



Malt Meadow

Powys / Shropshire border

A tranquil meadow which includes a belt of broadleaved woodland and a babbling brook. Located right on the England / Wales border with views towards the Shropshire hills.

Details

Price: £59,000 Freehold

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

Size: About 3 ½ acres for sale

OS Landranger: OS No 137

Grid ref: SO 321 959

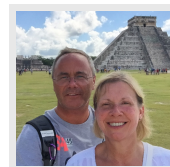
Nearest post code: SY5 0JN

Local manager

Colin Gordon

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Description

Malt Meadow is located on the border between England and Wales and is gifted with outstanding views of the Shropshire hills. The local landmark Corndon Hill offers a dramatic backdrop to the land, with its summit 1,683 ft above sea level, it forms part of a famous run of hills which rise up along the border in The Welsh Marches. The village of Church Stoke and town of Montgomery are only a stone's throw away on the Welsh side to the west, with Church Stretton and Craven Arms nearby in Shropshire to the east.

This is a desirable meadow containing a balanced mix of open land and standing trees along with an enchanting fringe of woodland, occupying the northern section. A freshwater brook can be found hidden amongst this area of woodland which runs the entire length of Malt Meadow, where it eventually meets with the River West Onny. Access to a natural water source like this is a valuable resource and important for supporting wildlife.

The wooded area is a rich and dynamic habitat containing an assortment of broadleaved trees and shrubs and is surrounded by stock proof fencing for that added security and protection. As you head along the northern edge of the meadow, the woodland presents a wall of green in the summer, offering shade along the fringe on those hot summer days.

A small opening in the stock fencing invites you into a woodland path and leads you down to the magical and gently flowing brook. Dappled sunlight and well-spaced trees create an enjoyable woodland scene and if you sit quietly for a while, you may notice that the area is awash with a variety of sounds and wildlife.

In addition to being a lovely amenity space and natural source of firewood, the woodland will act as a powerful seed source for the natural regeneration of the open land. With seeds blowing in, or carried by animals, the open land will begin to be colonised by various species, extending the boundaries of the woodland ecosystem. The establishment of woodland can be accelerated through active tree planting, for which a number of grants may be readily available.

Both the east and west boundaries are demarcated by red colour coded field stakes, whereas the north and south boundaries consist of stock proof fencing. Mature trees can be seen dotted along the southern boundary fence, offering privacy and shelter.

The land is accessed via a stone track directly from the public highway through a shared padlocked gate and provides all year-round vehicular access. As you follow the internal track up towards the meadow and over the freshwater brook, you will meet an area of hardstanding ground on the right-hand side of the track. This is Malt Meadow's own private parking area and is also marked with the red painted features along with the meadow's name plate. From there, the meadow is level and is almost square in shape apart from a slight incline which becomes visible as you drive up the track from the main entrance. The meadow comes with a freehold title and there are no public rights of way across it.

Malt Meadow offers a fantastic opportunity for woodland creation alongside existing natural woodland and may be of interest to anyone looking to own a parcel of land in a private and secluded area. It would also make a great opportunity for a family woodland, for those wishing to leave a lasting legacy for future generations to enjoy.

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
- Natural water source within secluded woodland
- A mix of open meadow and a belt of woodland

Access, tracks and footpaths

The meadow is accessed via a hardcore stoned track which runs from the public highway. 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 a 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

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 3/4 miles, going past Fishpool Farm and Fishpool Gate, before taking a right hand turn which is signposted as unsuitable for HGV's. It is the third turning on the right. Once you have turned right, the entrance to the site is 250m down on your right hand side, signposted with a "Woodlands" sign on the gate.

The land can also be accessed via the A488 via a small left hand turn when heading north, in between Runnis Meadow Camping (on Google Maps) and the village of White Grit, again signposted as unsuitable for HGV's. Please note this turning drops away fairly steeply and has a steep ditch on its right hand side. The main gate is circa 500m down on the left hand side.

Once at the main gate, park in the little pull-in off the road, carefully climb the gate and follow the access track through the first field, at which point you will come across a small brook. Once you walk over that brook, Malt Meadow begins on the right hand side of the track which is identified by red paint markings on the wooden boundary posts.

