



Ivan's Wood Shropshire

A flat and varied woodland close to the Stiperstones National park. Perfect for enjoying woodland within Shropshire.

Details

Price: £85,000 Freehold

Location: The Bog, Minsterley, Shropshire

Size: Just over 5 acres for sale

OS Landranger: OS No 137

Grid ref: SO 341 968

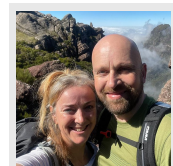
Nearest post code: SY5 0NJ

Local manager

Ash Charlwood and Helen Iles

07901 718474

ashandhelen@woodlands.co.uk



Description

A great opportunity to own a lovely woodland in a remote location. The woodland has large areas which are flat and is located at the end of a track that has recently been upgraded.

The trees are a mix of well spaced Larch, as well as some veteran Beech. Wildlife includes lots of Muntjack deer and many species of birdlife.

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 Japanese larch, planted in 1958, which contrast with some wonderful mature beech trees believed to have been planted in the 1870s.

A varied understory would allow some simple and sensitive thinning, moving the woodland towards a low impact silvaculture with continuous cover if this was the aspiration.

Wildlife

Quite a few muntjac deer have been spotted when working in the woodland. The woodland is also the home numerous song birds, raptors, corvid and "little brown jobs".

Features

With simple vehicle access, this flat woodland offers a shady place in summer, and a protected winter place. Old access tracks could be further developed, but offer simple movement through the trees.

A central area would lend itself to an area to camp when working on the site.

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 Ivan's Wood.

Paths within Ivan's wood are simple to move around on, and could be improved with some further brushcutting if wanted.

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

As you might imagine, the area is full of outdoor things to do, from the quieter pursuits, as well as rifle shooting at the neighbouring [Minsterley Ranges](#).

The [Shropshire Hills National Landscape](#) website, provides a huge amount of information that helps inspire days out, if just enjoying Ivan's Wood 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.

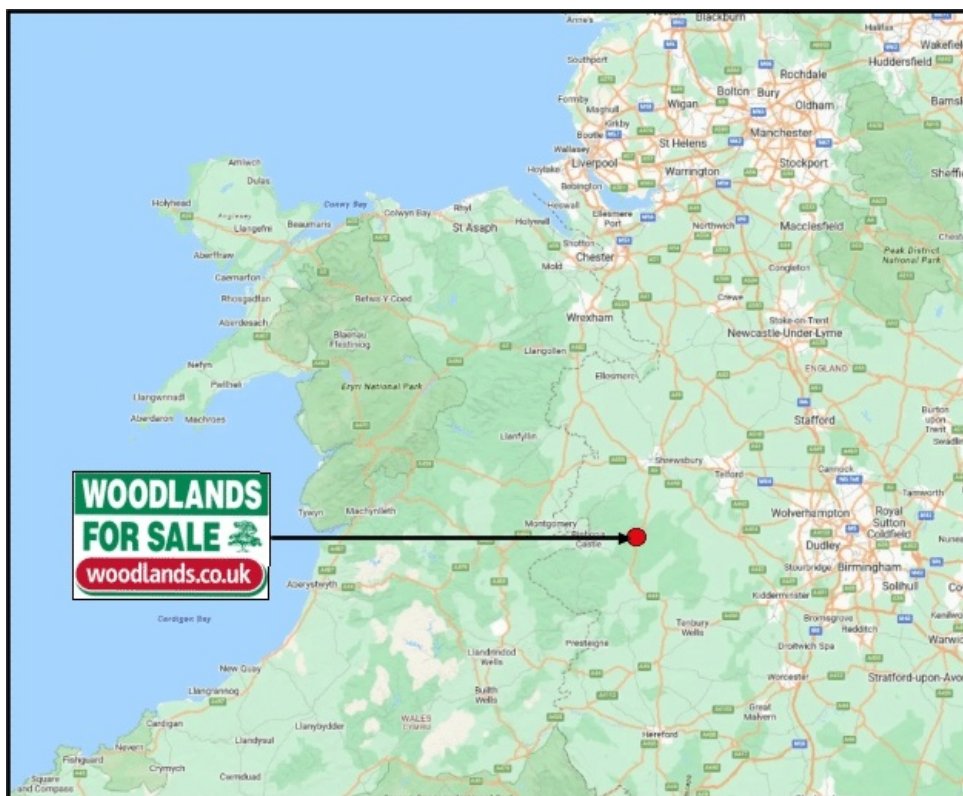
Continue to the end of the track, and park near the wooden gate into the wood, without blocking the gate into the wood or the gate into the field. This point is at [///enabling.jiffy.inspects](#)

