Skylight Meadow, Herefordshire - Over 5 acres, £79,000

As its name suggests, Skylight Meadow is all about space and light. It lies at the heart of a block of former parkland on the historic Michaelchurch Estate, just west of the village of Michaelchurch Escley in south-west Herefordshire. From its higher western end the land looks out under big skies across the valley of the Escley Brook, over a patchwork of small fields, hedgerows and woods that rolls away to the east.

One reaches the meadow along a short, made-up stone track that leaves the public lane at the junction near Barn Cottage. Skylight's own private timber field gate, not shared with any other meadow, opens onto the south-western corner, and the orange name plate stands just inside.

From here the land unrolls eastwards in a broad, gently falling band. Field stakes mark the boundaries to the south and north, preserving the open, unbroken character of the parkland. Along the western side a mature hedgerow follows the access track. At the far eastern end, the meadow is closed by a row of great oaks that fall within the meadow's boundaries, one of the most impressive features on the estate.

More oaks stand out in the open pasture, broad and low-branched in the way only trees grown in open parkland become. Among them are young parkland trees, each protected by a post-and-rail timber guard, a clear sign of the care the estate has taken over its trees. The overall effect is grand and quietly regal rolling parkland.

The land has been grazed as productive pasture and is level enough at the top to make an excellent spot for a campervan or tent, with the best of the views laid out in front of you. Higher ground and the Black Mountains rise behind to the west, sheltering the meadow from the prevailing weather.

Skylight Meadow offers a rare chance to own a piece of parkland meadow in this part of the world, whether as a private amenity space to enjoy or as the starting point for a new woodland. Planting could be designed to frame and protect the views, perhaps with a belt of native trees along the stakes and open glades in between, while the veteran oaks will act as a seed source for natural regeneration.

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

A row of great oaks lines the eastern boundary and further veteran oaks stand in the open pasture, all within the meadow's boundaries. Young parkland trees have been planted and protected in traditional timber guards.

Wildlife

The open pasture and big skies attract buzzards and red kites, and skylarks may be heard overhead in summer. Owls hunt along the hedgerows and the old oaks give shelter to bats and woodland birds.

Features

- Its own private access gate

- Sweeping views east across the Escley valley

- Stately veteran oaks with a parkland feel

- Row of great oaks along the eastern boundary

- Young parkland trees in timber guards

- Level ground at the top, ideal for a campervan

- Close to Hay-on-Wye and the Black Mountains

Access, tracks and footpaths

Skylight Meadow is accessed via a short stone track that leaves the public lane at the junction near Barn Cottage, with the meadow gate the first on the

right. 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

With level ground and outstanding views, the top of the meadow is an ideal spot for camping or a campervan. Walkers can head west into the Black Mountains, where the narrow Cat's Back ridge climbs to the summit of Black Hill.

Local area and history

Michaelchurch Escley takes its name from St Michael's church on the Escley Brook. The Grade II* listed church, which may date back to the 12th century, is known for a striking late-medieval wall painting on the north wall of its nave, often called 'Christ of the Trades', in which Christ is surrounded by the tools of everyday work. Historians still debate whether it was meant as a warning to Sabbath breakers. The village sits at the head of the Golden Valley, with Bannau Brycheiniog (Brecon Beacons) National Park a few miles west, the book town of Hay-on-Wye around eight miles to the north and the cathedral city of Hereford about sixteen miles to the east.

Price: £79,000 Freehold
Location: Michaelchurch Escley, Hay-on-Wye, Herefordshire
Size: Over 5 acres for sale



























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

Boundaries:

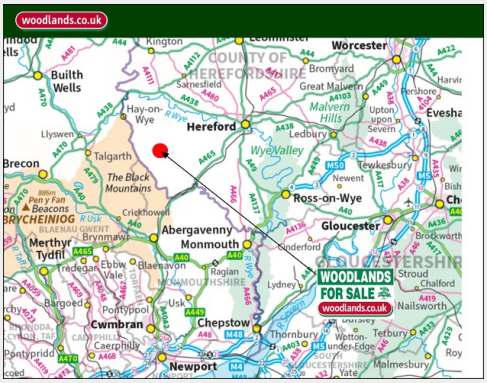
Boundary posts are marked with orange paint:

- Northern: field stakes

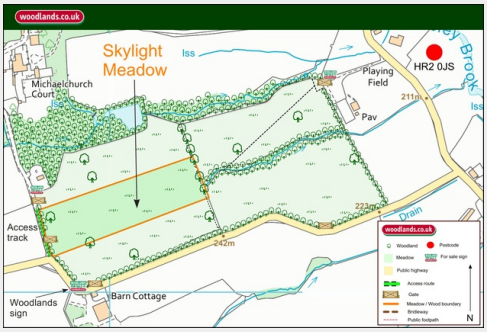
- Eastern: stock fence, with a row of veteran oaks inside the boundary

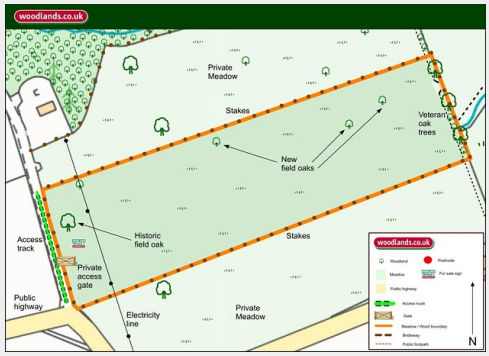
- Southern: field stakes

- Western: hedgerow along the access track, with the entrance gate in the south-west corner









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 310 341
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. (///firebird.peanut.says)
Closest postcode: HR2 0JS
Coordinates for main gate are: 52.000814, -3.008039

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. Walk a short way up the track and the timber field gate into Skylight Meadow is the first gate on your right. It is identified by an orange-coloured name plate just inside. 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.

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