

Polehays Meadow Devon

Polehays Meadow is located in the beautiful Devon countryside with exceptional views across to Dartmoor, just minutes away from the charming and historic town of Okehampton.

Details

Price: £65,000 Freehold

Location: Northlew, Okehampton, Devon

Size: Around 3 ½ acres for sale

OS Landranger: OS No 191

Grid ref: SX 520 977

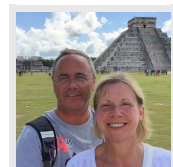
Nearest post code: EX20 3NS

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description

Nestled in the picturesque Devon countryside, Polehays Meadow is just 15 minutes from the charming historic town of [Okehampton](#). This secluded expanse of land offers a peaceful and calming atmosphere, perfect for tree planting, rewilding projects, conservation, or carbon offsetting initiatives. With views across rolling hills and neighbouring farmland to the [Dartmoor National Park](#) beyond, the meadow provides an idyllic setting. Some of the peaks of North West Dartmoor, including [Sourton Tors](#) and [Yes Tor](#), create a dramatic backdrop to Polehays Meadow.

The meadow provides suitable access and parking for a car, medium-sized campervan or caravan for those wishing to take advantage of the camping rules. Convenient entry from the secured north access gate along the public highway leads you along a stone track to a sturdy area of private hardstanding. The land unfolds gently, rising towards the southeast boundaries into a triangular shape, boasting vibrant green grasses and occasional wildflowers. The western boundary is marked with orange-painted posts, making it easy to convert into stock proof fencing if required.

With mature hedgerows and broadleaved trees, the meadow is home to deer, rabbits, and various species of birds and wildlife. These hedgerows serve as a seed bank, encouraging natural regeneration and complementing tree planting efforts.

Please note that there are numerous tree planting grants readily available, offering financial support for woodland creation projects. It may also be possible to secure a grant for [a new hedgerow](#) along the western staked boundary.

Located just 50 minutes from Bude and 60 minutes from Exeter, this conveniently accessible retreat offers the added benefit of being a short distance from Dartmoor National Park. It provides potential stewards with the opportunity to shape and enjoy the land according to their vision, creating a lasting legacy of conservation for future generations.

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.

Wildlife

Numerous birds including buzzards, owls, pheasants and smaller songbirds can often be seen in the meadow, searching for food and shelter among the hedgerows. Rabbits and deer also frequent the meadow, with their telltale tracks visible when you closely examine the hedges.

Features

- Easy access from public highway and suitable for medium sized campervan/caravan
- Picturesque views
- Scenic location close to Dartmoor National Park
- Open grassland containing mature hedgerows and trees
- Opportunities for tree planting & rewilding
- No public rights of way

Access, tracks and footpaths

Polehays Meadow comes with a freehold title and there are no public rights of way across the land. The land is accessed through a secured gate 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.

Activities

The northeast corner of the meadow is an ideal spot for camping offering some protection from the elements by the two hedgerows. Picture yourself enjoying an evening around a crackling campfire, which can be an unforgettable experience everyone should enjoy.

Local area and history

Polehays meadow is only a 15 minute drive from Okehampton, which is often referred to as the "Gateway to Dartmoor," it is a town rich in history and natural beauty. Dominated by the picturesque ruins of Okehampton Castle, which dates back to the Domesday Book, the town offers a glimpse into medieval life.

The Museum of Dartmoor Life showcases 5,000 years of human activity on Dartmoor, making it a must-visit for history

enthusiasts. Simmons Park, with its early 1900s landscaping, provides a serene escape with multi-sports facilities and an elegant bandstand.

Adventure seekers can enjoy a variety of activities at Adventure Okehampton, from archery to bushcraft. The town's Saxon origins and its prosperity from the medieval wool trade add to its charm, making Okehampton a fascinating destination for visitors.

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

Google Maps location for main entrance gate: [Click Here](#)

What3Words location for main entrance gate: [Click Here](#) (///maximum.nudge.decisive)

Nearest Postcode: EX20 3NS

Coordinates: 50.764688, -4.103207

Directions:

In terms of finding the meadow, when heading from Okehampton direction, follow Northlew Rd heading west for 4 miles. Look out for a turning on your left-hand side signposted for Ashbury and turn left there onto Waterhouse Hill. Follow this single track road for about a ½ mile and on your left hand side, you will see a metal gate with a Woodlands.co.uk sign (Tree Planting Land). Park safely at the gate carefully climb over the padlocked gate and follow the stone track for approx. 500 metres. Polehays Meadow is at the end of the access track and is identified by an orange coloured name plate to the left of the track.

