



Brookshill Plantation Shropshire

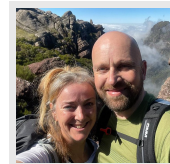
Some magnificent beech trees, and well spaced Larch in a mainly flat and remote location provides an exceptional opportunity to enjoy woodland ownership whether it's management or forest bathing.

Details

Price: £119,000 Freehold
Location: The Bog, Minsterley, Shropshire
Size: Nearly 8 ¼ acres for sale
OS Landranger: OS No 137
Grid ref: SO 342 970
Nearest post code: SY5 0NJ

Local manager

Ash Charlwood and Helen Iles
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Description

A great opportunity to own a lovely, woodland in a remote location. The woodland has large areas which are flat. The woodland is 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 position at the top of the hill means the woodland gets early and late sun meaning that growing trees, or relaxing is an enormous pleasure.

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, these contrast 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

Whether it is veteran Beech trees, well spaced Larch, or a developing understory, the flat nature of this woodland provides an opportunity to enjoy woodland ownership within a rolling landscape.

Being at the top of the hill the ground is well drained, and very productive soil, evident in the quality of foliage.

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

Mineral rights are reserved to former owners (not that they are ever likely to be exercised), but sporting rights are included.

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 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.

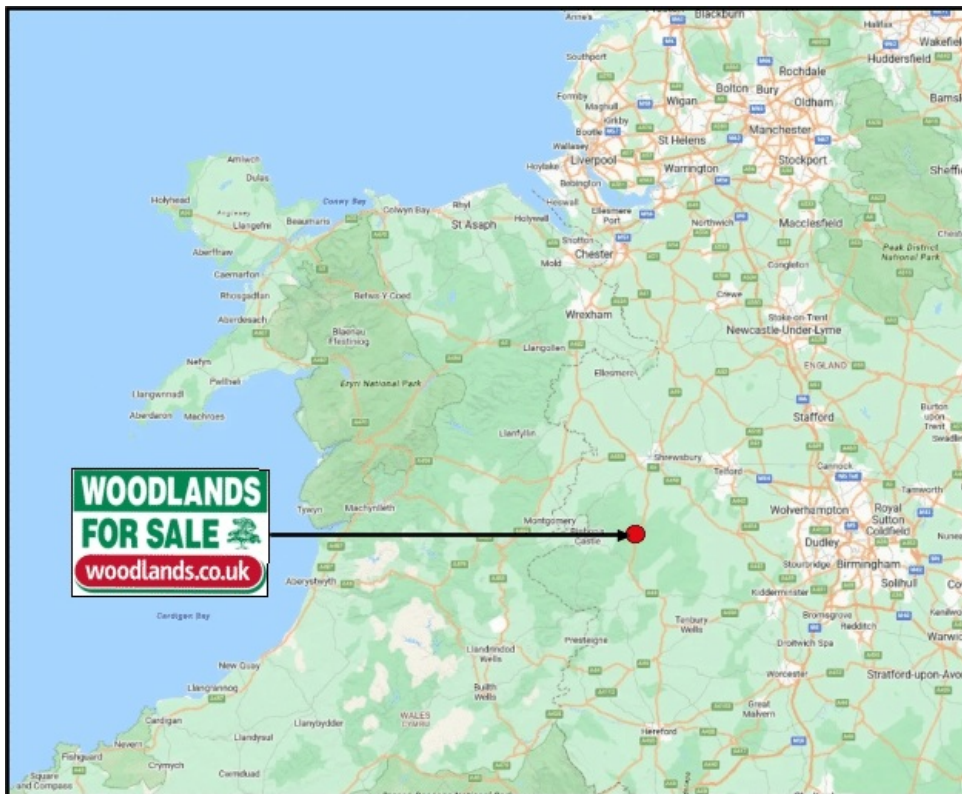
Continue to the end of the track, and park near the wooden gate into the wood, without blocking the gate into the wood or the gate into the field. This point is at [///enabling.jiffy.inspects](#)

