



## Lakins Meadow Somerset

A lush pasture field nestled between The Cotswolds and The Mendips in North East Somerset, awash with potential for rewilding or tree planting. The land lies within 40 minutes of Bristol and 20 minutes of Bath by car.

### Details

**Price:** £85,000 Freehold

**Location:** Clandown, Radstock, Somerset

**Size:** Around 4  $\frac{3}{4}$  acres for sale

**OS Landranger:** OS No 172

**Grid ref:** ST 667 557

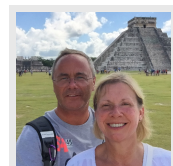
**Nearest post code:** BA3 2XH

### Local manager

**Colin Gordon**

07775 726458

[colin@woodlands.co.uk](mailto:colin@woodlands.co.uk)



## Description

Tucked away in an idyllic corner of North East Somerset lies Lakins Meadow. This secluded expanse of rolling pastureland is a blank slate, perfect for those with a vision for tree planting or rewilding projects aimed at conservation or carbon offsetting. The meadow itself is a tranquil slice of the countryside, offering picturesque views across neighbouring farmland.

Upon entering from the east, visitors are greeted by a sturdy area of hardstanding, providing ample space for vehicle parking. Adjacent to this is a robust stone water trough, still operational and an invaluable asset for any agricultural or conservation activities. From this point, the land unfurls south-westerly, rising gently as it leads you up towards the western boundary markers. The meadow is a tapestry of health, with vibrant green grasses woven with wildflowers. In times of heavy rainfall, a natural pond forms, nestled in a hollow near the eastern boundary, adding to the meadow's charm. The seasonal pond is of great value to local wildlife.

The perimeter is defined by age-old hedgerows and some broadleaved trees, creating a private enclave that doubles as a sanctuary for an array of wildlife, from mammals to insects and birds. It's not uncommon to spot deer, rabbits and hares, especially at dawn or dusk, making it a true wildlife retreat. The hedgerows serve as a local seed bank, encouraging natural regeneration and complementing any active tree planting efforts.

Strategically positioned, Lakins Meadow is a only a 40-minute journey from the urban pulse of Bristol and only 20 minutes from the historic allure of Bath. It stands as an accessible retreat from the bustle of daily life, offering potential stewards a chance to mould this land according to their vision and create a legacy of conservation for future generations to cherish.

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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### Wildlife

Rabbits, deer, and hares enliven Lakins Meadow, offering shelter and sustenance. A closer inspection reveals well-trodden trails crisscrossing the meadow, the tell-tale signs of its flourishing ecosystem. Buzzards have also been spotted overhead as well as a plethora of other birds.

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### Features

- Ideal for tree planting or rewilding
- Quiet & peaceful location
- Lush pastures with wildflowers
- Mature hedgerows on multiple boundaries
- Excellent access directly from public highway
- Tree planting grants widely available
- Prime location, within easy reach of Bristol and Bath

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### Access, tracks and footpaths

This Meadow comes with freehold title and is accessed directly from the public highway, providing year round access. A public footpath crosses the meadow near the western boundary, which is fenced off from the rest of the land.

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### 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.

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### Local area and history

#### **Clandown: A Historical Tapestry Woven in Coal and Stone**

**The Village's Mining Heritage** Clandown, once the heartbeat of the Somerset Coalfield, stands as a testament to the industrious spirit that fuelled the region. Established in the early 19th century, the village's original colliery was a cornerstone of local industry, opening its shafts in 1811. For over a century and a half, the mines thrived, with the last of the pits drawing to a close in the twilight of the 1960s. Today, Clandown lies equidistant between The Cotswolds AONB and the Mendip Hills AONB.

**Bowlditch Quarry** A stone's throw from the village lies Bowlditch Quarry, a SSSI. Only 0.25 hectares in size, the quarry is a geological marvel, offering a window into the Earth's distant past. It is renowned as a "classic site" that presents an extraordinary sequence of strata, tracing the geological timeline from the Rhaetian to the Pliensbachian. This Lias section, with its attenuated and broken succession, serves as a living textbook for biostratigraphic principles, drawing interest from scholars and enthusiasts

alike.

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## How to find this meadow

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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.

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## Directions

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Lakins Meadow is accessed by a metal gate at the bottom end of Broadway Lane near the village of Clandown in Somerset.

Bath is around a 20 minute drive away to the north east, with Bristol around 40 minutes by car.

[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. Thereafter please follow the maps.

**Satnav:** The nearest available postcode to the meadow is **BA3 2XH**, but please note that you may need to drive for another 250m in either direction until you see a "Planting land for sale" sign at the side of the road next to the meadow gate.

Coordinates for satnav are: **51.3015, -2.4767** for the metal gate where you will find roadside parking.

