



Kestrel Meadow Wiltshire

Elevated meadow in the Cranborne Chase AONB with stunning views and excellent potential for woodland creation.

Details

Price: £79,000 Freehold

Location: Teffont Magna, Salisbury, Wiltshire

Size: Over 4 ½ acres for sale

OS Landranger: OS No 184

Grid ref: ST 996 321

Nearest post code: SP3 5HH

Local manager

Anton Baskerville

07952 694 652

anton@woodlands.co.uk



Description

Kestrel Meadow is a parcel of ex-agricultural land situated within the stunning Cranborne Chase Area of Outstanding Natural Beauty (AONB), an area celebrated for its unspoiled countryside and rich historical heritage.

It offers a new custodian the opportunity to create a lasting legacy by establishing new woodland that will be enjoyed by future generations. As there are currently no standing trees within the meadow, there is tremendous potential to increase biodiversity and foster rich new habitats.

The project of transforming Kestrel Meadow into a woodland would not only contribute to environmental conservation but also create an amenity asset which could be enjoyed with family and friends, offering the chance to manage a young woodland and practise bush craft skills. The absence of public rights of way ensures privacy and tranquillity, allowing the woodland to develop undisturbed.

Accessed via a well-maintained stoned track, Kestrel Meadow is ideally situated near the brow of a hill, offering scenic views to the west, north and east. There is a generous area of hardstanding at the entrance which provides ample space for vehicular parking. From here, the land has an extremely gentle gradient away towards the woodland bank at the far end of the meadow which marks the northern boundary. The woodland belt beyond the northern boundary provides excellent privacy as well as a source of seeds which will help with the natural regeneration of the open land. The eastern and western boundaries are marked with field stakes and bright blue paint.

Kestrel meadow is ripe for planting a diverse range of trees, including native species, fruit, and nut trees. Imagine walking through the future woodland, where carefully planted trees have matured into a vibrant canopy, providing shady spots and secluded areas. For those interested in woodland management, there is ample future scope to manage and shape the woodland, with possibilities for thinning, clearing, and further planting to diversify the land.

To find Kestrel Meadow, once you arrive at the main double metal gates, carefully climb them and follow the access track through the woodland. The stone track will then continue to your left across the open land. Continue all the way to the end where the entrance to Kestrel Meadow will be on your right hand side.

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

- Scenic location within Cranborne Chase AONB
- Excellent views
- Ripe with potential for tree planting & rewilding
- No public rights of way
- Three old pig sheds

Access, tracks and footpaths

Kestrel Meadow 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.

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.

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

Kestrel Meadow 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:

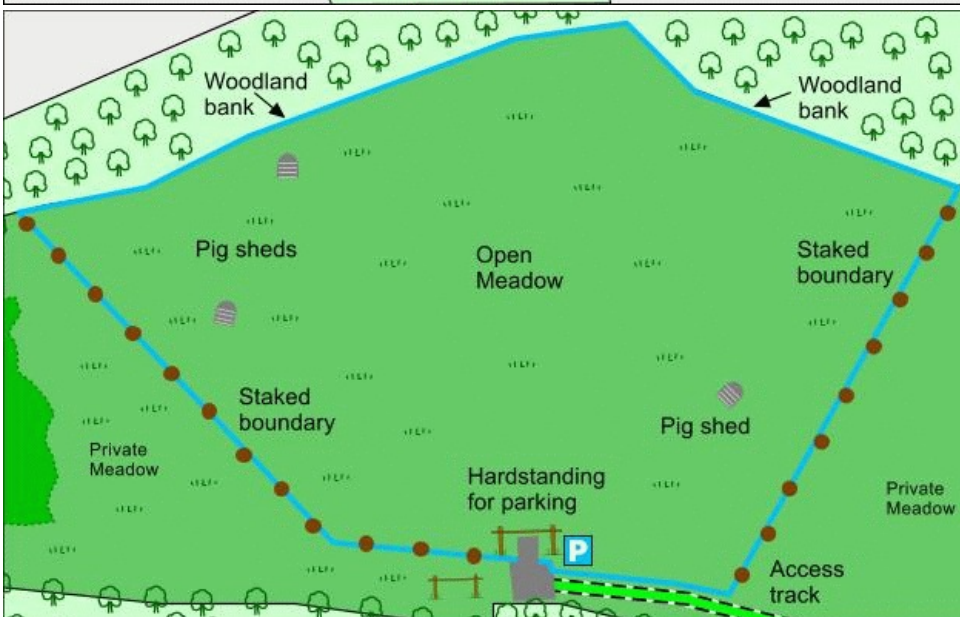
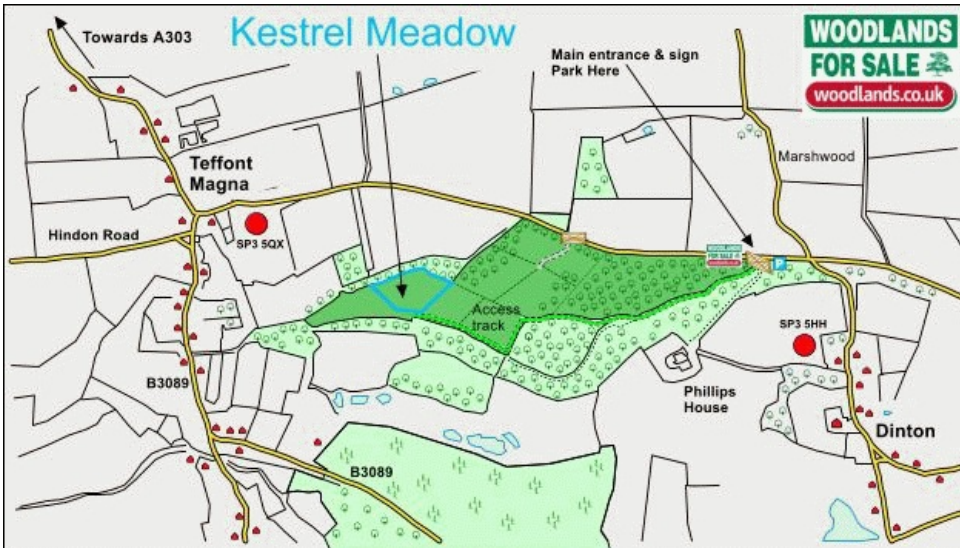
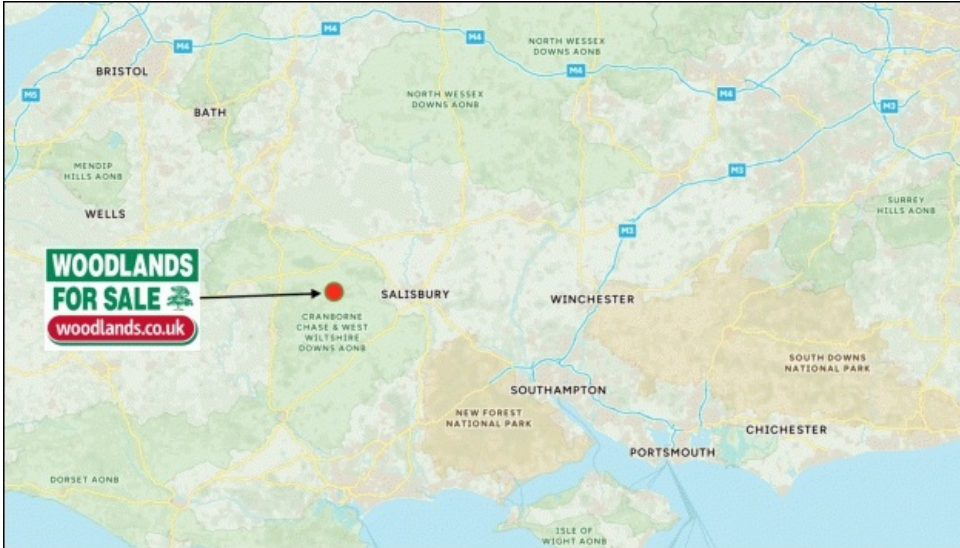
Boundary posts are marked with bright blue paint.

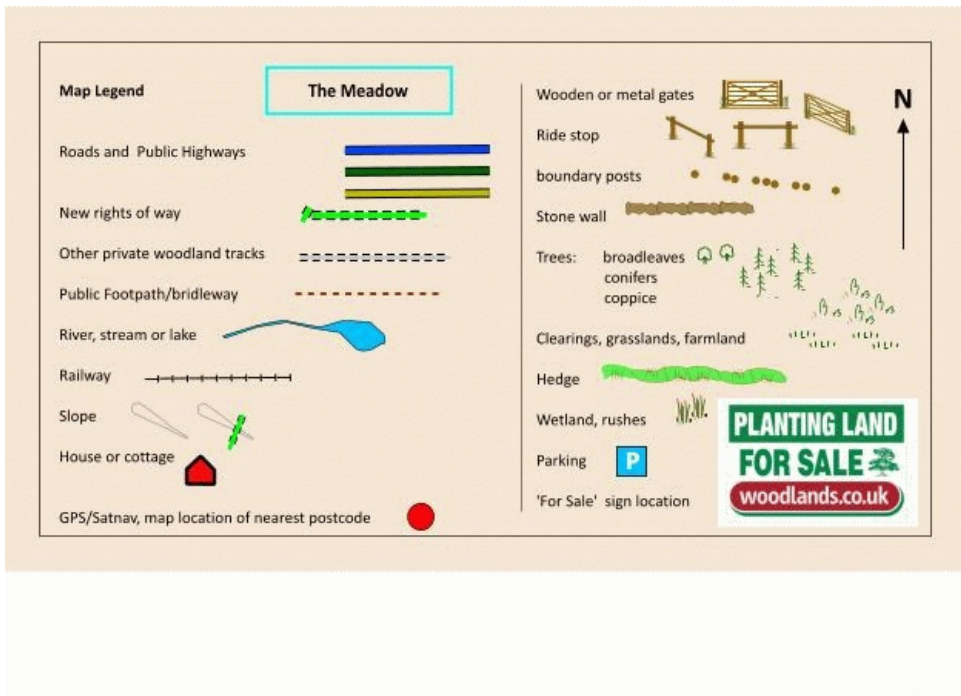
Northern: woodland bank

Eastern: field stakes

Southern: access track

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.