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 can park but will take you slightly to the north of where you need to be.

Coordinates for satnav are: **52.558666, -3.001408** for the main entrance.

What3Words Reference: **///solar.brambles.held**

Boundaries:

The boundary features are marked with red paint.

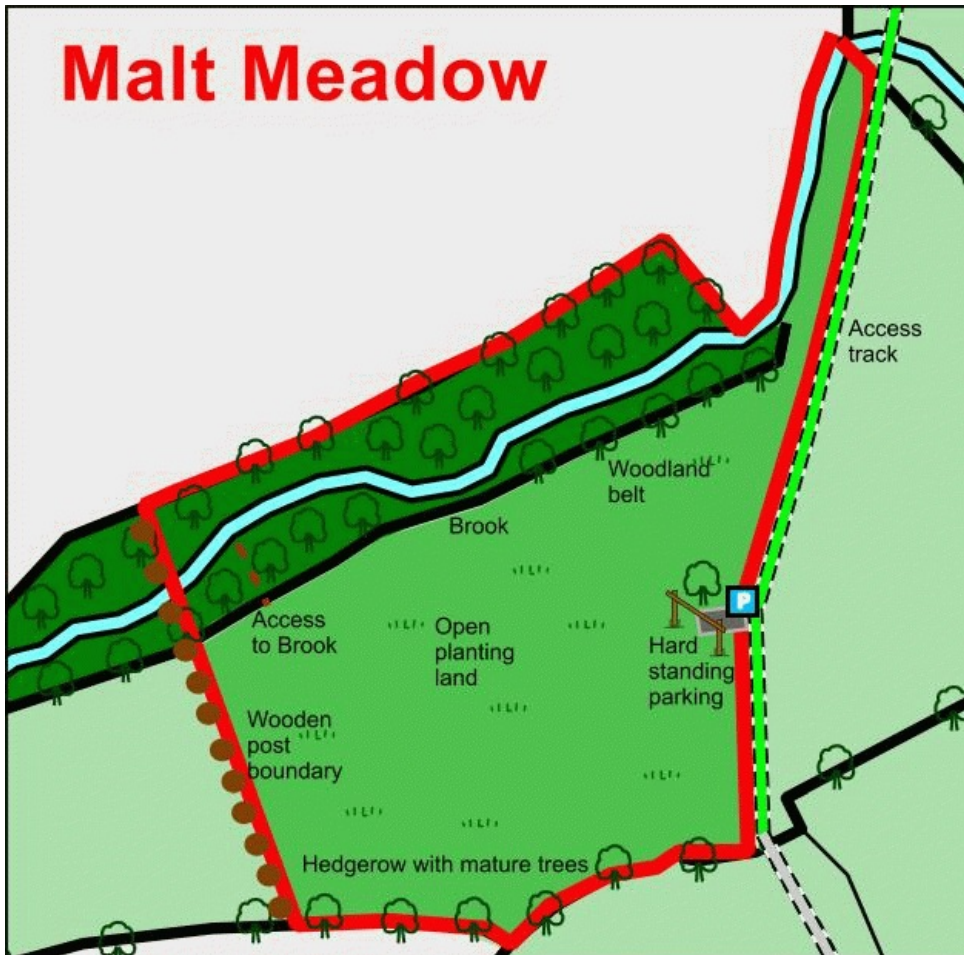
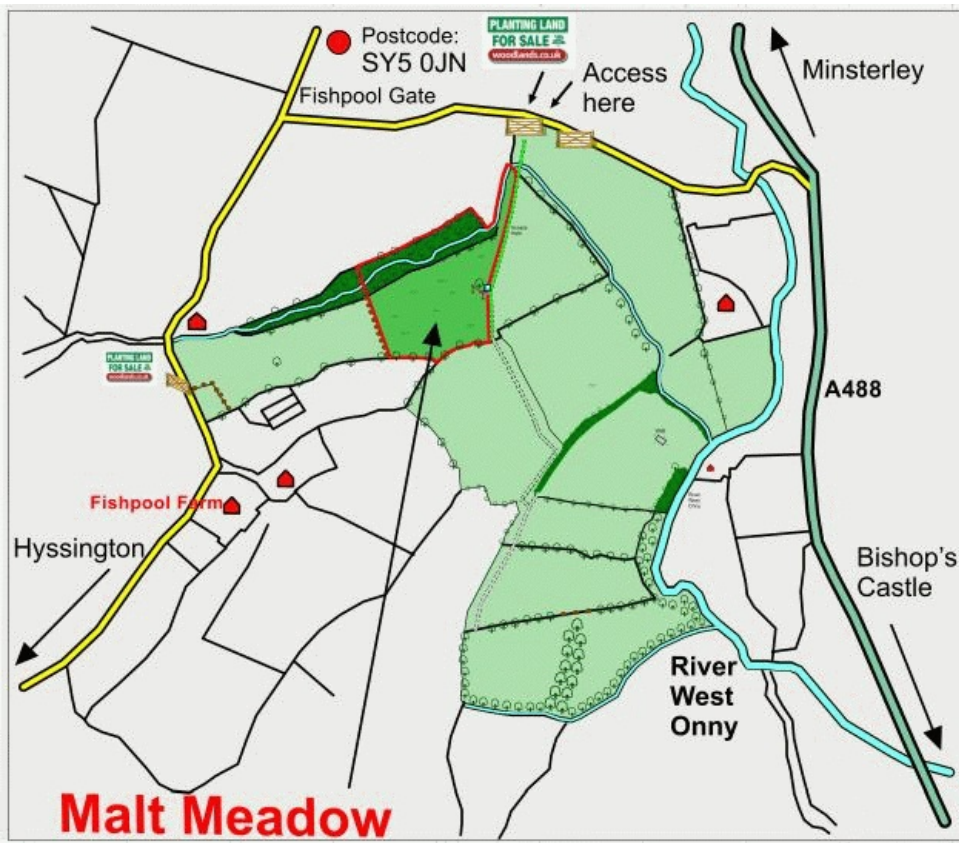
Northern boundary: Stock proof fence

