



Blundstone Paddock Shropshire

A fabulous open site with glorious views across the stunning unspoiled Shropshire countryside. Stiperstones to the South East and Wales to the North West. Surrounded by glorious woodland and within an Area of Outstanding Natural Beauty.

Grants are available through the the UK government for planting trees as well as stewardship grants.

Details

Price: £79,000 Freehold

Location: The Bog, Minsterley, Shropshire

Size: 5½ acres for sale

OS Landranger: OS No 137

Grid ref: SO 349 980

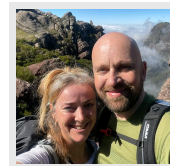
Nearest post code: SY5 0NG

Local manager

Ash Charlwood and Helen Iles

07901 718474

ashandhelen@woodlands.co.uk



Description

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. Grants are available through the the UK government for planting trees as well as stewardship grants. <https://www.gov.uk/countryside-stewardship-grants> for various criteria relating to the countryside and environment.

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 glorious open field with superb sunshine ready to plant or leave as is. Amazing views of the woodlands and valley around with superb access to unspoiled countryside.

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.

Features

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

Access, tracks and footpaths

Sheep may be on the open fields. Will all visitors kindly NOT BRING THEIR DOGS or maintain them on a very short leash. Thank you.

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

[The Bog Visitor Centre](#)

[Shropshire Hills AONB](#)

[Roundton National Nature Reserve](#)

[Stiperstones](#)

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 Area of Outstanding Natural Beauty on the border with Wales, midway between [Ludlow](#) and [Shrewsbury](#).

Mining has always been an important part of the [history of Shropshire](#) and that history includes remains of mines at [Ritton castle](#) and its environs.

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 alright for an ordinary car) down the side of the visitors centre for approx 300 metres, past a turn to the left, and 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

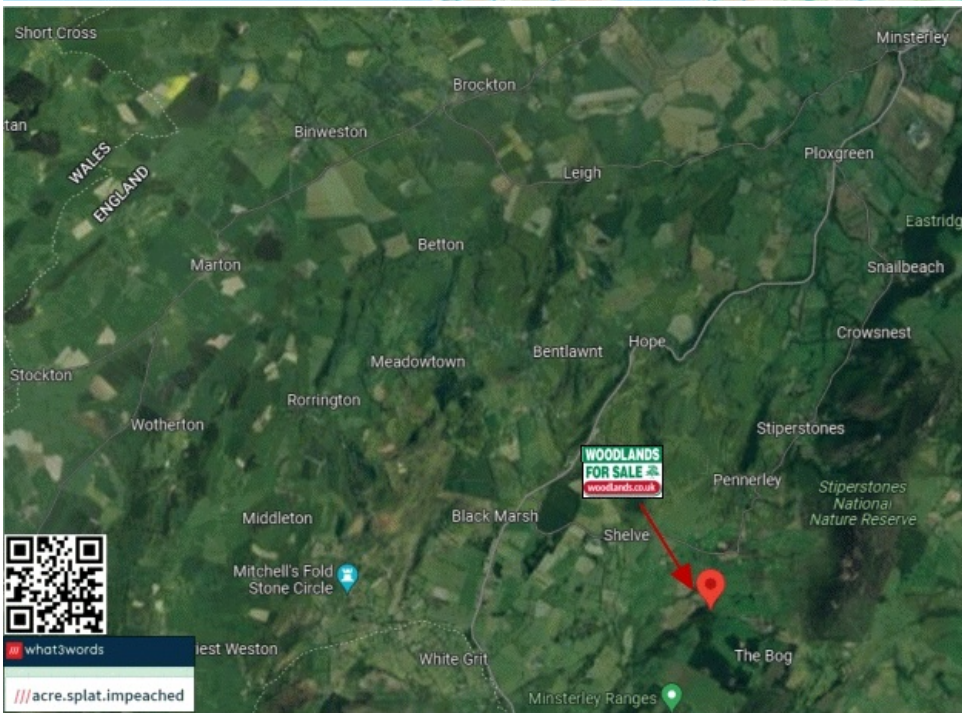
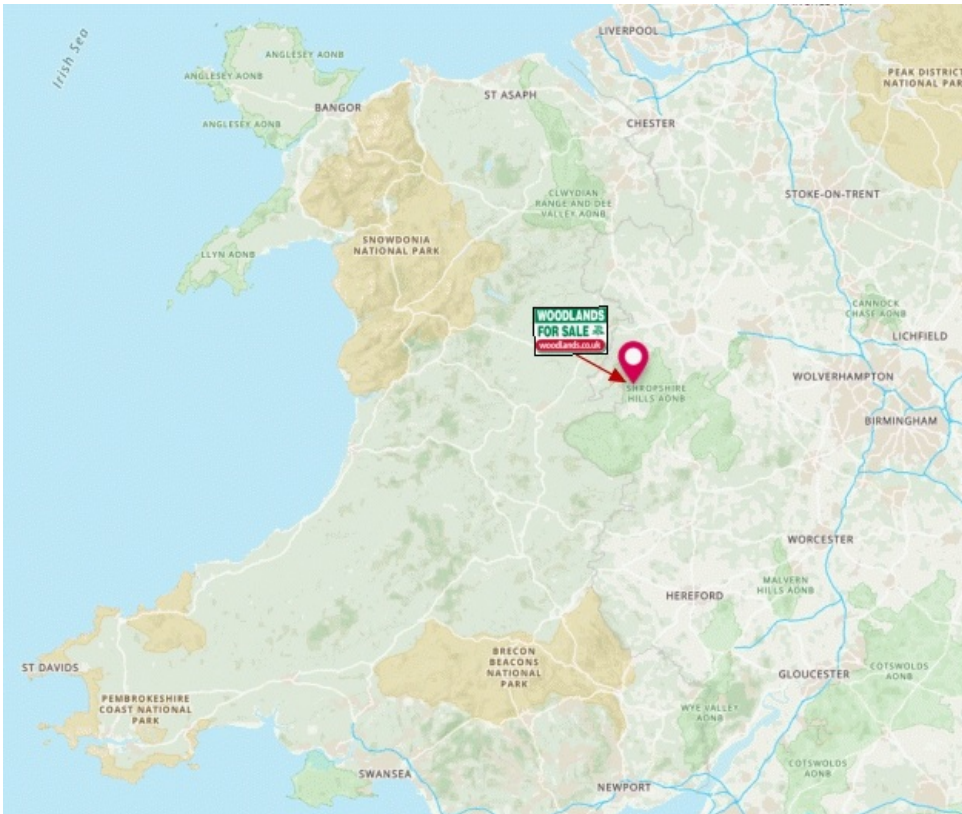
Through this gate, follow the signs for 100m till you get to a right turn, turn right and then after approximately 100m there will be a locked gate with a parking bay.

