



## Honey Meadow Dorset

Charming Dorset meadow with substantial river frontage located within easy reach of Dorchester, Bridport and the Jurassic Coast.

### Details

**Price:** £65,000 Freehold  
**Location:** Maiden Newton, Dorchester, Dorset  
**Size:** Over 3 ¼ acres for sale  
**OS Landranger:** OS No 194  
**Grid ref:** SY 605 965  
**Nearest post code:** DT2 0BY

### Local manager

**Anton Baskerville**  
07952 694 652  
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## Description

Honey meadow provides an ideal escape from everyday life, situated in a private location with glorious river frontage and well established hedgerows forming two of the boundaries, which provide important habitats for wildlife. The meadow itself is down to grass having had a prior agricultural use as pastureland. For those with rewilding interests, Honey meadow presents a neatly contained opportunity for planting, perhaps in combination with the establishment of a wildflower meadow. The land is flat and contains a seasonal stream which fills up in the wetter months and runs into the River Frome.

The land offers an excellent opportunity for woodland creation, for either carbon offsetting or amenity purposes. The established trees in the boundaries and surrounding land will provide a natural seed source which will aid woodland regeneration. One may wish to consider a planting plan which utilises species which grow well in wetter ground, such as willow and Alder. It is advised that around 50% of the ground would be suitable for planting.

The frontage on to the clear and gently flowing river Frome is a particularly special aspect of the meadow, providing a rich habitat for wildlife including invertebrates, fish, birds and mammals. It also offers the opportunity for recreation and perhaps a spot of wild swimming. Please note that the fishing rights are reserved to a third party but are not currently exercised.

Honey Meadow is located just outside the village of Maiden Newton in Dorset, approximately 8 miles to the north west of Dorchester, and around 25 minutes from various spots on the Jurassic Coast. The land has excellent access via a very short track directly from the A356 (Dorchester Road) and has private parking.

The land would be ideally suited to those looking for a manageable parcel of private land in a picturesque location to spend time with friends and family closer to nature. The opportunity to own a section of a chalk stream such as The River Frome is a rare find.

In terms of finding the meadow, please follow the maps and directions. For viewing, please park in the entrance way to Wayside Farm which is directly opposite the entrance gate, around 1km south of the village of Maiden Newton on the A356. Pictures of the entrance to Wayside Farm are included in the photos.

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

### The River Frome:

The River Frome is one of the major chalkstreams in South West England, flowing for 35 miles from Evershot down to Poole Harbour. Chalk streams are rivers that rise from springs in landscapes with chalk bedrock, which for the River Frome is the rolling chalk hills surrounding its upper course, between Evershot and Maiden Newton. Since chalk is permeable, water percolates easily through the ground to the water table, meaning the water in the stream contains little organic matter and is generally incredibly clear. 'Frome' is an old Celtic river name meaning 'fair' or 'fine'.

### Frome Valley Trail:

The meadow is situated within a 5 minute walk of the renowned [Frome Valley Trail](#), which can be both walked and cycled. The walking trail is 16 miles long and the cycling trail is 14 miles. Maps of the route can be viewed [here](#).

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## Access, tracks and footpaths

The meadow is accessed via the A356 through a shared access gate. There are no footpaths across the meadow.

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## Rights and covenants

Honey Meadow comes with freehold title and there are no public rights of way across the land. The fishing rights are reserved to a third party but are not currently exercised.

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

The nearby village of Maiden Newton, where local amenities can be found, was recorded as *Newetone* in the 1086 Domesday Book, and, in more recent times, provided the inspiration and basis of the village of *Chalk-Newton* which features in many of the works of Thomas Hardy.

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## 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

Honey Meadow is located just outside the village of Maiden Newton in Dorset. Dorchester is around a 10 minute drive away to the South, and Bridport around 20 minutes by car 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 on the A356 which leads to the meadow on one side of the road. Immediately opposite is the driveway into Wayside Farm - please park on the gravel outside the farm for viewing. Please then carefully cross the road and enter through the gate with the Woodlands sign on it. Honey Meadow will be immediately in front of you.

**Satnav:** the postcode **DT2 0BY** is the nearest to the meadow but is a few hundred metres back down the A356 from the field gate, closer towards Notton / Frampton.

