



Brookshill Nursery Shropshire

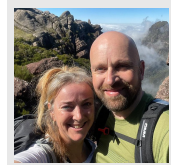
Well spaced Larch in a quiet and remote location provides an exceptional opportunity to enjoy woodland ownership. The south westerly aspect being particularly beautiful in the afternoon and evening. Most of the woodland floor is covered in Bluebells for a swathe of spring colour.

Details

Price: £85,000 Freehold
Location: The Bog, Minsterley, Shropshire
Size: Nearly 5 ½ acres for sale
OS Landranger: OS No 137
Grid ref: SO 339 969
Nearest post code: SY5 0NJ

Local manager

Ash Charlwood and Helen Iles
 07901 718474
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Description

A great opportunity to own a lovely, woodland in a remote location. The woodland has a large that is flat and a west facing slope that provides great growing. The woodland is at the end of a track that has recently been upgraded.

The trees are a mix of well spaced Larch, with the understory having Rowan, Birch and some young beech. Wildlife includes lots of Muntjack deer, and many species of birdlife.

The two entrance points into the wood (one is specifically four wheel drive access) gives enormous opportunity to manage and enjoy the woodland and all its features.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The woodland is mainly well spaced/well thinned Larch planted around 1960.

There is a fair amount of young broadleaf, including Rowan, Holly, Birch and Beech, spread around the woodland. A developing understory is indicative of the quality of growing land that Brookshill Nursery offers.

Wildlife

Quite a few Muntjac deer have been spotted across Brookshill. The woodland is also rife with numerous song birds, raptors and smaller birds.

A huge spread of bluebells is beautiful in the spring, laying dormant through the rest of the year.

Features

A woodland on two levels - accessing from the top, the west facing slope catches plenty of sun. Accessing from the bottom allows access into the flattest ground with clear space to enjoy.

This woodland is really quiet with no near activity meaning it is really serene.

Access, tracks and footpaths

Access to the main entrance into Brookshill is via a right of way over a farm track. The track within Brookshill is recently improved, giving simple access to Brookshill Plantation.

Paths within the wood are simple to move around on, and could be improved with some further brushcutting if wanted. Historical forwarding tracks could be simply improved for walking access, or with a bit of work to remove furrows, quad or 4wd access would be possible.

Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

Locally there is much to enjoy in the area - along with walking all through the [Nipstone Nature Reserve](#), and further afield into the Stiperstones there are more visitor attractions very close.

The [Bog Visitor Centre](#) is a seasonal attraction which is well worth a visit when it is open.

As well as walking there is extensive, and excellent off road cycling - cross country mountain bikers and gravel bikers have a [huge network of routes to explore](#).

The [Shropshire Hills National Landscape](#) website, provides a huge amount of information that helps inspire days out, if just enjoying Brookshill Plantation isn't enough!

Local area and history

The wood is within sight of the [Stiperstones National Nature Reserve](#). and very close to the [Bog visitor centre](#).

Around 5 miles away, in Wales, is the small village of Churchstoke, here you'll find a couple of restaurants, fuel and a supermarket.

The wider area of Shropshire has a huge amount of interest for visitors to explore.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands 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 woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

From the A488 Minsterley to Bishops Castle Road take the turning signposted for Shelve and Minsterley Ranges

Follow this road for 2 miles, then at the T-junction turn right

Continue along this road for around a mile, then the entrance to Brookshill farm and Minsterley Ranges will be on your right.
[///shorthand.pencil.front](#)

If navigating using satnav, note that the nearest postcode SY5 0NJ is before the turning off the road that leads to the wood.
[Minsterley Ranges Google pin](#)

Follow the farm track until you reach a cattle grid. At this point there will be a cow shed and new concrete forebay to your right and three tracks ahead. Take the middle track straight ahead of you.