**What3words** reference for main gate: `///signature.tracks.daring`

**Boundaries:**

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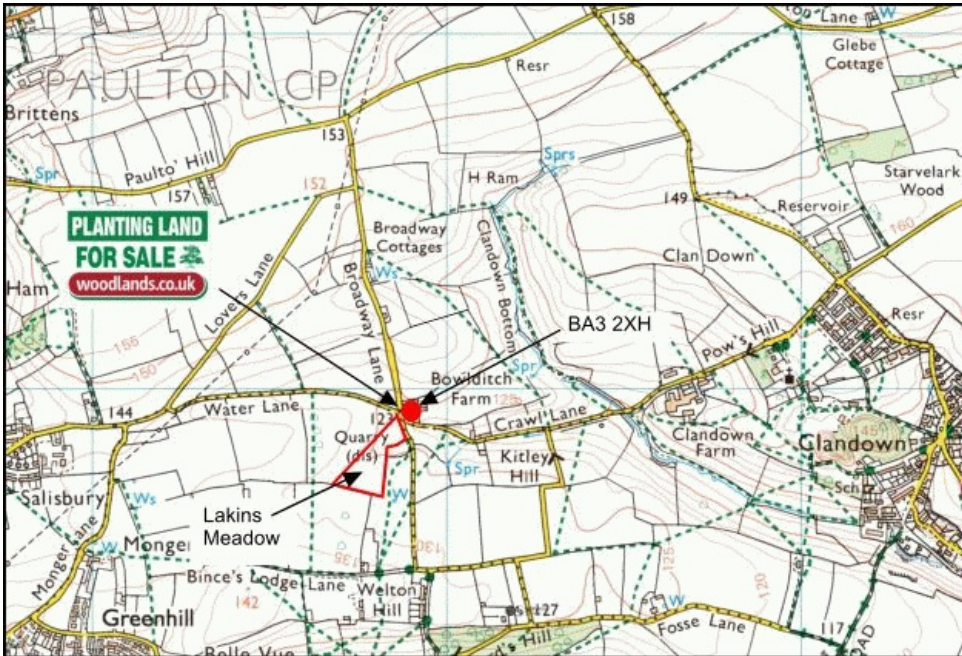
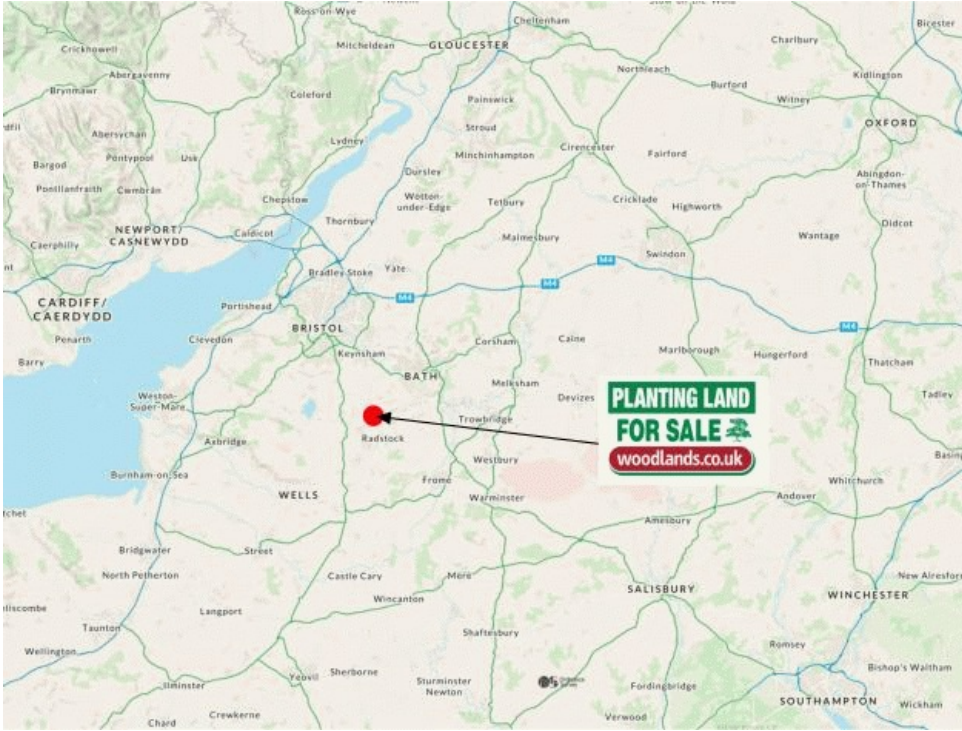
Northern: Field Stakes painted with Blue paint

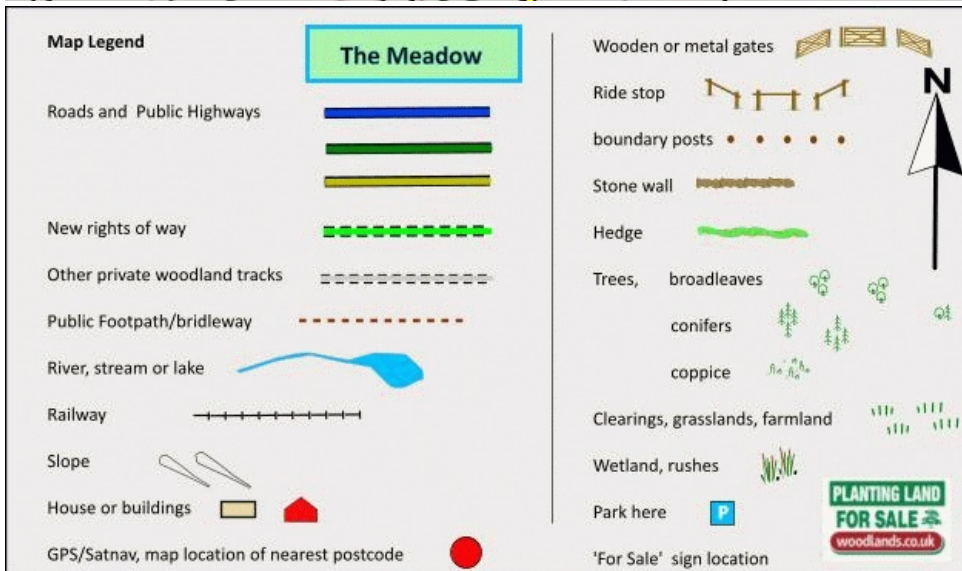
Eastern: Mature Hedgerow

Southern: Mature Hedgerow

Western: Field Stakes painted with Blue paint

Boundary features are marked with blue paint.





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.