Ripple Meadow, Herefordshire - About 3 ⅓ acres, £65,000

Ripple Meadow lies on the eastern side of a block of former parkland belonging to the historic Michaelchurch Estate, right on the edge of the village of Michaelchurch Escley in south-west Herefordshire. Springs rise on this hillside and feed the little streams that run down towards the Escley Brook, and it is this water, trickling through the dingle in the meadow's south-western corner, that gives Ripple its name.

Access is from the village itself. A gravel track leaves the lane beside the village noticeboards and the village cricket field, and leads a short way to a galvanised field gate, where you can drive up and park. Ripple Meadow shares this entrance with its neighbour, Rosie Meadow, and the blue name plate stands just inside.

The meadow is wedge-shaped. It is at its narrowest here at the eastern end, beside the entrance, and widens steadily as it climbs gently westwards, reaching its broadest along the top, western boundary. The northern boundary is a stock fence, and beyond it a long belt of mature broadleaves on the neighbouring land, among them oak and holly with a tall conifer here and there, gives the meadow shelter and a strong sense of enclosure. To the south, a line of field stakes marks the boundary.

Along the top of the meadow, the western boundary is a stock-proof fence, with a row of grand old oaks standing on the neighbouring land beyond. In the south-western corner stands one of the meadow's finest features, a magnificent veteran oak with a massive, buttressed trunk that looks out over neighbouring Rosie Meadow. Here too the meadow takes in the start of a wooded dingle: for the first 50 metres or so, a small stream runs among ferns and fallen logs within the meadow before passing onto neighbouring land. It is a magical spot to explore. An old estate gate in the north-western corner is a reminder of the land's past; it is now kept locked, with no rights of way through it.

Turn around at the top of the meadow and the views open out east across the valley of the Escley Brook. The gentle slope gives the land a pleasing, rolling feel, and the scattered young parkland trees, each in its own timber guard, add to the grand, estate character.

The land has been grazed as productive pasture. With mature trees on its borders acting as a ready seed source, Ripple Meadow is well suited to woodland creation, whether by planting, natural regeneration or a mix of the two. It would equally make a lovely private amenity space within walking distance of the village.

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

Young parkland trees, protected by traditional timber guards, are dotted across the meadow, and a magnificent veteran oak with a massive, buttressed trunk stands in the south-western corner. Although they stand on neighbouring land, the mature oaks, holly and other broadleaves beyond the northern and western boundaries frame the meadow beautifully and provide a useful seed source for natural regeneration.

Wildlife

The surrounding mature trees and the dingle provide cover and water for deer, badgers and foxes, and support a wide range of songbirds. Buzzards and red kites are frequently seen over the valley.

Features

- Gently sloping, wedge-shaped meadow, widest at the top

- A magnificent veteran oak in the south-western corner

- Wooded dingle with a small stream in the south-western corner

- Sheltered by mature trees on neighbouring land

- Young parkland trees in timber guards

- Views east across the Escley valley

- Drive-up access from the village

Access, tracks and footpaths

Ripple Meadow is accessed via a short gravel track leading from the village lane beside the playing field to a galvanised field gate, which is shared with Rosie Meadow. The meadow comes with freehold title and a right of way over the track from the public highway. There are no public rights of way across the land.

Rights and covenants

Sporting rights are in hand. The meadow comes with a right of way over the access track from the public highway. The old estate gate in the north-west corner is kept locked and carries no rights of way in either direction.

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 dingle is ideal for bushcraft and wildlife watching, and the top of the meadow makes a quiet spot to camp with views across the valley. The meadow is within walking distance of the village, and the Black Mountains and the Golden Valley offer endless walks and rides.

Local area and history

The Escley Brook rises high on the slopes of the Black Mountains and runs south through the village to join the River Monnow, which for much of its length marks the border between England and Wales. To the east lies the Golden Valley, the broad valley of the River Dore, home to Dore Abbey, founded by Cistercian monks in 1147 and still partly in use as a parish church. Arthur's Stone, a Neolithic burial chamber on the ridge above Dorstone, offers wonderful views back across the valley to the Black Mountains. Hay-on-Wye is around eight miles away, and Hereford about sixteen.

Price: £65,000 Freehold
Location: Michaelchurch Escley, Hay-on-Wye, Herefordshire
Size: About 3 ⅓ acres for sale
































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

Boundaries:

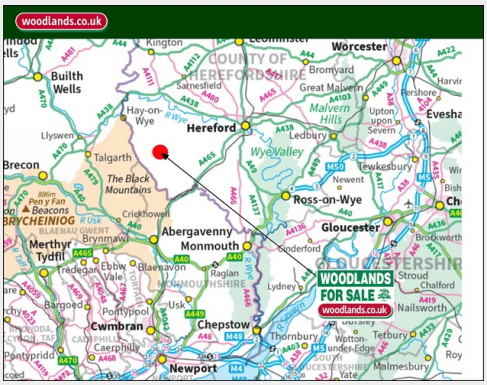
Boundary posts are marked with blue paint:

- Northern: stock fence

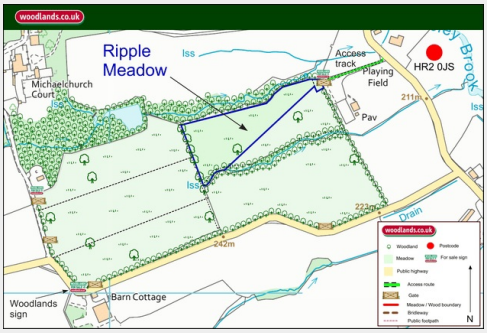
- Eastern: hedgerow and stock fence

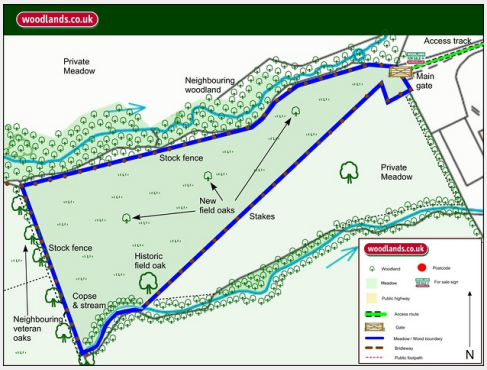
- Southern: field stakes

- Western: stock-proof fence









Click a map to see a bigger version in a new window. These maps automatically appear full size when this page is printed.

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Local manager



Anton Baskerville
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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 312 342
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. (///renamed.shed.winds)
Closest postcode: HR2 0JS
Coordinates for main gate are: 52.003400, -3.001258

Ripple Meadow is accessed from the village of Michaelchurch Escley. From St Michael's Church, take the lane heading north for around 250 metres. On your left, beside the village playing field, you will see the village noticeboards at the start of a gravel track. Turn in here and follow the track west for around

100 metres.

You can drive all the way along the track to the galvanised field gate, which carries a Woodlands.co.uk "FOR SALE" sign, and park there. Carefully climb the gate. Ripple Meadow is to your right, identified by a blue-coloured name plate just inside the gate. 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.

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