

Corndon Meadow

Powys / Shropshire border

A peaceful and private meadow with sweeping views of the Shropshire Hills and the gentle flow of its own natural stream, an ideal spot for quiet enjoyment or nature-focused projects.

Details

Price: £55,000 Freehold

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

Size: About 3 acres for sale

OS Landranger: OS No 137

Grid ref: SO 321 958

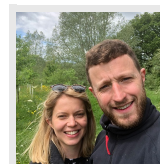
Nearest post code: SY5 0JN

Local manager

Anton Baskerville

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Description
<p>Tucked into the scenic borderlands of Powys, near the village of Church Stoke, Corndon Meadow offers around 3 acres of untouched countryside, an ideal haven for nature lovers, conservationists, or anyone seeking a peaceful rural retreat.</p> <p>Framed by sweeping views of the valley and the iconic rise of Corndon Hill, this meadow offers constantly shifting views where lush meadow grass, drifting mist, and open skies create a landscape that never looks the same twice.</p> <p>Throughout its historical use, this land has served as a space for grazing animals alongside hay and silage production. However, it now presents an exciting opportunity for families or individuals keen on conservation initiatives. Whether it's creating new woodland, cultivating wildflower meadows or embracing rewilding practices, this canvas invites thoughtful stewardship. Such efforts can serve dual purposes, contributing to carbon offsetting and enhancing the natural amenity of the area.</p> <p>Gently sloping and rich in natural charm, the meadow features a section of a fresh water stream which eventually meanders its way into the nearby River West Onny, an essential resource for local wildlife, including deer that frequently wander through. With no public rights of way, the land offers complete privacy, making it perfect for rewilding, tree planting, or quiet weekends in nature.</p> <p>Access is straightforward via a shared gate from an unnamed public road, clearly marked by a Woodlands.co.uk sign. A hard-standing parking area ensures easy, year-round entry for cars or campervans.</p> <p>Well-defined boundaries frame the meadow, stock fencing with thriving hedgerows to the west and south with the occasional mature broadleaf tree attracting birds and other forms of wildlife.</p> <p>A pocket of secluded trees in the northwest corner connects with a fresh water stream that meanders along the northern edge. The eastern boundary line consist of timber stakes which run along the edge of the shared access track.</p> <p>Whether you're looking to establish new woodland, support biodiversity, or simply find tranquillity away from the rush of daily life, Corndon Meadow presents a rare opportunity to create something lasting and meaningful.</p> <p>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.</p>
Trees
<p>A number of mixed broadleaf trees and bushes including a large old ash tree with a story to tell standing in the eastern corner of the meadow.</p>
Wildlife
<p>Corndon Meadow is teeming with life, both on the ground and in the skies with red deer, field mice, buzzards, kites, pheasants and a plethora of other smaller birds.</p>
Features
<ul style="list-style-type: none"> - Private and secluded location - Hard standing parking with easy access from the public highway - Fantastic views of the Shropshire Hills - Natural water source via a stream - A mix of open meadow within small section of secluded woodland
Access, tracks and footpaths
<p>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.</p>
Rights and covenants
<p>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.</p>
Activities
<p>This meadow is a perfect escape, offering a peaceful setting for occasional family camping or a rewarding space for those passionate about tree planting and wildlife conservation.</p>
Local area and history

Nestled in the scenic borderlands of Powys, Church Stoke offers a charming countryside escape surrounded by history, nature, and unique local experiences. Just beyond the village, you can sip award-winning wines at *Kerry Vale Vineyard*, hike the dramatic slopes of *Roundton Hill Nature Reserve* with its ancient hillfort, or explore hidden prehistoric wonders like *The Whetstones*. Nearby gems include the fairytale-like *Stokesay Castle*, the quirky *House on Crutches Museum* in Bishop's Castle, and even pony trekking adventures through the Shropshire hills. Whether you're drawn to peaceful walks, rich heritage, or local flavours, Church Stoke makes the perfect gateway to discover the timeless magic 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](#) (///chariots.replays.brush)

Closest postcode: SY5 0JN

Coordinates for main gate are: 52.558715, -3.001766

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 300 metres, look out for the access gate clearly marked with a Woodlands.co.uk sign on your right hand side.

