



Meadowfield Stables

Marsh Green, Telford, TF6 6NE



LARCH
PROPERTY

**Meadowfield Stables,
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TF6 6NE**

**A SUPERBLY LOCATED
EQUESTRIAN PREMISES,
WITH STABLING, ARENA AND
DEVELOPMENT POTENTIAL SET
AMONGST 6.21 ACRES OF LAND**

Equestrian Facilities:

- 3 stable blocks (10 stables in total)
- 40 X 20m outdoor arena with lighting
- Chalet with livery use
- Open barn
- Dog Kennels
- Two field shelters
- Hard standing area 4.90m x 1.60m
- In all about 6.21 acres





Description

Meadowfield Stables is a purpose-built equestrian property, currently operating as a successful and well-established livery yard. Offering an excellent range of facilities, the property is ideally suited to professional equestrian enterprises, private competition yards or those seeking a high-quality home for their own horses.

At the heart of the yard is a floodlit 40m x 20m all-weather arena, finished with a silica sand and rubber surface to provide excellent year-round riding conditions. The secure yard is enclosed by a combination of mature hedging and stock fencing, creating a private and well-protected environment.

The grazing land has been thoughtfully arranged with a central track system and paddocks positioned on either side, each benefiting from independent water supplies. The paddocks are currently subdivided using electric fencing, allowing for flexible grazing management and rotational pasture use.

Additional facilities include a heated non-residential chalet with power and water connected, offering a useful business space to aid with the day to day running of the yard. A substantial hardstanding area, previously used for dog kennels, also benefits from electricity and water, presenting potential for a variety of alternative uses (subject to any necessary consents).

Further improvements include a summer house, a range of additional storage sheds providing ample space for equipment and machinery, together with a shipping container that has been fitted out as an office and tack room.

Overall, Meadowfield Stables offers a comprehensive and well-planned equestrian facility, combining practical infrastructure with excellent grazing and riding amenities to create an outstanding opportunity for commercial, training or private equestrian use.

Location

Equestrian enthusiasts are particularly well catered for, with numerous riding routes, and competition venues including (Kingswood, Rodbaston and Radfords) throughout the surrounding countryside. The rural nature of the area provides excellent hacking opportunities, whilst several established equestrian centres and riding facilities can be found within easy driving distance of the property, reinforcing Shropshire's reputation as one of the country's most desirable counties for horse owners and country lifestyle buyers.

Meadowfield Stables enjoys an accessible rural location with excellent rail links nearby. Wellington railway station is approximately 3 miles away (around a 10-minute drive) and provides regular direct services to Shrewsbury, Telford Central, Wolverhampton and Birmingham New Street, together with onward connections to destinations across the UK. Shrewsbury railway station, approximately 8 miles away, is a major regional rail hub offering direct services to Birmingham, Cardiff, Manchester, Chester and the Welsh coast, making the property well placed for both commuting and longer-distance travel while retaining the tranquillity of its countryside setting.

Meadowfield Stables combines a delightful countryside setting with excellent transport links, quality schooling, leisure facilities and access to some of Shropshire's finest attractions.

APPROX DISTANCES IN MILES:

Shrewsbury 10.5m | Telford 8.4m | M54 Junction 7 6m
Wolverhampton 28m | Birmingham 42.8m | Manchester 71 m

Directions:

Postcode: TF6 6NE

What3words: paddocks.miss.scars

Leave Shrewsbury on the B5062, following signs for Roden and High Ercall. Continue on the B5062 through Roden, staying on this road towards High Ercall. At the junction with the B5063, turn right towards Longdon-upon-Tern / Allscott. After approximately 1 mile, turn left onto The Avenue (signposted towards Rodington). Continue along The Avenue for about ¾ mile. Meadow Field Stables is located on the left-hand side. If you're using the postcode TF6 6NE, the entrance is on this lane just before the road bends.

Property Information

TENURE: Freehold

EPC: N/A

SERVICES: Mains electricity, private tank drainage, Bore Hole.
The stable block has power.

LOCAL AUTHORITY: Telford and Wrekin

COUNCIL TAX BAND: N/A

AGENTS NOTES:

- The aerial shots and plans are for identification only and not to be relied upon

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Total Approx. Floor Area 3540 Sq.ft. (328.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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