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.

Boundaries:

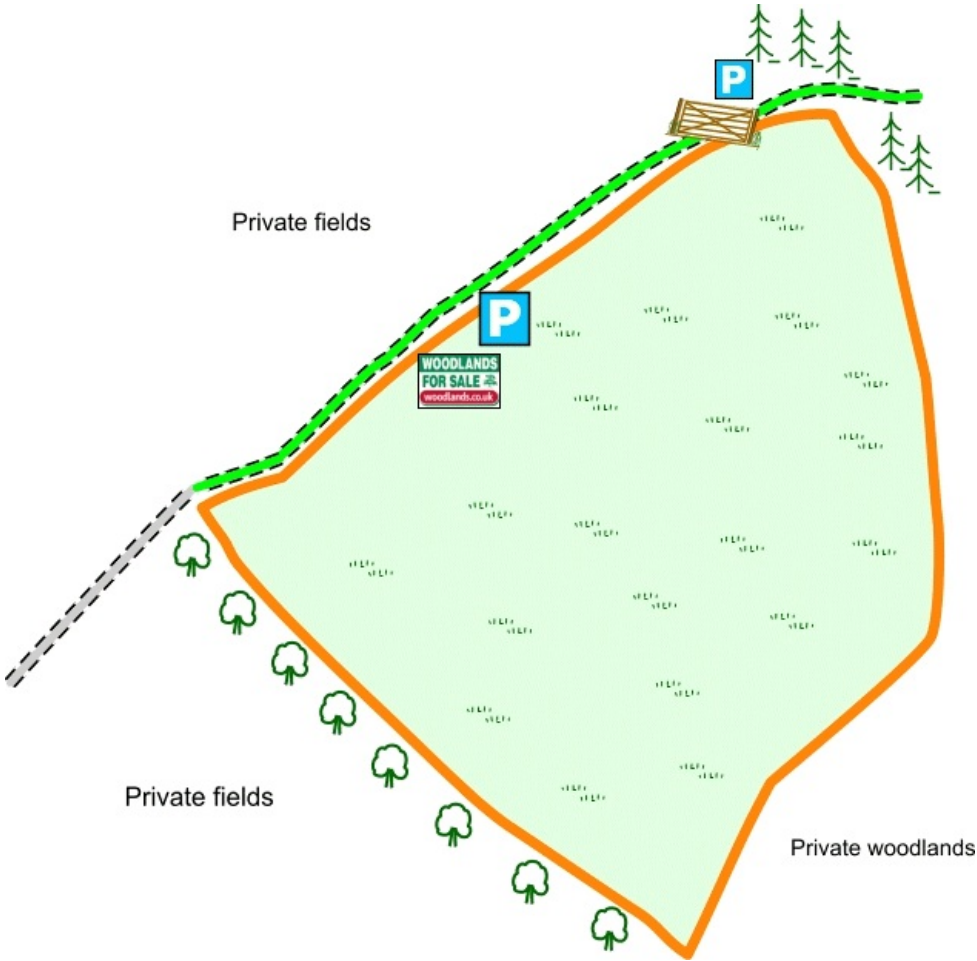
Fenced on two sides with open access to the front onto the track through the main Ritton Castle site access route. Its south-western boundary is an earthbank with mature trees. Marked with boundary posts with ORANGE heads.



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.