Lichen Meadow, Herefordshire - About 4 ¾ acres, £75,000

Some people collect antiques; the new owner of Lichen Meadow will inherit a collection of them that are still growing. The meadow takes its name from the silvery lichens that cling to the bark of its great oaks, trees that have stood here for hundreds of years, each one a living heirloom of the historic Michaelchurch Estate. The meadow lies in a secluded spot against the woodland edge, just west of the village of Michaelchurch Escley in Herefordshire.

The meadow is approached along a short, made-up stone track that runs north from the public lane. At the end is Lichen's own private gate, set into the western boundary beside Garden Cottage, a handsome stone house standing in front of a tall stand of conifers. The red name plate is fixed to the rail beside the gate.

Step through the gate and the land opens out eastwards. Two magnificent oaks frame the view straight ahead, and others stand out in the open pasture, all within the meadow's boundaries. The finest of them has a vast, buttressed trunk and must be among the oldest trees on the estate, a true antique. The northern boundary is a stock fence, and beyond it a belt of mixed woodland on the neighbouring land, with oak, holly and conifers, lends a lovely sense of enclosure and privacy. To the south, a line of field stakes marks the boundary.

Towards the eastern end the ground becomes gently undulating before reaching the eastern boundary, which is lined with a row of veteran oaks that also fall within the meadow's boundaries. In the north-east corner these oaks meet the neighbouring woodland beside a small wooded dingle, making a quiet, enclosed corner where a pile of old stone slabs lies in the grass, a historic stockpile of stone from the estate's past.

Throughout the meadow, young parkland trees grow in sturdy post-and-rail timber guards, the antiques of the future and part of the estate's long tradition of caring for its field trees. The pasture has been grazed and is in good condition, and from the open ground the views extend east across the valley of the Escley Brook.

With mature woodland alongside to provide a ready seed source, Lichen Meadow is ideally suited to woodland creation, by planting, natural regeneration or both, while keeping open glades around its own veteran oaks. It would equally suit someone simply looking for a private, peaceful spot to camp, watch wildlife and enjoy the setting.

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

Trees

Several centuries-old field oaks stand within the meadow, including the row of veteran oaks along its eastern boundary, all belonging to the meadow. Young parkland trees are protected in timber guards. The neighbouring woodland to the north and the conifers to the west frame the meadow and provide a useful seed source for natural regeneration.

Wildlife

The woodland edge is rich in birdlife, with woodpeckers, nuthatches and tawny owls likely, while buzzards and red kites hunt over the open pasture. Deer and badgers move between the woodland and the meadow.

Features

- Its own private access gate

- A collection of centuries-old oaks within the meadow, including one with a vast, buttressed trunk

- Row of veteran oaks along the eastern boundary, within the meadow

- Sheltered by neighbouring woodland to the north

- Young parkland trees in timber guards

- Views east across the Escley valley

Access, tracks and footpaths

Lichen Meadow is accessed via a short stone track that leaves the public lane at the junction near Barn Cottage, leading to the meadow's own private gate beside Garden Cottage. The meadow comes with freehold title and there are no public rights of way across the land.

Rights and covenants

Sporting rights are in hand. The meadow is accessed via the stone track which runs from the public highway to the entrance of the meadow. A wayleave is in place for an overhead electricity line which crosses the top of the meadow.

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

The sheltered woodland edge is ideal for camping, bushcraft and wildlife watching. The Black Mountains are a short drive to the west, and the Olchon valley and the Cat's Back ridge offer superb walking.

Local area and history

Michaelchurch Escley lies in the old Welsh border district of Ewyas Lacy, named after the de Lacy family who held it after the Norman Conquest. Their stronghold at Longtown, a few miles to the south, still has a striking round stone keep built around 1200. The de Lacys also founded Craswall Priory, high in the hills to the north-west and one of only three houses of the austere Grandmontine order in England. West of the meadow, the Olchon valley runs up to Black Hill, whose narrow Cat's Back ridge marks the edge of Bannau Brycheiniog (Brecon Beacons) National Park. The book town of Hay-on-Wye is around eight miles to the north.