**What3Words** reference: ///winner.shun.carpeted

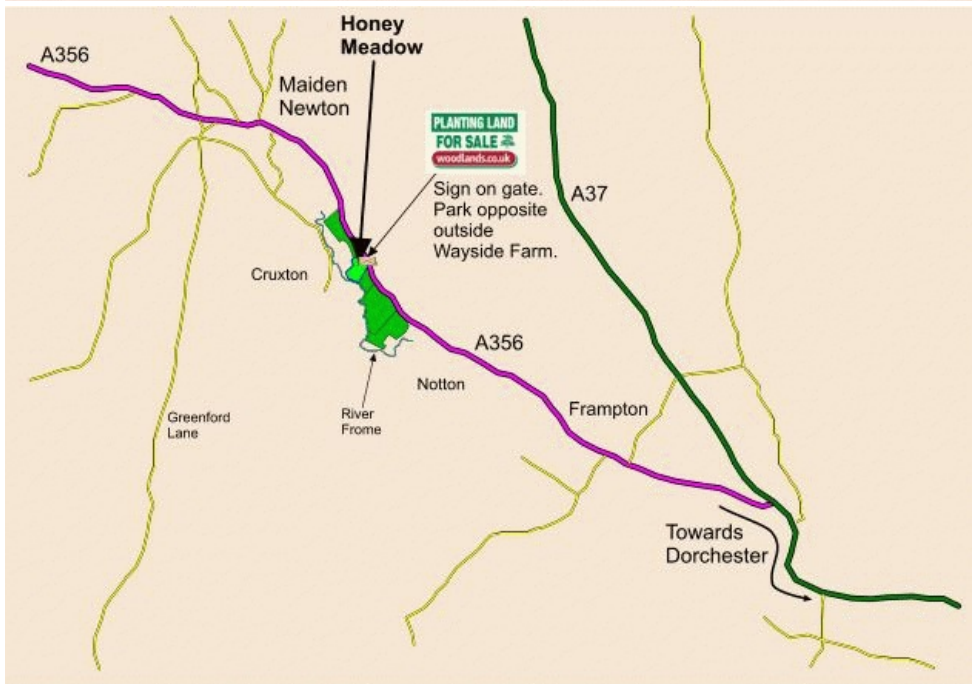
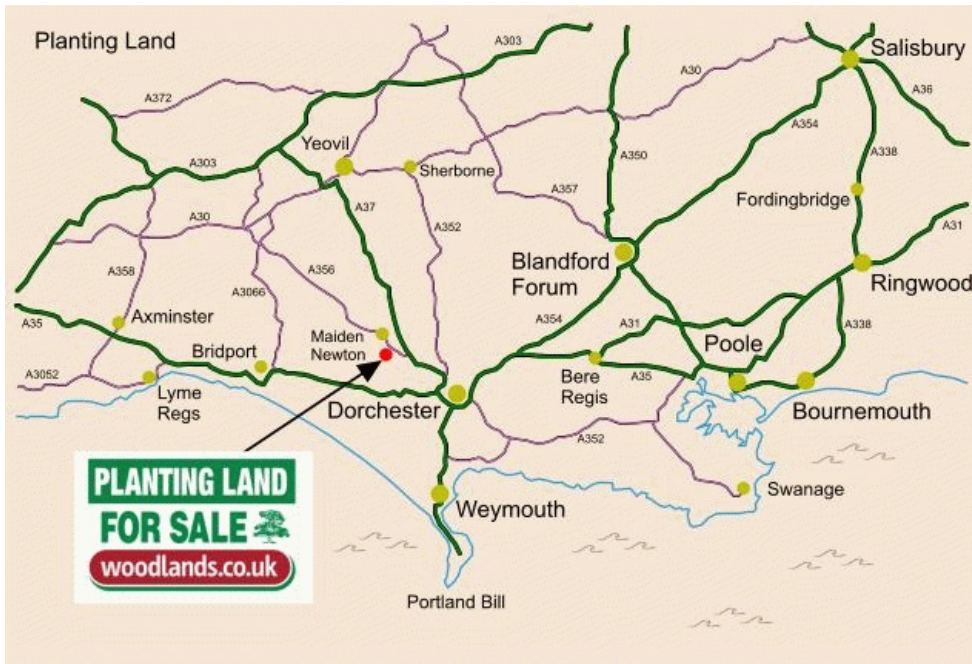
## Boundaries:

Boundary posts are marked with blue paint.