Upon reaching the main gate, park in the small pull-in just off the road. Carefully climb the gate and follow the access track, crossing the first stream before continuing uphill through the next meadow. As you carry on, you'll pass a second stream running beneath the track, Corndon Meadow lies on your right, clearly marked by its nameplate along the way.

Boundaries:

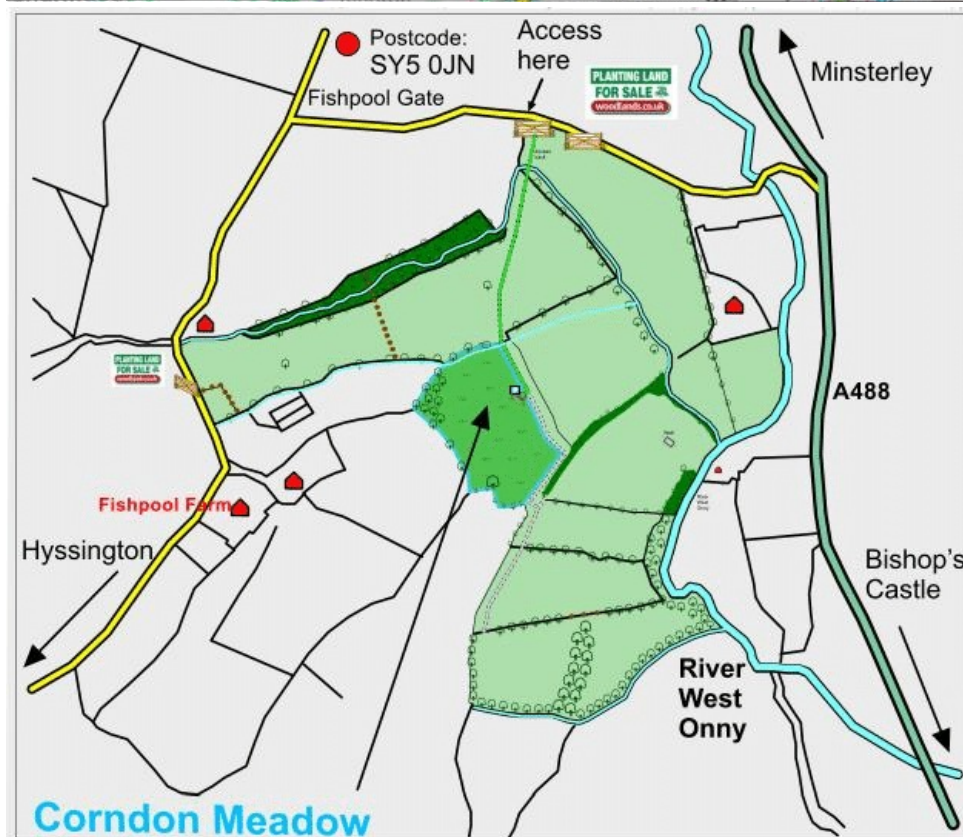
Boundary features are marked with turquoise paint.

