



Blundstone Paddock Shropshire

A rolling open meadowland with stunning views, situated in the beautiful Shropshire countryside. The open and sunny aspect makes it a wonderful pasture full of flowers and insect life. With lots of planting potential, Blundstone Paddock is worth a visit!

Details

Price: £69,000 Freehold

Location: The Bog, Minsterley, Shropshire

Size: 5½ acres for sale

OS Landranger: OS No 137

Grid ref: SO 349 980

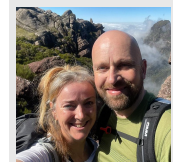
Nearest post code: SY5 0NG

Local manager

Ash Charlwood and Helen Iles

07901 718474

ashandhelen@woodlands.co.uk



Description

Blundstone Paddock is an open sunny meadow full of wildlife.

It is easily accessible along a solid track and there is a recently created private parking space for a vehicle. From this all areas of the meadow are accessible.

The gently rolling meadow is well drained. This allows varied flowers to thrive, from the spring and summer flowers such as Germander Speedwell to Lady's-smock. In turn this supports a variety of insects, moths and butterflies.

Parking is at the lower part of the meadow; it's a gentle walk to the top where the widest views are. This would be a perfect place to make sitting space to enjoy the meadow from.

This well drained meadow, with it's wide views across to Cordon Hill, Mucklewick Hill and The Rowls, has a lot of potential for planting. It would be perfect for broadleaf with a mix of more commercial trees too. We would be happy to chat about what is possible here. The meadow could become a diverse natural woodland with private areas for family enjoyment - there is a lot of scope to create here.

In 2023 the [Shropshire Council Community Trees Scheme](#) offered grants to people who wished to plant trees and short sections of hedging, and to create small areas of woodland in Shropshire. They may offer the same again in 2024, keep an eye on the website. Grants are also available through the [UK government](#) for planting trees and countryside matters.

Blundstone paddock is also a lovely wide open space and can be enjoyed just as it is.

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.

Trees

Blundstone Paddock is a lovely bright open meadow. It is fringed with trees and woodland, and potentially could be a beautiful woodland with sensitive planning and planting. However, it is just gorgeous as it is too!

Wildlife

Open hedged rather than fenced fields allow wildlife free rein throughout this area. Muntjac, badger, moles, voles, rabbits and much more call this area home.

The spring and summer flowers carpet the meadow such as Germander Speedwell and lady's Smock.

Features

Open sloping field with outstanding views of the valley and woodlands around.

Access, tracks and footpaths

Access is along a track (suitable for vehicles), and through the main gate. Blundstone is on left above the track.

There is a private parking space within the meadow.

There are no public footpaths through Blundstone Paddock.

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

This meadow is in the heart of the [Shropshire Hills National Landscape](#) area. It is a wonderful place to walk, cycle, birdwatch, photograph amongst many other things, at any time of the year.

Nearest activity is found at the [The Bog Visitor Centre](#) where you can find out about the history of mining in the area.

Withing walking or driving distance is the [Stiperstones](#), a spectacular quartzite ridge which was one of Britain's main sources of lead during the 1870s.

Also worth visiting is [Roundton National Nature Reserve](#).

Local area and history

[Stiperstones](#). See the Ordovician 'Stiperstones Quartzite', which is a wild and distinctive landscape rich with geology of national significance.

The whole area is steeped in history and accessible through [various walks](#) including [The Shropshire Way](#)

[Bishop's Castle](#) (11 miles, 20 minutes away) is an unspoiled working town dating from the Medieval period. Built on a very steep hill, it is surrounded by a spectacular [National Landscape](#) on the border with Wales, midway between [Ludlow](#) and [Shrewsbury](#).

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

Nearest postcode takes you to The Bog farm, but stay on the road towards The Bog Visitor Centre. When coming from the north, Stiperstones/Shelve, keep going along to the end of the straight road (a quarter of a mile past Bog Farm) and the centre is on the side of the road to your right.

Follow the track (a little rough, but accessible for an ordinary car) down the side of the visitors centre for approx 300 metres. Don't take the first left, continue to follow the small WOODLANDS FOR SALE arrow signs for another 200m or so. Here you will find a gate on the left hand side with a WOODLANDS ACCESS sign.

Please call in advance for the gate access code. If you do not have the code, park to the right of the gate, without blocking access, and continue on foot.

Coordinates for this gate:

- Lat/Long: 52.576428,-2.9611775
- what3words: acre.splat.impeached

Through this gate, follow the signs for 100m till you get to a right turn, turn right and then after approximately 100m there will be a locked gate with a parking bay.