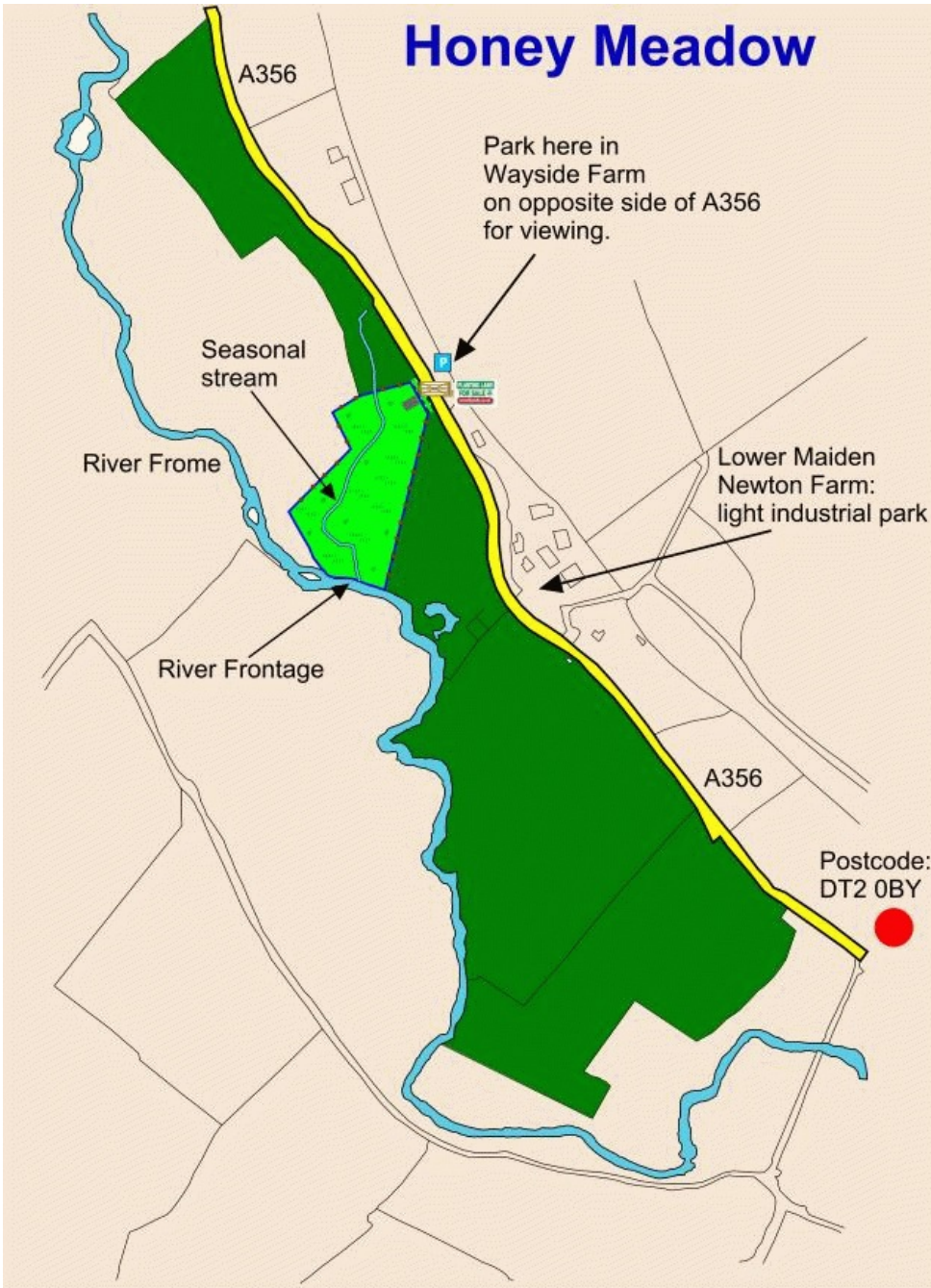
Western: River Frome

Northern: Fence & stakes

Southern: Stakes



# Honey Meadow



**Map Legend**

- Roads and Public Highways
- New rights of way
- Other private woodland tracks
- Public Footpath/bridleway
- River, stream or lake
- Railway
- Slope
- House or cottage
- GPS/Satnav, map location of nearest postcode

The Meadow

- Wooden or metal gates
- Ride stop
- boundary posts
- Stone wall
- Trees: broadleaves conifers coppice
- Clearings, grasslands, farmland
- Hedge
- Wetland, rushes
- Parking
- 'For Sale' sign location

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**PLANTING LAND**

**FOR SALE**

[woodlands.co.uk](http://woodlands.co.uk)

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.