



Idden Meadow Devon

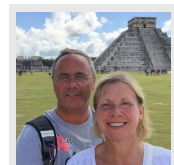
Idden Meadow offers private access to the picturesque River Torridge, including the fishing rights, making it a prime spot for rewilding, woodland projects and amenity use. Perfect for creating a vibrant, carbon-offsetting haven.

Details

Price: £79,000 Freehold
Location: Bradworthy, Holsworthy, Devon
Size: Around 4 ¼ acres for sale
OS Landranger: OS No 190
Grid ref: SS 321 175
Nearest post code: EX22 7SW

Local manager

Colin Gordon
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Description

Idden Meadow delights with its very own private access to the picturesque banks of the River Torridge. This enchanting water source brings life and vitality to the meadow, weaving a touch of magic into the landscape's natural beauty and charm. The fishing rights are included with the land.

It offers a blank canvas for its next custodian to shape the land through tree planting and rewilding. This pristine land invites individuals, families, and organizations to embark on a woodland creation project, with exciting opportunities for carbon offsetting.

The land boasts a rich history of agricultural use, traditionally supporting the grazing of sheep and cattle and yielding hay for winter feeding.

The main access gate, situated next to the public highway, offers seamless, year-round entry via a newly maintained stone track. This welcoming route guides you to the private parking area of Idden Meadow.

Once you reach the private hard-standing parking area, your gaze sweeps north across the valley, where neighbouring fields gracefully follow the contours of the landscape to meet the horizon. The undulating landscape is particularly stunning as the sun illuminates it, offering breath-taking vistas. The meadow offers the benefits of slight gradient slopes leading down towards the River Torridge and aids the drainage of the landscape.

The southern boundary is defined by an established hedgerow brimming with bushes, shrubs, and the occasional majestic oak tree, adding character and charm to the meadow. The western boundary features a scenic belt of trees and bushes, with a small section of brook gently meandering northward to meet the River Torridge, offering ample opportunities for bushcraft enthusiasts.

A picturesque stretch along the northern boundary hugs the riverbanks, creating an ideal spot for setting up base camp or a spot of fishing. Here, you can revel in the soothing sounds of flowing water and the seclusion offered by lush trees. The eastern boundary, leading back to the meadow's entry point and hard-standing parking area, features a delightful mix of small trees, bushes, shrubs, and the occasional bramble, which offers seasonal fruits.

Idden Meadow is perfect for those with environmental and amenity interests, offering a private retreat with immense potential for woodland creation. This beautiful parcel of land invites you to plant trees, whether for carbon offsetting or the joy of enhancing the natural landscape.

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.

Trees

Adding to the meadow's charm are the occasional semi-ancient oak trees dotting the southern boundary, standing as timeless sentinels watching over the land. A mix of broadleaf species populate the woodland belt which covers the western section of the land.

Wildlife

Wildlife enthusiasts will delight in spotting deer, rabbits, and hares, with their tracks weaving through the grass and hedges. Birdwatchers can enjoy the sight of owls, pheasants, and buzzards soaring above, along with a plethora of smaller birds seeking food and shelter among the hedgerows. The River Torridge attracts all of the wildlife usually associated with a significant watercourse.

Features

- Private access to the River Torridge, with fishing rights included
- Small section of brook which can be found on the western wooded area
- Expansive open land, perfect for woodland creation
- Mature trees and bushes along all four boundaries, naturally seeding the area
- Well-established boundaries offering both privacy and shelter
- Prime location with excellent access

Access, tracks and footpaths

Idden Meadow is accessed through a secured shared gate followed by a short drive along a stoned track along which a full right of way will be granted. The meadow comes with freehold title and there are no public rights of way across the land.

Rights and covenants

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

In addition to its breath-taking natural beauty, this land offers immense potential for tree planting, creating shelter belts, and expanding woodland areas. These efforts will foster and support local wildlife and birdlife.

Access in a campervan is made easy via the tracks with ample space for parking, this is an ideal camping spot to enjoy all the activities the local areas have to offer.