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

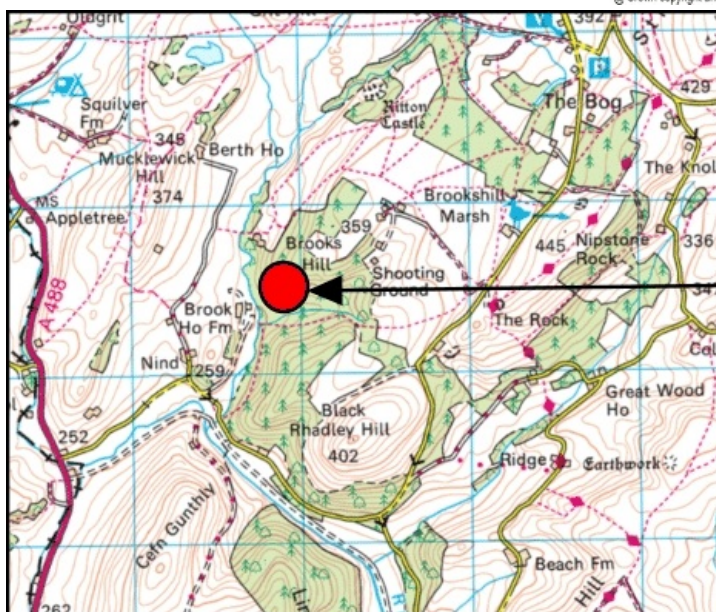
Boundaries:

The boundaries are indicated by red paint.

From the ridestop entrance, the staked line travels North-East until it meets an old field boundary, where posts lead slightly south of east to the fenceline with the adjacent meadow. This fenceline forms the boundary until the fence turns in a south easterly direction. The boundary here goes straight to the Ivan'ss wood access track.