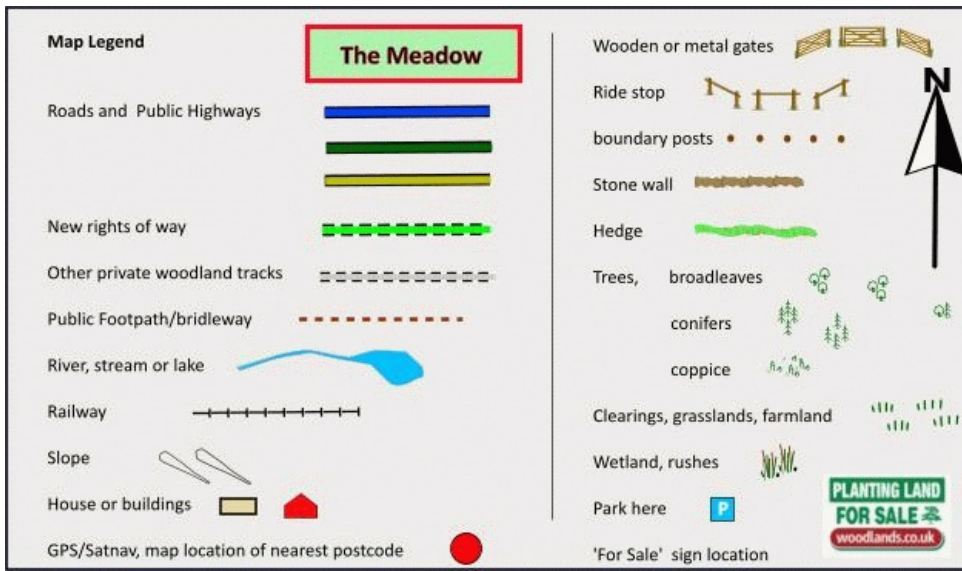
Western boundary: Wooden field stakes

Southern boundary: Stock proof fence

Eastern boundary: Wooden 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.