Walk along the track for approximately 50 metres and the parking bay and entrance to BLUNDSTONE Paddock is on the left hand side of the track.

Any issues with directions please don't hesitate to call.

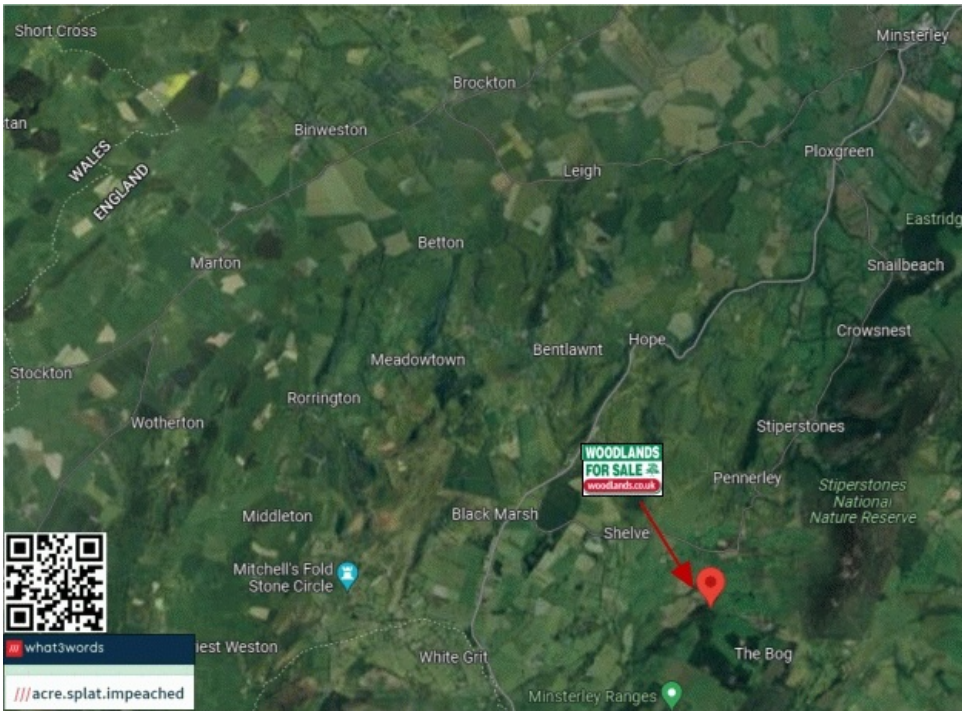
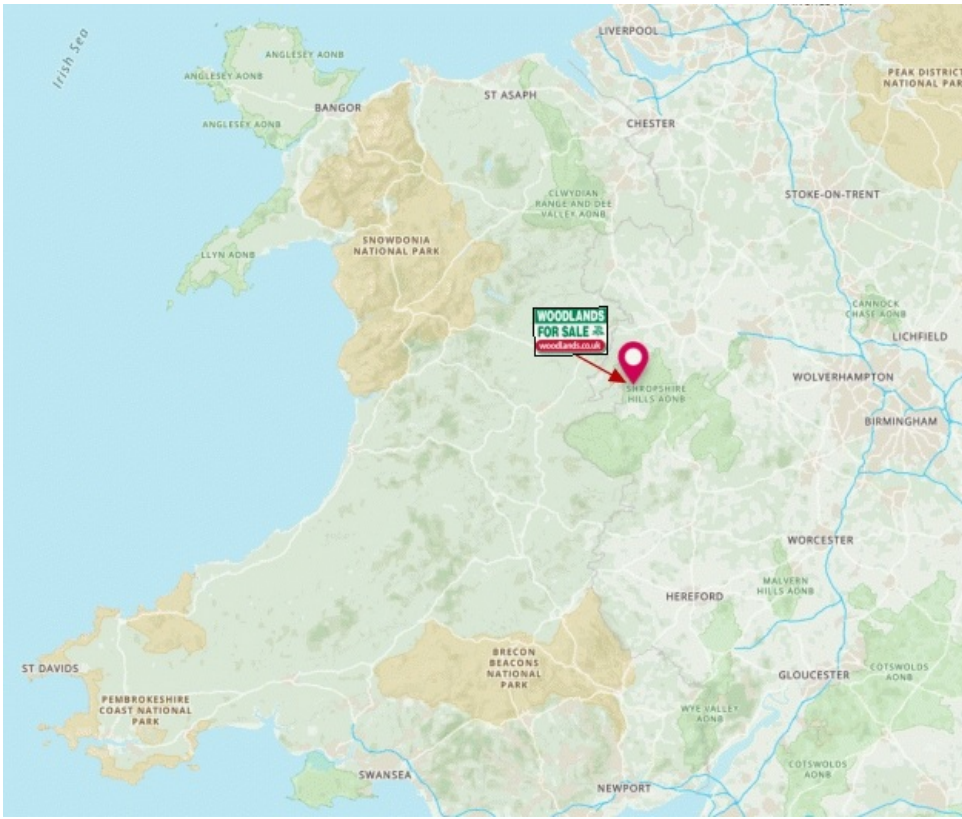
Enjoy!