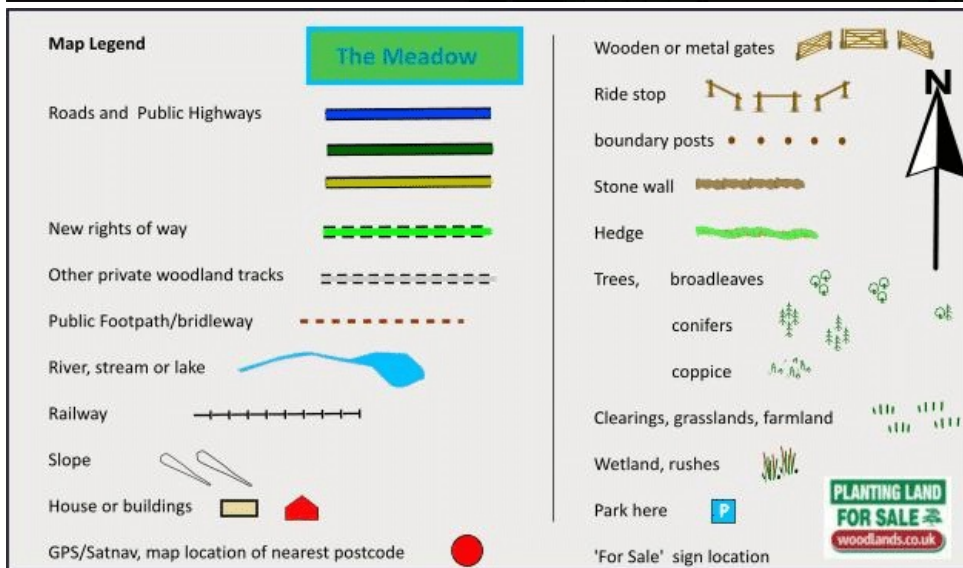
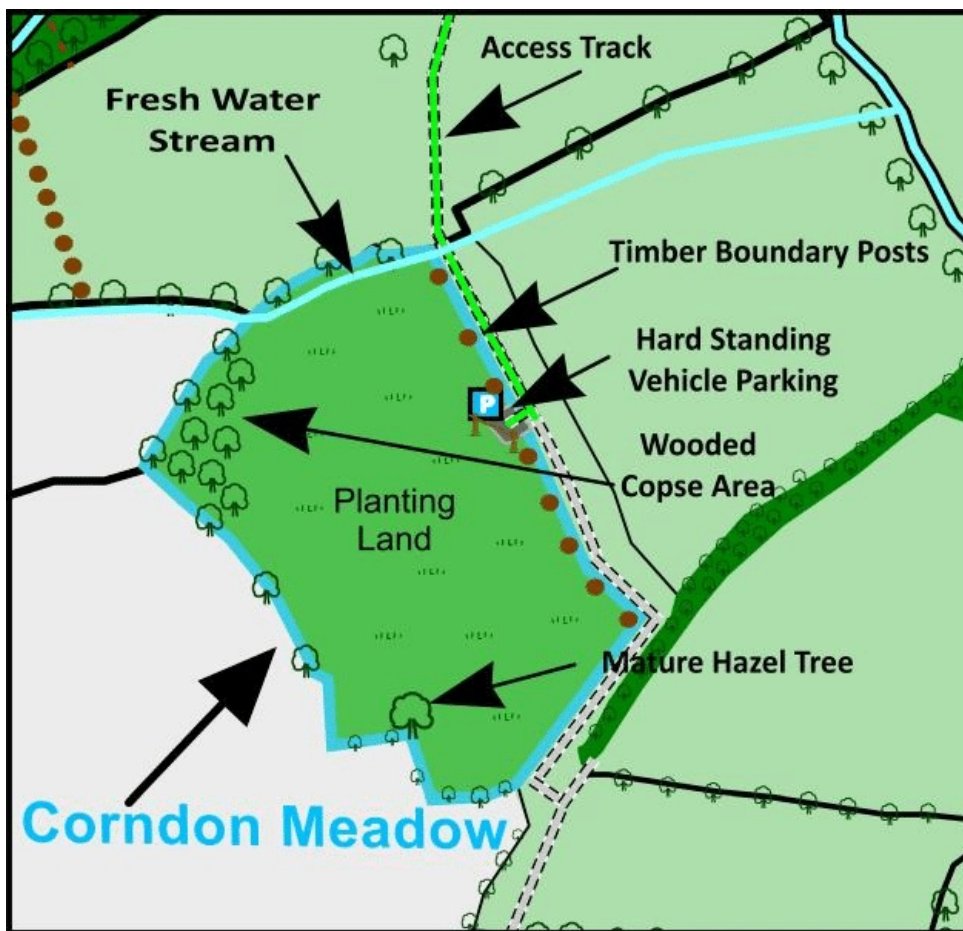
Eastern boundary: Timber stakes which follow the edge of the stone track

Northern boundary: Stock fence

Western boundary: Stock fence with occasional bush and tree

Southern boundary: Stock fence





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.