



Blake Meadow

Powys / Shropshire border

A charming rural meadow with views of the sweeping Shropshire Hills, direct access to the River Onny West, and private entry from the public highway.

Details

Price: £99,000 Freehold

Location: Fishpool Gate, Churchstoke, Powys / Shropshire border

Size: About 6 acres for sale

OS Landranger: OS No 137

Grid ref: SO 322 960

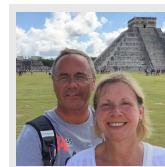
Nearest post code: SY5 0JN

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description

A private haven nestled in a breath-taking part of the Welsh Marches near Church Stoke, Blake Meadow is a place of picturesque beauty. Set on the border between England and Wales in the county of Powys, this special location is characterized by rolling hills and offers fabulous views of the Shropshire Hills to the east.

A key, rare feature of the meadow is its entirely private access, which is not shared with anyone. The land is entered via a secure, padlocked gate set into a well-established hedgerow on the northern boundary. This access runs alongside a single-track public highway, where an area of ample hardstanding provides convenient, private parking for cars or campervans.

The meadow itself is uniquely laid out in three distinct sections. From the main gate, a walk alongside the stock-proof northern and eastern hedgerows leads you south along a gentle gradient to an opening. This reveals the second section, which is beautifully bordered by a freshwater brook on its southwest boundary. This lovely brook flows south to meet the River Onny West, providing a valuable natural water source and creating cool, shady spots to relax during warm summer months. Following the river bank east guides you into the third and most secluded section, a wonderful private area enclosed by mature hedgerows and trees that offer excellent protection from the elements.

Steeped in a long agricultural history of grazing, this land now offers a fantastic opportunity for a family or individual interested in a conservation project. The potential is immense, whether for woodland creation, a wildflower meadow, or a rewilding initiative. This is an ideal venture for either environmental goals, like carbon offsetting, or simply for creating a personal, natural haven. The project is greatly enhanced by the standing trees at the meadow's edges, which will encourage natural regeneration, though this can also be supplemented with active tree planting, a process for which several grants are available.

Blake Meadow is a wonderful piece of land with a truly desirable appeal, offering a mix of open land and standing trees and mature hedgerows, thoughtfully combined with smaller, secluded areas that provide a sense of sanctuary.

It is bordered on three sides by long-established hedgerows and trees, ensuring a great deal of privacy and creating a beautiful, natural aesthetic. A defining feature, however, is the spectacular view that can be enjoyed right across the valley to the peaks of the Shropshire Hills.

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

A number of mixed broadleaf trees, bushes and mature hedgerows.

Wildlife

The meadow is a true haven for wildlife. It supports a diverse population including red deer, field mice, and pheasants, while the skies are frequently home to buzzards, red kites, and a plethora of smaller birds.

Features

This meadow offers a perfect escape. It's a tranquil setting for making family camping memories and, for those passionate about conservation, a deeply rewarding space to cultivate a haven for new woodland and wildlife.

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

Church Stoke offers a charming countryside escape in the scenic borderlands of Powys, surrounded by a rich mix of history and nature. There is plenty to discover nearby: visit the award-winning Kerry Vale Vineyard, hike the slopes of Roundton Hill Nature Reserve to see its ancient hillfort, or explore prehistoric sites like The Whetstones. Further afield, you'll find treasures like the stunning Stokesay Castle and the unique House on Crutches Museum in Bishop's Castle. For outdoor enthusiasts, pony trekking adventures are also available in the Shropshire hills. It's a perfect base for peaceful walks, exploring heritage, and discovering the best of the Welsh Marches.

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

Directions to main entrance gate:

Google Maps Pin for main gate [here](#)

What3Words reference for main gate [here](#) (///spotted.blackouts.tennis)

Closest postcode: SY5 0JN

Coordinates for main gate are: 52.558679, -3.001446

To find the meadow, head north from Lydham on the A489 for about 4 miles. Your sat nav may suggest a narrow, steep single-track lane marked with a blue "Unsuitable for HGVs" sign, it's best to avoid this turning. Instead, continue for another half mile and turn left at the sign for Hyssington and Old Churchstoke.