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

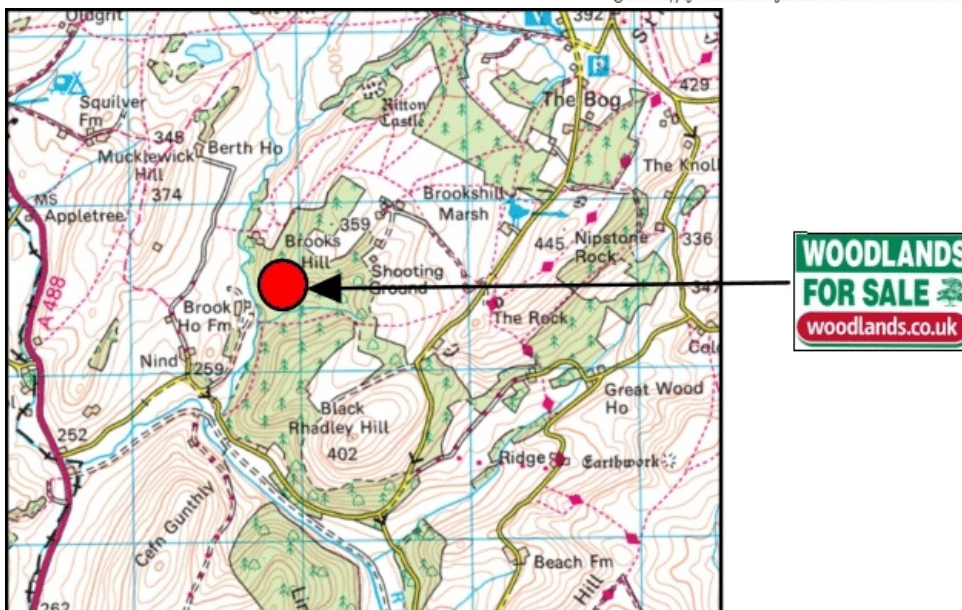
Boundaries:

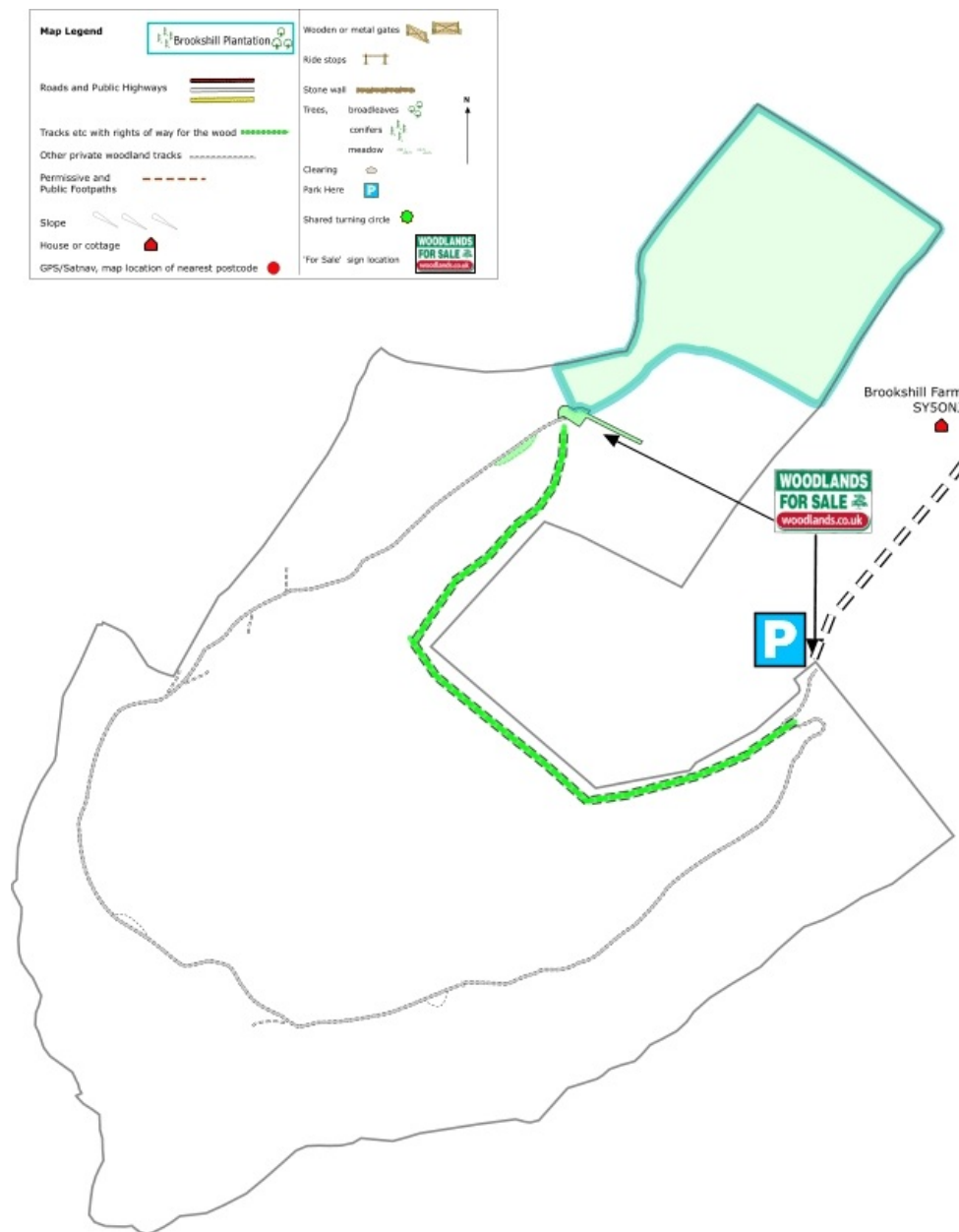
The boundaries are further indicated by turquoise paint.