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Map Legend

Ivan's Wood

Roads and Public Highways

Tracks etc with rights of way for the wood

Other private woodland tracks

Permissive and Public Footpaths

Slope

House or cottage

GPS/Satnav, map location of nearest postcode

Wooden or metal gates

Ride stops

Stone wall

Trees, broadleaves

conifers

meadow

Clearing

Park Here

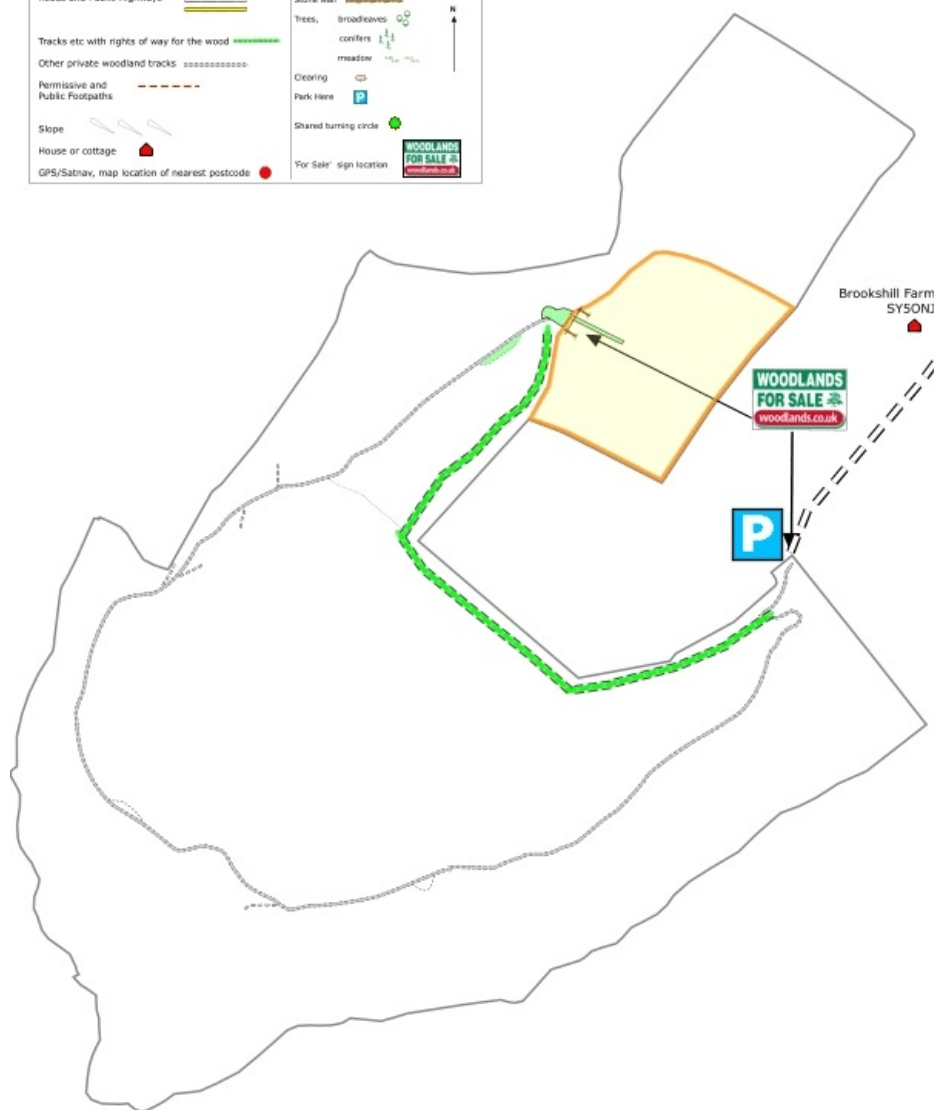
Shared turning circle

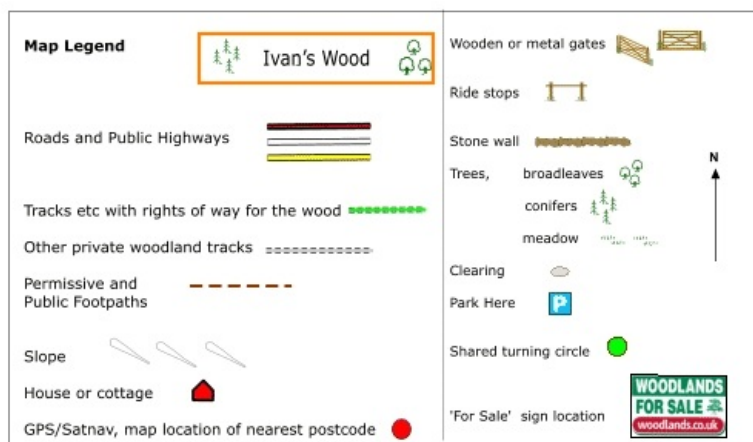
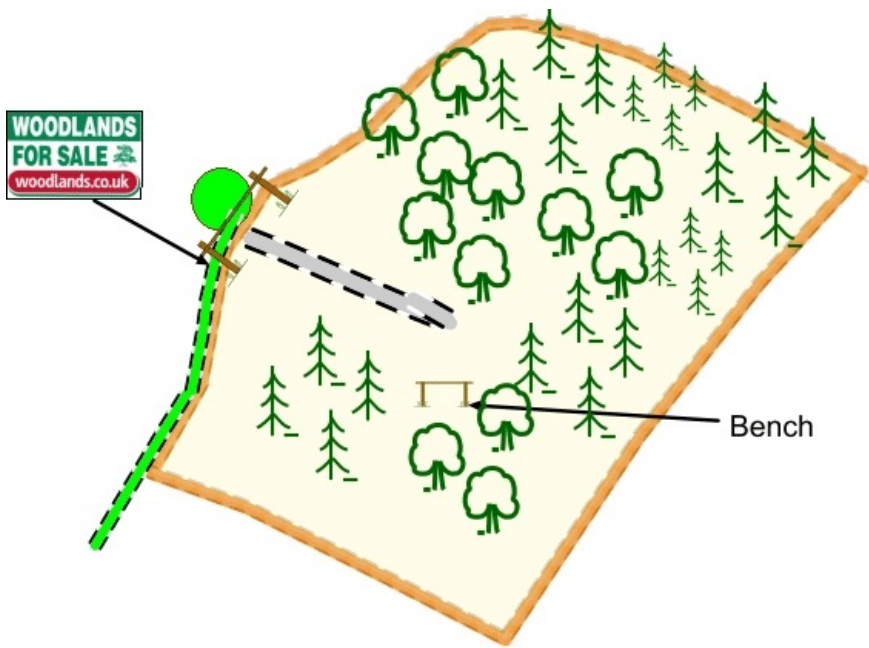
'For Sale' sign location

WOODLANDS FOR SALE

woodlands.co.uk

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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.