A spot of fishing can be enjoyed on The Torridge.

Local area and history

The land forms part of what was historically Higher Hele Farm. "Hele" is a dialectic variant of "heel in", a verb meaning to insert (cuttings, shoots etc) into the soil before planting to keep them moist. This historic link to planting is fitting for the potential it holds as a conservation and woodland creation project.

The meadow lies close by to the village of Bradworthy which is often referred to as the "last village in North Devon" because it sits just 3 miles South East of the border with Cornwall. Venture further west, and you'll find yourself in the Cornish village of Kilkhampton. This unique location adds to Bradworthy's charm, making it a gateway between the two counties.

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

Idden Meadow is accessed via a stoned track from an unnamed public highway near the village of Bradworthy, Devon. Ashmansworthy is around a 5 minute drive away to the north east, with Bradworthy (10 minutes) and Bude (30 minutes) both also close by.

[Google maps location](#) - Main gate. Park here, carefully climb the gate and follow the access track down to the meadow, which is highlighted as a green route on the woodmap.

[Click here for Bing 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. Thereafter please follow the maps.

Satnav: the closest post code to the meadow is **EX22 7SW**, but please note it is a short drive from the entrance.

What3Words reference: ///undertone.noun.skirt

Coordinates for satnav are: 50.9316, -4.3854 for the metal gate at the start of the access track.

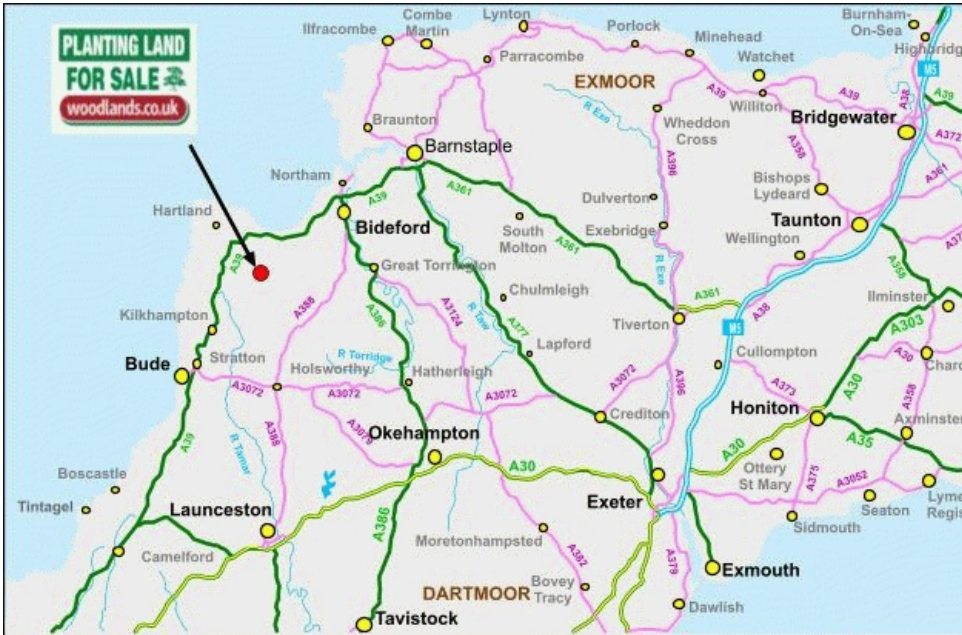
Boundaries:

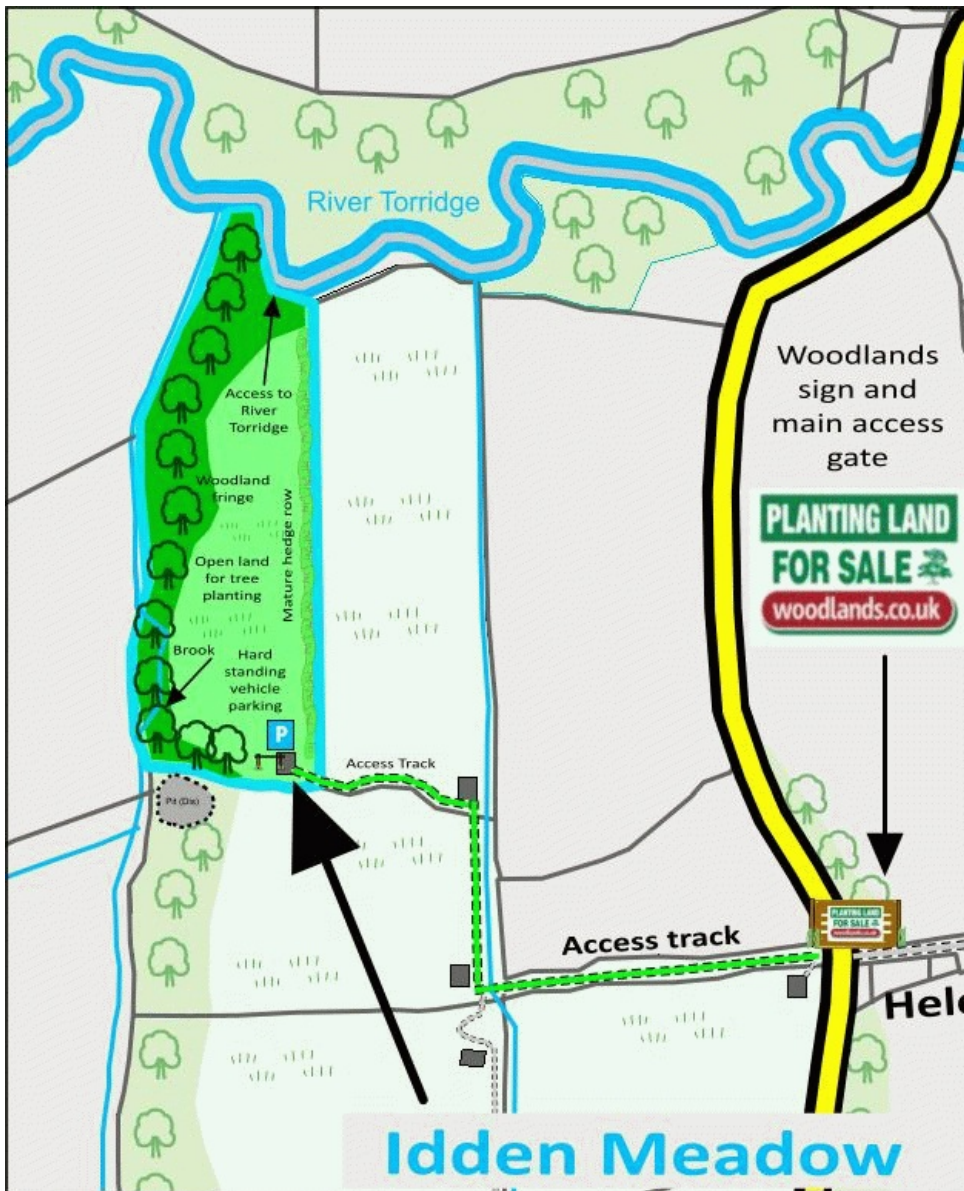
Northern Boundary: The River Torridge.

Southern Boundary: Well-established hedgerow with trees and shrubs.

Western Boundary: Traces the remnants of an old stock fence and bank, visible alongside a brook.

Eastern Boundary: Well-established hedgerow with small trees and bushes.





Map Legend		The Meadow	
Roads and Public Highways		Wooden or metal gates	
New rights of way		Ride stop	
Other private woodland tracks		boundary posts	
Public Footpath/bridleway		Stone wall	
River, stream or lake		Hedge	
Railway		Trees, broadleaves	
Slope		conifers	
House or buildings		coppice	
GPS/Satnav, map location of nearest postcode		Clearings, grasslands, farmland	
		Wetland, rushes	
		Park here	
		'For Sale' sign location	

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.