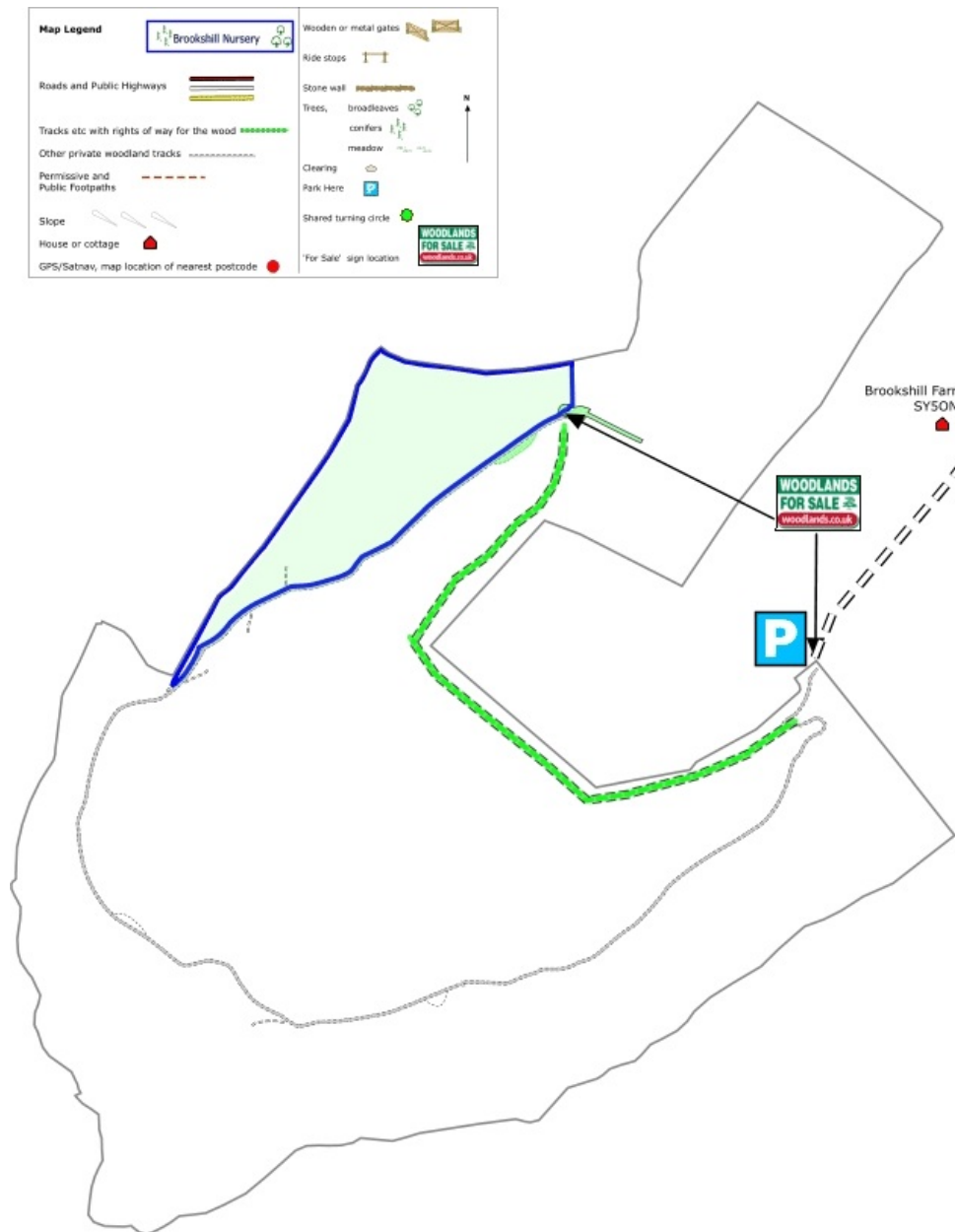
Continue to the end of the track, and park near the wooden gate into the wood, without blocking the gate into the wood or the gate into the field. This point is at [///enabling.jiffy.inspects](#)

Please note that Brookshill Nursery is accessed on foot from the gate (about 500m) a key will be provided to owners for vehicle access

Boundaries:

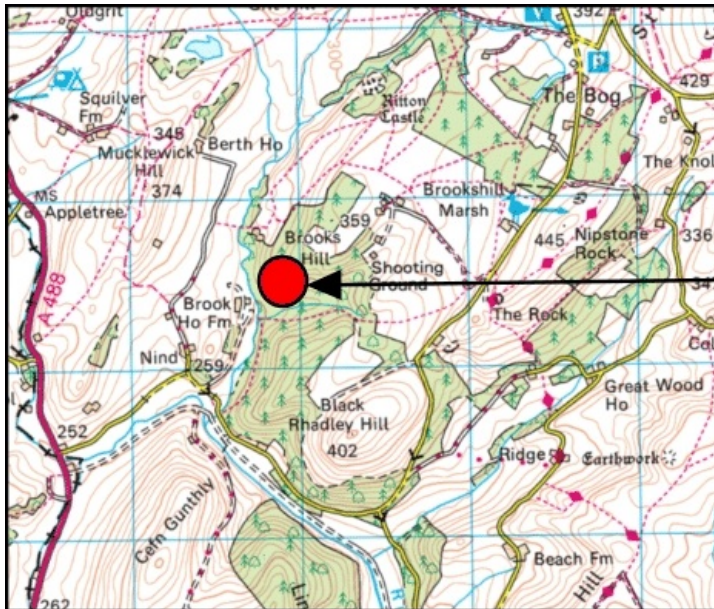
- The northern boundary runs along a fence line
- The south-eastern boundary runs along the track
- The western boundary runs along a fence line

The boundaries are further indicated by blue paint





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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.