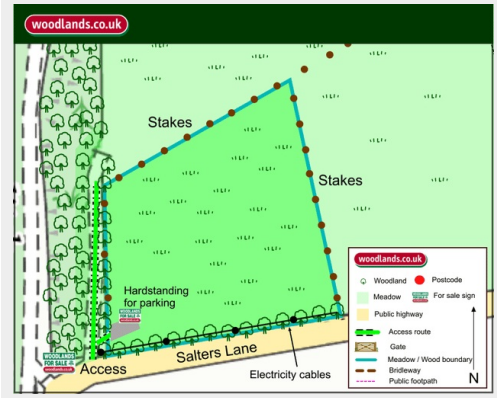
Southern: mature hedgerow beside Salters Lane

Western: fence alongside the woodland track









Click a map to see a bigger version in a new window. These maps automatically appear full size when this page is printed.

More woods for sale in Tree planting land South East England >>

Local manager



Anton Baskerville
07952 694 652
anton@woodlands.co.uk

Read more about Anton.

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.

Print these sales details

Download these sales details

Location

OS Landranger: OS No 132
Grid ref: TF 924 172
Nearest post code: NR19 2QT

Maps

- See our map of the area below.
- See our detailed map below.
- See map of the area from Bing maps
- See aerial photos of the area from Google maps

Directions

Directions to parking and main entrance:

Google Maps Pin for parking by the for sale sign **here**.

What3Words reference for parking by the for sale sign **here**. (///permanent.dates.forkful)

Closest postcode: **NR19 2QT**

Gallery Meadow lies on the northern side of Salters Lane, close to its western end where it meets Litcham Road. As you approach, look out for the woodlands.co.uk "Planting Land For Sale" sign on an oak tree beside the lane, which marks the start of the woodland track.

Please park near the sign, just off the road, and walk a very short distance north along the track. The entrance to Gallery Meadow is almost immediately on your right, marked by a second for sale sign and the turquoise name plate.

Satnav: NR19 2QT is the closest postcode, but it will bring you out on Reed Lane, around 1 km east of the meadow. Please follow the directions above from there.

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.

© 2026 Woodland Investment Management Ltd | Disclaimer | Privacy Policy | Contact us |