Helen

Boundaries:

Blundstone Paddock boundaries are marked in orange. Two sides are fenced, butting up to neighbouring woodlands. The south west boundary is a ribbon of trees with a neighbouring meadow, there are orange painted posts along this.

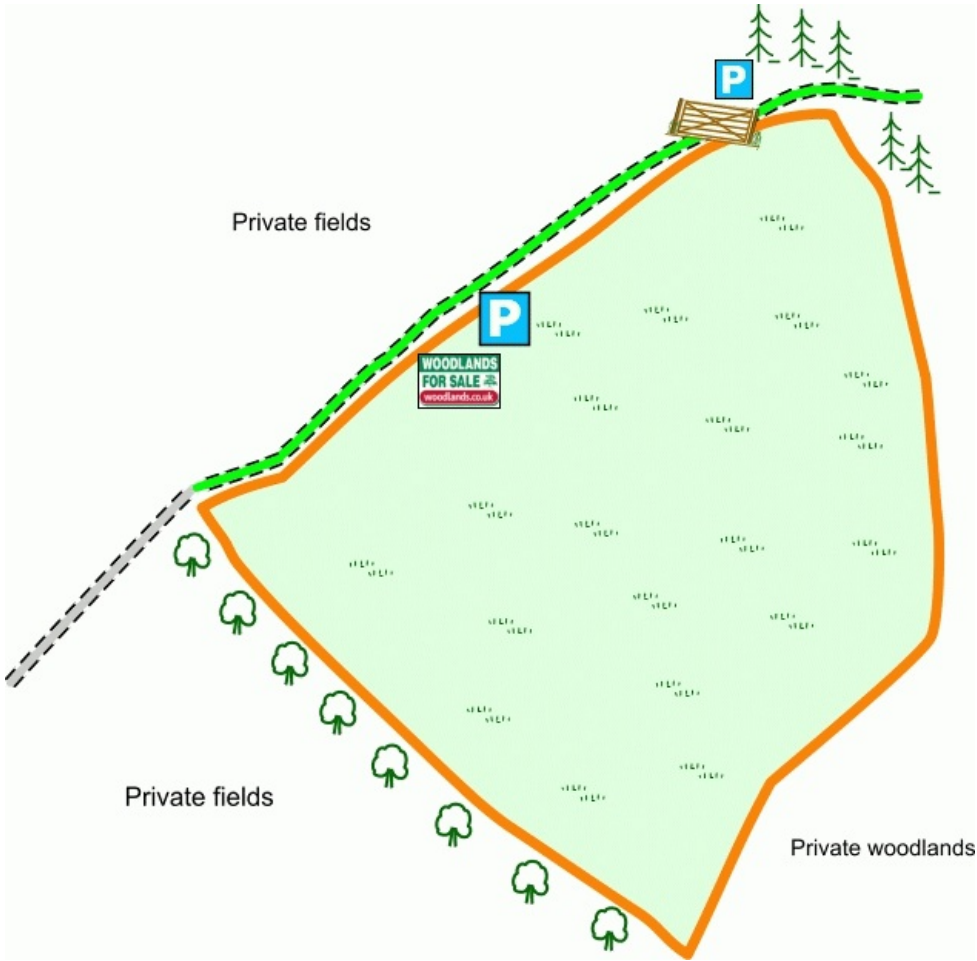
The north - west boundary is up to the track that leads to neighbouring meadows and woodlands.



Map Legend

Blundstone Paddock

Roads and Public Highways		Wooden or metal gates	
Tracks with rights of way for the wood		Ride stop	
Other private woodland tracks		Fence or boundary posts	
Public footpath		Stone wall	
Private footpath		Trees, broadleaves	
River, stream or lake		conifers	
Slope		shrubs	
House or cottage		Clearings, grasslands	
GPS/Satnav, map location of nearest postcode		Hedge	
		Wetland, rushes	
		Bench	
		Park here	
		'For Sale' sign location	



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.