What3Words///maximum.nudge.decisive

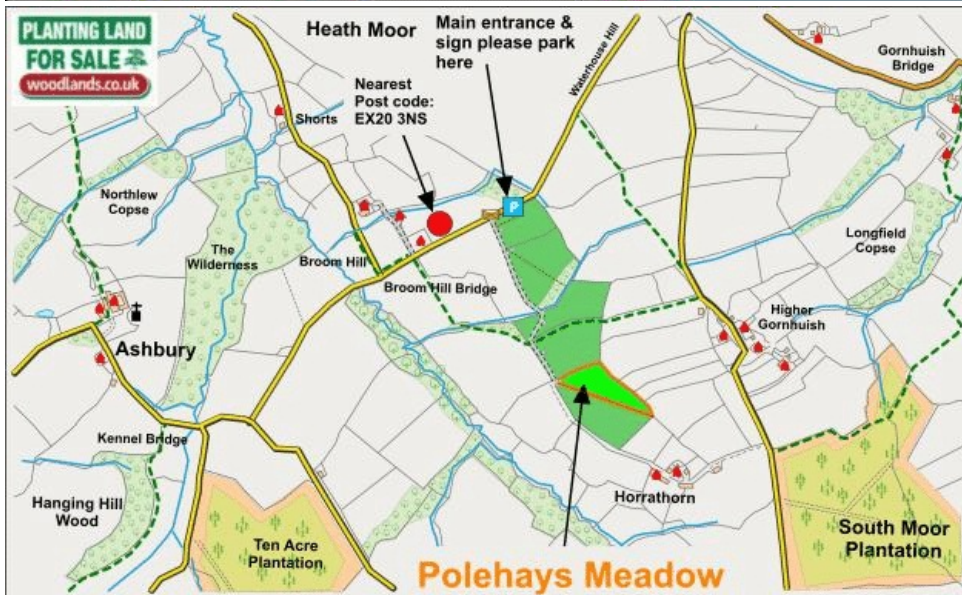
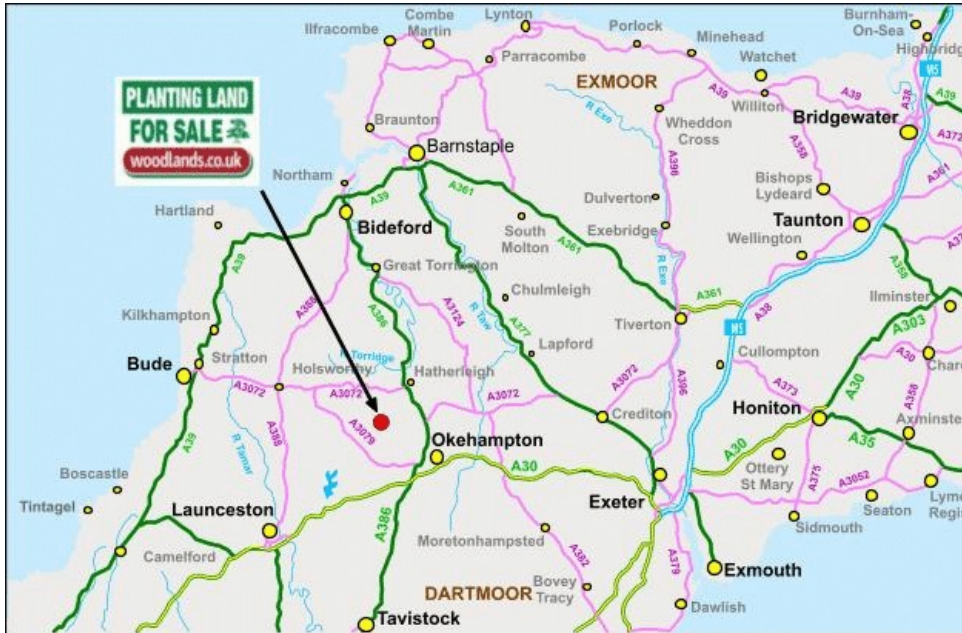
Boundaries:

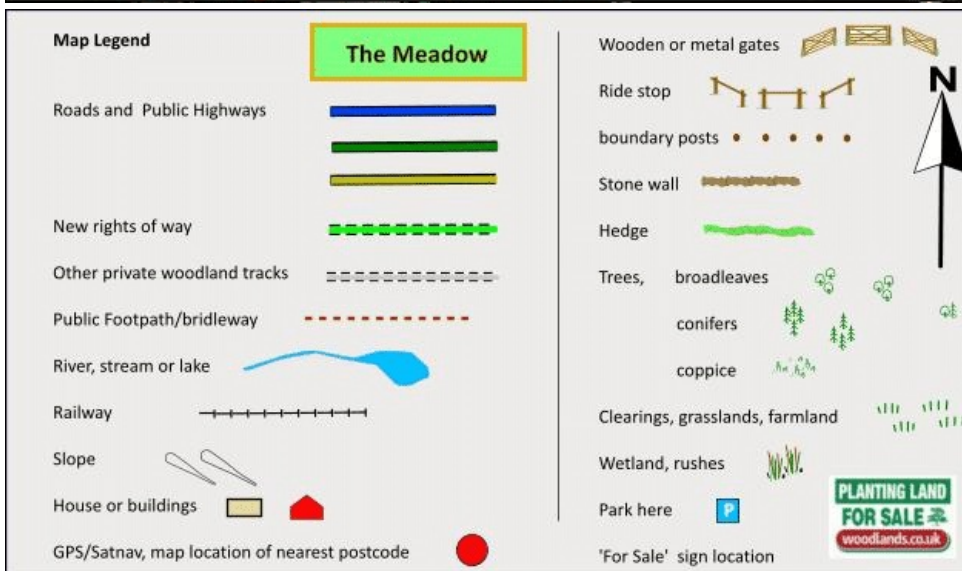
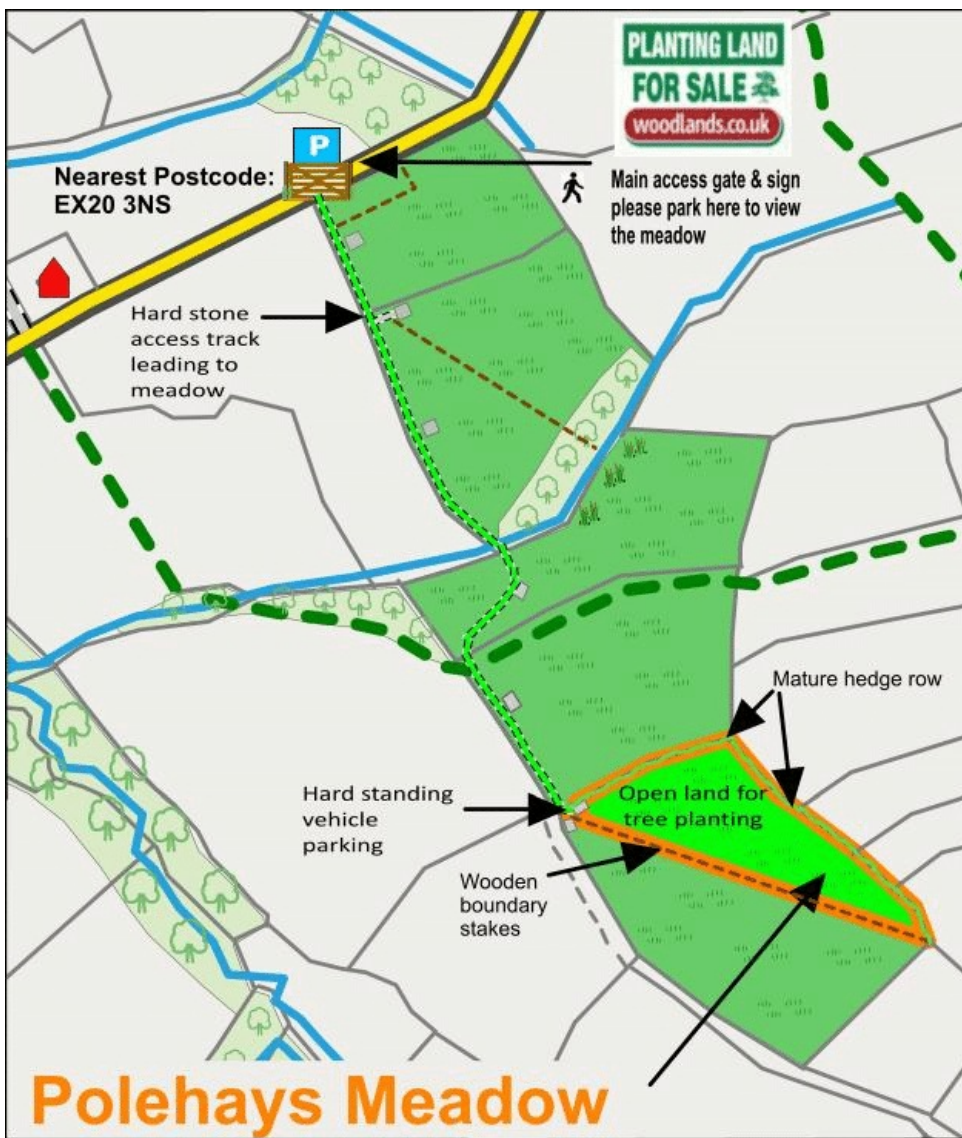
Boundary posts are marked with bright orange paint

Northern: Mature hedgerow and occasion tree

Eastern: Mature hedgerow and occasional tree

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.