



Foxhill Meadow Powys / Shropshire border

A private and secluded rural meadow, graced with panoramic views that stretch across the Shropshire Hills, benefitting from having its own natural water source via a stream.

Details

Price: £45,000 Freehold

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

Size: Around 2 ½ acres for sale

OS Landranger: OS No 137

Grid ref: SO 322 959

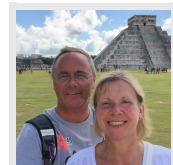
Nearest post code: SY5 0JN

Local manager

Colin Gordon

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Description

Foxhill Meadow, with its rich agricultural heritage, holds abundant potential for woodland creation. Nestled in the picturesque Welsh Marches, it lies close to the charming village of Church Stoke.

The meadow, nestled amidst serene surroundings, is gently undulating. Situated near to the border between England and Wales in Powys, this location offers captivating vistas of the Shropshire Hills to the east and Corndon Hill to the north west.

Along the eastern edge of the meadow, a gentle brook meanders demarcating the meadow's shared boundary. Eventually, it merges downstream with the River West Onny. This natural water source not only adds value but also serves as an alluring habitat for wildlife.

Throughout its historical use, this land has served as a space for grazing animals and grass 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.

The presence of standing trees along the meadow's edge and in the surrounding vicinity creates a fertile ground for natural regeneration. This land holds immense potential for achieving this rejuvenation. Active tree planting can indeed complement the natural regeneration process and there are several grants available to support tree and hedge planting here in the UK.

Access to the land is facilitated by a sturdy hardcore track that begins at the main entrance through a shared padlocked gate. This track extends along the western edge of the meadow and has a convenient hardstanding parking area for a family sized vehicle.

The meadow assumes a triangular shape, its contours gently sloping downward from the western boundary. This boundary is marked by light blue painted posts along the shared access track. On the eastern side, the meadow meets a stock-proof fence (which is not the boundary of the land), accompanied by a line of mature trees and shrubs. These natural features create a privacy screen and offer shelter from the elements before the meadow merges with a gentle-flowing freshwater brook which acts as the eastern boundary.

The southern boundary of the meadow extends from east to west. Here, a blend of trees and shrubs accompanies an aged stock-proof fence, providing further privacy and shelter from the elements.

Foxhill Meadow reveals itself as a remarkable parcel of land. With its natural water source and a harmonious blend of mature trees and shrubs, it also boasts open expanses that serve as a blank canvas for exciting tree planting opportunities for those wishing to leave a lasting legacy for future generations to enjoy.

The captivating vistas across the valley, stretching towards the peaks of the Shropshire Hills and the distinctive Corndon Hill, set this meadow apart. Whether bathed in sunlight or shrouded in mist, these views create an ever-changing canvas for those who appreciate natural beauty.

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.

Wildlife

Foxhill 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.

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

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, Foxhill Meadow begins on the left hand side of the track which is identified by light blue 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:

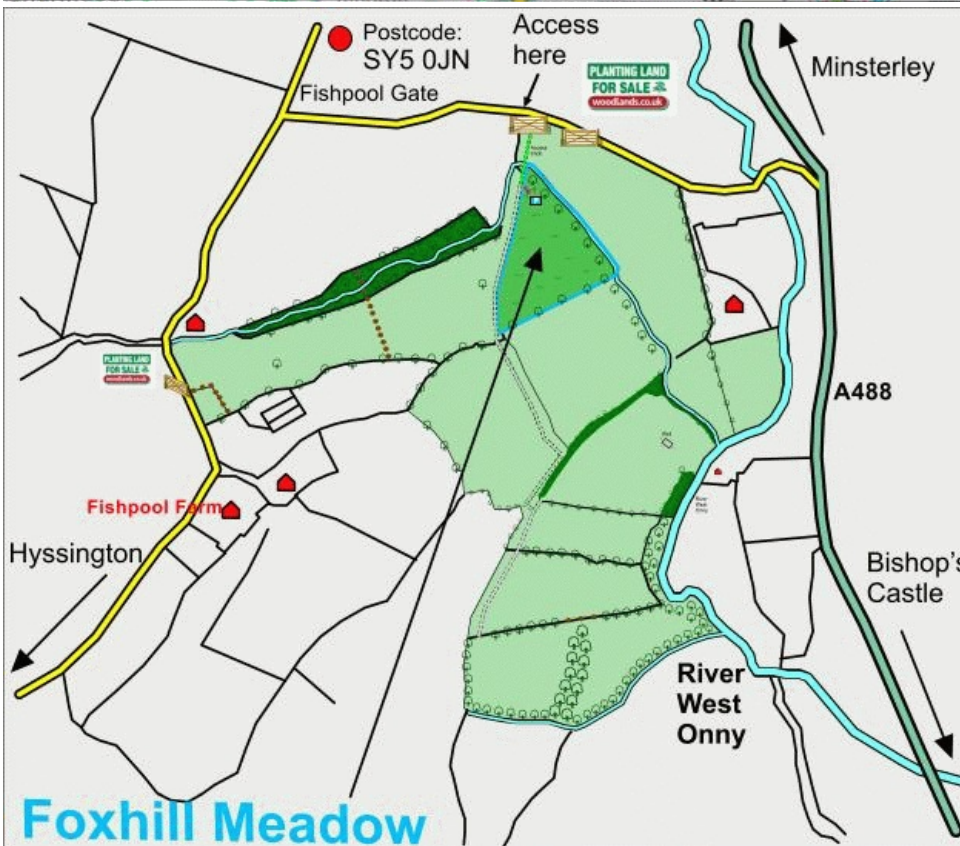
Boundaries: Triangular shape with 3 key boundaries