Price: £75,000 Freehold
Location: Michaelchurch Escley, Hay-on-Wye, Herefordshire
Size: About 4 ¾ acres for sale




































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

Boundaries:

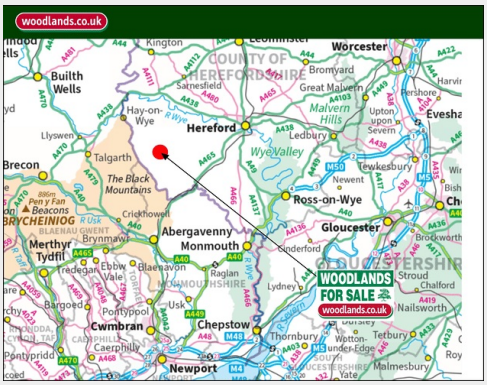
Boundary posts are marked with red paint:

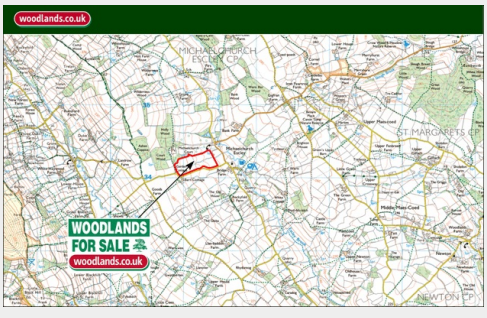
- Northern: stock fence

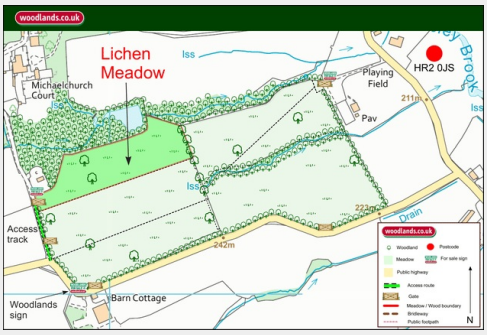
- Eastern: stock fence, with a row of veteran oaks inside the boundary

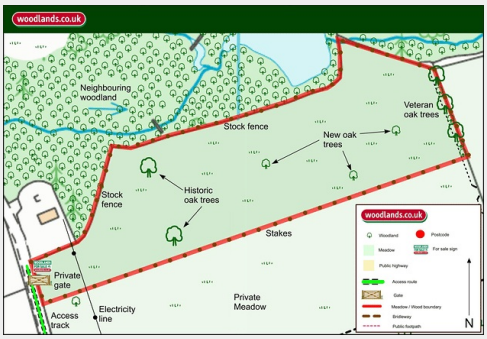
- Southern: field stakes

- Western: hedge and fence along the access track and Garden Cottage









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 Wales and the Welsh Marches >>

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

Location

OS Landranger: OS No 161
Grid ref: SO 309 342
Nearest post code: HR2 0JS

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 main entrance gate:
Google Maps Pin for main gate here.
What3Words reference for main gate here. (///named.revisit.share)
Closest postcode: HR2 0JS
Coordinates for main gate are: 52.001489, -3.008342

From St Michael's Church in Michaelchurch Escley, follow the lane west and uphill for around 700 metres until it bends sharply near Barn Cottage, where you will see the Woodlands.co.uk "FOR SALE" sign at the junction.

Here a stone track heads north from the lane. Please park carefully so that you do not block the lane or the track, and follow the track north for around 100

metres, past the gate to Skylight Meadow. Lichen Meadow's private gate is on your right, beside Garden Cottage, and is identified by a red-coloured name plate. Carefully climb the gate and please ensure you close any gates behind you.

Hay-on-Wye (25 minutes), Abergavenny (30 minutes) and Hereford (35 minutes) are all close by.

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 |