After half a mile, take the next left and follow the lane for around 350 metres, look out for the second access gate clearly marked with a Woodlands.co.uk sign on your right hand side.

Blake Meadow enjoys its own private access gate, opening directly into the land. Visitors can park at the entrance and, with care, climb the locked gate to explore the meadow.

Boundaries:

Boundary features are marked with red paint.

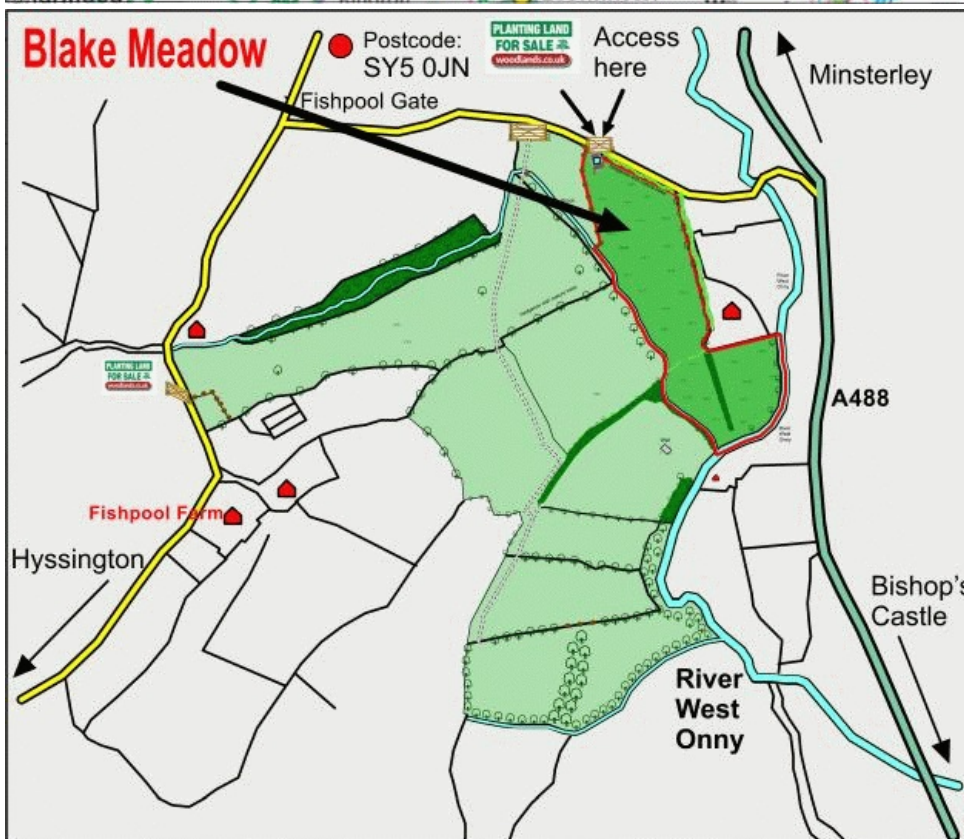
Northern boundary: Stock fence and mature hedgerow

