



Stapeley Meadow Powys / Shropshire border

A picturesque rural meadow with views across the Shropshire Hills and access to natural water via a secluded woodland brook. Private access directly from the public highway.

Details

Price: £55,000 Freehold

Location: Fishpool Gate, Church Stoke, Powys /
Shropshire border

Size: Around 3 acres for sale

OS Landranger: OS No 137

Grid ref: SO 319 958

Nearest post code: SY5 0JN

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description

Stapeley Meadow is located close to the village of Church Stoke in a breath-taking part of the Welsh Marches. This meadow has a long agricultural history and has ideal potential for woodland creation.

The meadow and surrounding areas are characterised by picturesque rolling hills and is located on the border between England and Wales, in the county of Powys, with fabulous views of the Shropshire Hills to the east.

The north side of the meadow enjoys a freshwater brook flowing through a small, wooded area and eventually into the River West Onny further downstream. Such access to natural water within this wooded area is a valuable resource and will provide nice shady spots to sit and spend time in those warm summer months.

Historically the land has been used for grazing animals and grass production but now offers the opportunity to a family or individual who is interested in undertaking a conservation project, be that woodland creation, wildflower meadow development or rewilding. This could be done for either carbon offsetting or amenity purposes.

The volume of standing trees at the edges of the meadow and in the surrounding area would enable the natural regeneration of the land for those interested in harnessing the power of nature to transform the landscape. Active tree planting could work in conjunction with this approach and there are several grants available to assist with the planting of trees.

The land is accessed via a padlocked gate which can be found along a mature hedgerow on the western boundary of the meadow, which runs alongside a single-track public highway, where an area of hardstanding allows for private vehicular parking. The meadow comes with an entirely private access which is not shared with anyone else, which is a rare feature.

From there, the meadow takes a long rectangular shape with a gentle gradient running from the western boundary in an easterly direction. The north and south boundaries consist of stock proof fencing, which both meet with the eastern boundary identified with wooden field stakes and purple paint markings.

A single historic oak tree can be seen in the middle of the meadow showing the scars of time, surrounded by a wetter, lower lying section of land which offers a diversity of habitat, hosting wildflowers and naturally regenerating trees.

Stapeley Meadow is a wonderful piece of land with a desirable appeal, containing a balanced mix of open land and standing trees along with a secluded wooded area with a small pathway cut through the northern stock fence, leading down to the brook.

The long-established hedgerow and trees which border the meadow on 3 sides offer a great deal of privacy and a nice aesthetic. The views that can be enjoyed across the valley to the peaks of the Shropshire Hills is a defining feature 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.

Features

- Private and secluded location
- Fantastic views of the Shropshire Hills
- Fresh water brook within secluded woodland
- A mix of open meadow and woodland belts

Access, tracks and footpaths

The meadow is accessed directly from the public highway via a private locked gate located on the western side of the meadow. The land comes with freehold title and there are no public rights of way across it.

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.

Local area and history

The meadow lies on the western edge of the Shropshire Hills right on the border between England and Wales, with the River West Onny forming the boundary. Corndon Hill is a significant local landmark and with a summit of over 510m it forms a breath-taking backdrop to the local area. There is large bronze age cairn at the summit where far reaching views can be enjoyed of The Cambrian Mountains, Stiperstones and The Long Mynd.

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

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.

In terms of finding the meadow, when heading north out of the village of Hyssington, go past the small carpark and swings on your left hand side and follow the road for about 1 1/2 miles.

You will pass three turnings on your right hand side. There will be about 1km left after the third turning before you reach a farm entrance (Fishpool Farm) on your right hand side on the corner as the road turns left.

The entrance gate to Stapeley Meadow is 100m down on your right hand side, signposted with a "Woodlands" sign on the gate.

You can either try to park safely by the gate or try to find more suitable parking and walk to the gate.

Carefully climb the gate and Stapeley Meadow is directly in front of you.

Click here for the [Google Maps Main Gate Location](#), 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 you can park.

Satnav: the postcode **SY5 0JN** is the nearest to the main entrance where you may find offroad parking near Fishpool Farm.

Coordinates for satnav are: **52.556311, -3.006476** for the main entrance.

What3Words Reference: **///outnumber.pythons.loaning**

Boundaries:

Northern: Stock proof fence

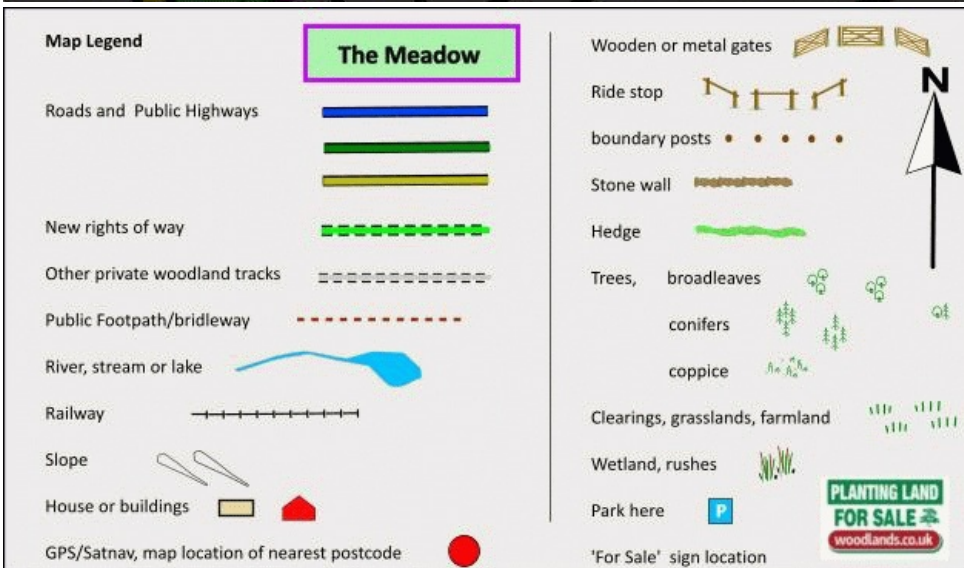
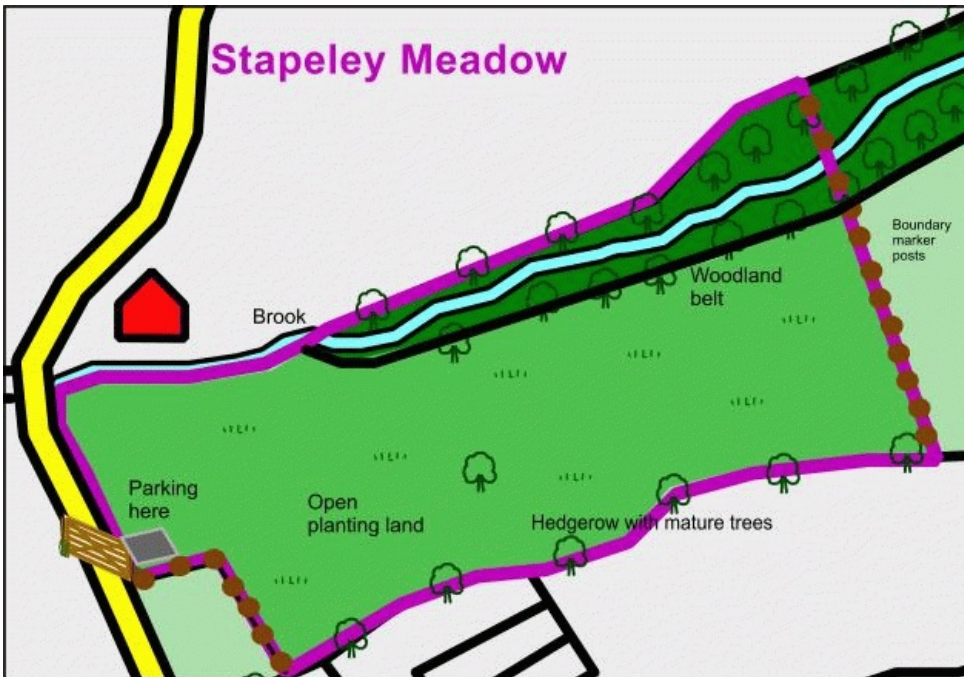
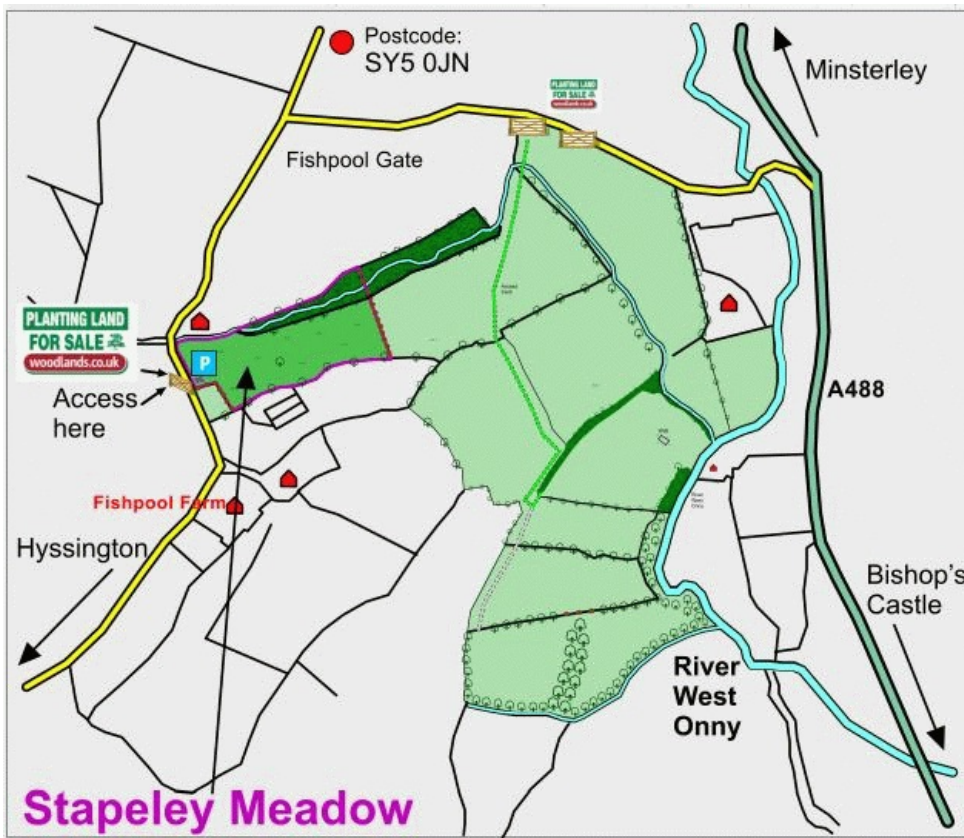
Eastern: Wooden field stakes

Southern: Stock proof fence

Eastern: Established hedgerow

Boundary features are marked with purple 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.