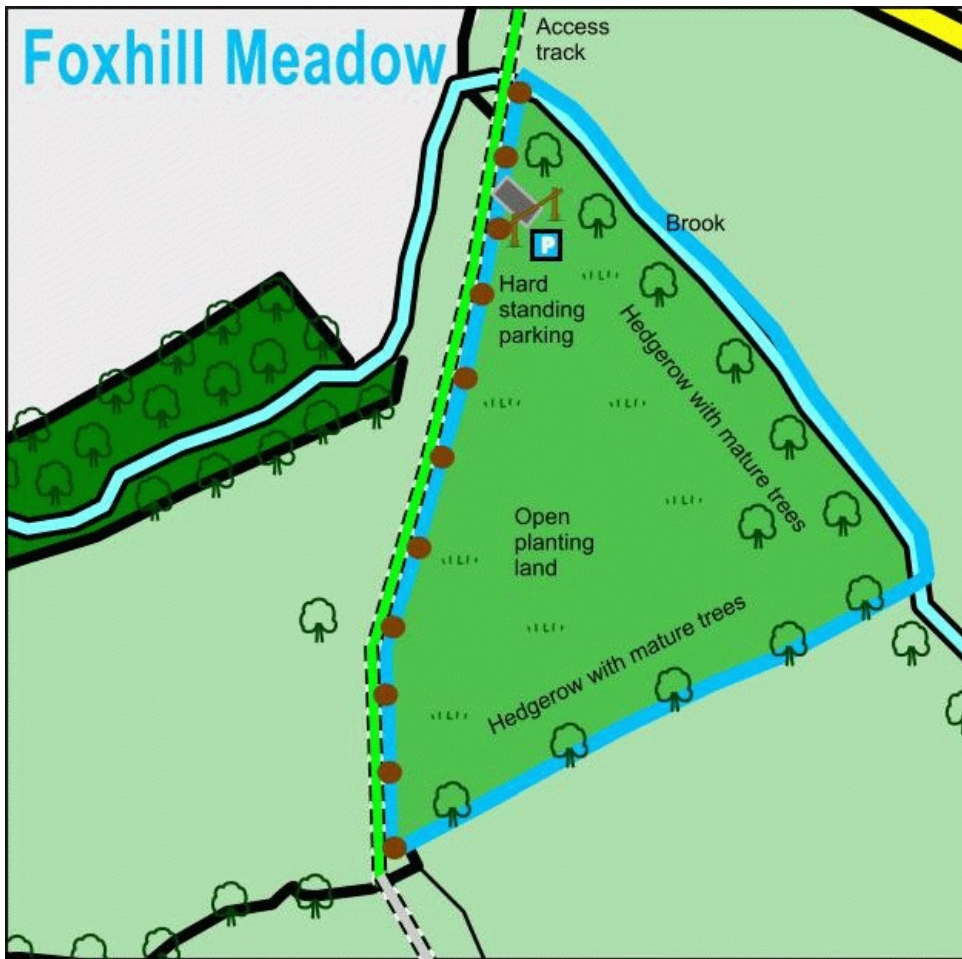
North/west: Field Stakes colour coded with light blue paint

Southern: Stock fencing combined with trees and shrubs

Eastern: The fresh water brook marks the eastern boundary line

Boundary features are marked with light blue paint.





Map Legend	
The Meadow	
Roads and Public Highways	
New rights of way	
Other private woodland tracks	
Public Footpath/bridleway	
River, stream or lake	
Railway	
Slope	
House or buildings	
GPS/Satnav, map location of nearest postcode	
Wooden or metal gates	
Ride stop	
boundary posts	
Stone wall	
Hedge	
Trees, broadleaves	
conifers	
coppice	
Clearings, grasslands, farmland	
Wetland, rushes	
Park here	
'For Sale' sign location	

PLANTING LAND FOR SALE
woodlands.co.uk

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.