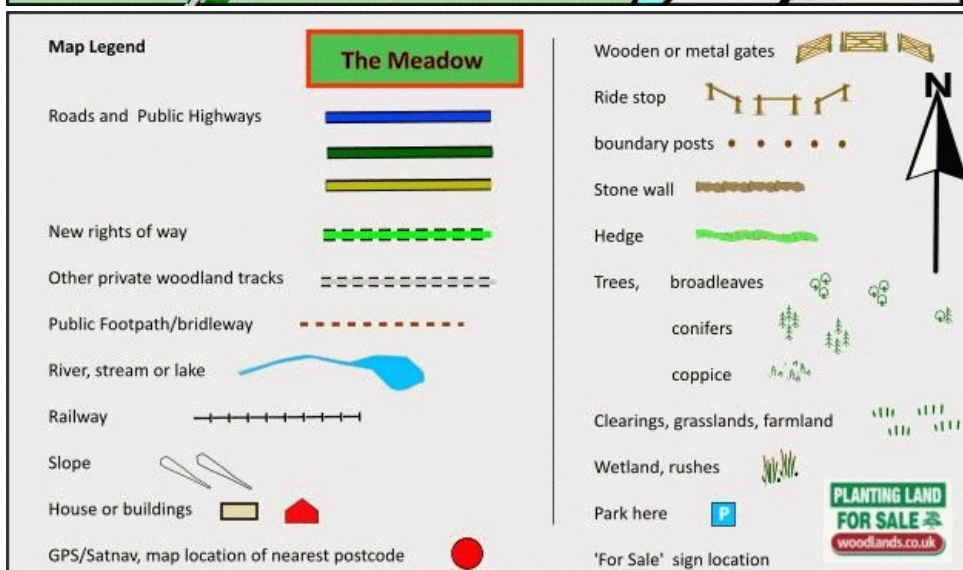
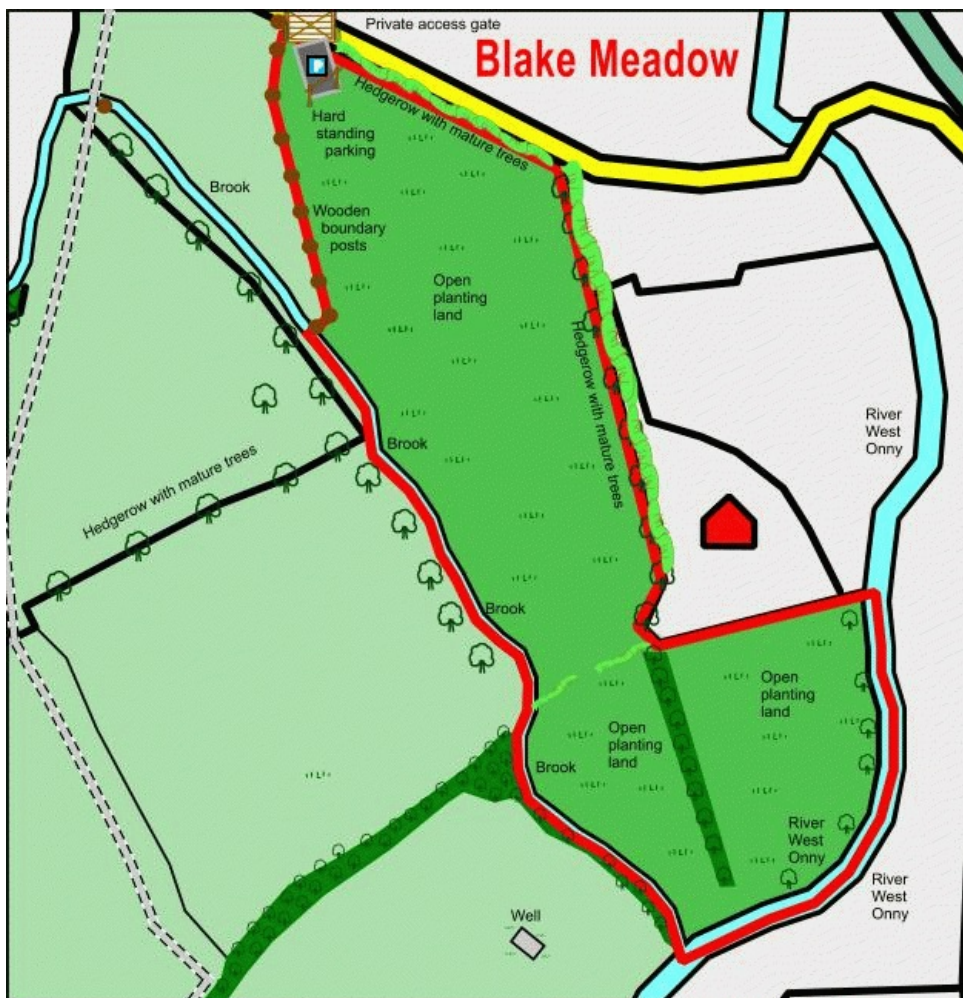
Western boundary: Timber stakes painted red

South West boundary: Freshwater brook

Eastern boundary: Stock fence with occasional bush and tree

South East boundary: River Onny West





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.