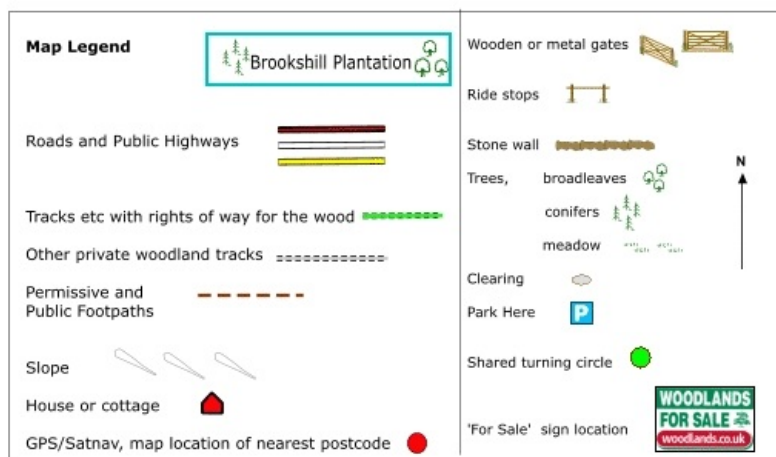
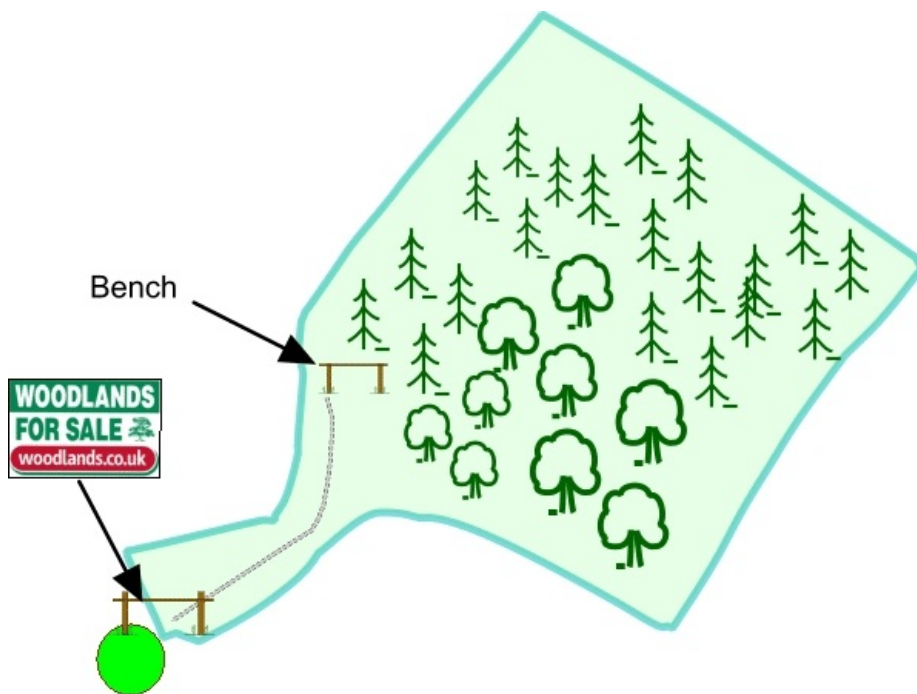
A line of stakes runs in a north easterly direction from Brookshill Plantation ride stop until it meets an earth bank and runs east to the fenceline. The boundary is all the fenceline until returning just south west of the ride stop.



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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.