



Old Newton Wood, Sallow Coppice Shropshire

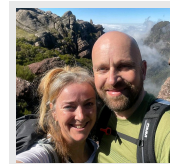
Old Newton Wood is a woodland full of mature ancient trees and established wild flowers situated in open agricultural land near Craven Arms. From a hard standing parking area, walking tracks lead around the beautiful woodland.

Details

Price: £79,000 Freehold
Location: Park Lane, Craven Arms, Shropshire
Size: 5¼ acres for sale
OS Landranger: OS No 137
Grid ref: SO 418 817
Nearest post code: SY7 9AB

Local manager

Ash Charlwood and Helen Iles
07901 718474
ashandhelen@woodlands.co.uk



Description

Old Newton Wood is at the southern end of Sallow Coppice. It is accessed along a newly refurbished track suitable for vehicles. From the parking area there are tracks that lead off into and around the woodland.

The trees at the higher part of the woodland are mature Oak, Sycamore, Chestnut and Beech to name a few. Historical thinning has encouraged strong growth, and some gentle woodland management would benefit the woodland greatly. On the lower slopes, there are Birch, Sycamore and younger trees.

To the southern end of the woodland, while we were working there (wintertime), we noticed large beds of Snowdrops coming into flower, and there was signs of Bluebells appearing in the higher parts of the wood.

All of Sallow Coppice is classified as an Ancient and Semi Natural Woodland (ASNW) meaning it has been under continuous tree cover of native tree and shrub species since at least 1600 AD. They are relatively undisturbed by human development. As a result, they are unique and complex communities of [plants](#), [fungi](#), insects and other microorganisms.

With some gentle woodland management, this beautiful woodland will flourish. We have hidden a bench in the middle of the trees - a place to sit and reflect, or perhaps listen and gently observe this lovely mature woodland.

Note - Although there are paths on the ground, there are no public or permissive footpaths in Old Newton Wood.

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 trees are various ages and generally mature. The dominant trees are Oak, Ash and Sweet Chestnut, with significant numbers of Birch and Sycamore. Form is generally good; there are some characterful trees which are aesthetically attractive. The density of tree numbers is high; possibly by thinning some of the lesser trees, the remaining trees will develop stronger along with the ecological functions that nature provides.

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Wildlife

While we were working in the woodland, Red Kites were often seen overhead. We also observed Woodcock and there were lots of signs of active Woodpeckers. Talking to a resident (of over 70 years) he has seen Deer and possibly Pine Marten within the woods.

There is an area of established Snowdrops and lots of signs of early Bluebells.

Features

Old Newton Wood is west facing woodland; it rises gently to an overall height of 200m above sea level from an entrance level of 175m. During the afternoon and evening it is swathed in sunlight. It has a small disused quarry/borrow pit on the western boundary. Towards the southern part of the woodland the gradient decreases and there are flat areas.

Access, tracks and footpaths

To find Old Newton Wood, park at the main entrance (a key to this gate will be given to purchasers). The woodland is to the right along the track. There is clear signage where the woodland begins. The boundaries are marked in blue.

Within Old Newton Wood there are many well trodden pathways. Woodlands have worked closely with Shropshire Council and erected clear sign posts where the public and permissive paths go within Sallow Coppice. There are no Public or Permissive footpaths in Old Newton Wood.

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

Sallow Coppice is located in the Shropshire Hills National Landscape (Area of Outstanding Natural Beauty). Walks, events, and places to visit can be found here: <https://www.shropshirehills-nl.org.uk/>

Also running through Craven Arms is the Heart of Wales Track <https://www.heart-of-wales.co.uk/communities>.

For those who love cycling there are 23 cycle routes in the area <https://www.bikemap.net/en//2652061/>.

Closer to home, there are some gorgeous walks around Sallow Coppice. Please be sure to stick to the sign posted routes in order to protect the wild life and not wander into private woodlands. <http://www.shropshiresgreatoutdoors.co.uk/wp-content/uploads/2015/06/SW-C5-Sallow-Coppice-Circular.pdf>

<http://www.shropshiresgreatoutdoors.co.uk/wp-content/uploads/2017/09/SHDC-Stokesay-Walks-web.pdf>

And for those of you who fancy a challenge, check out the [Shropshire 80k!](#)

Local area and history

Within walking distance of Old Newton Wood is [Stokesay Castle](#). It was constructed at the end of the 13th century by Laurence of Ludlow, who at the time was one of the richest men in England. Today the castle has been carefully restored and there is plenty to do here on a family day out. The castle is within walking distance of Old Newton Wood.

Nearby there is the Bronze age settlement of [Norton Camp](#).

Places to stay: <https://www.shropshire-guide.co.uk/places/category/craven-arms-accommodation/>

Campsites nearby https://www.pitchup.com/campsites/England/Central/Shropshire/Craven_Arms/

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 north:

Follow signs to Craven Arms on the A49. Once in the Town, turn right along Clun Road (B4368) towards Clun. After 500m take the first small road on your left, pass under the railway bridge. Follow this small road until you see a layby with a gated area on your left. This is the parking area from which to enter the woodland. (Purchasers will be given a key to this locked gate in order to access their wood).

From the south:

Follow signs to Ludlow then continue on the A49 towards Craven Arms. Pass Stokesay Castle on your left and the discovery centre on your right. As you enter Craven Arms take Clun Road (B4368) on your left. After 500m take the first small road on your left, pass under the railway bridge. Follow this small road until you see a layby with a gated area on your left. This is the parking area from which to enter the woodland. (Purchasers will be given a key to this locked gate in order to access their wood).

Parking area is at:

W3W: ///spin.parties.tiredness

Through the gate, turn right - Old Newton Wood is at the end of the track.

Boundaries:

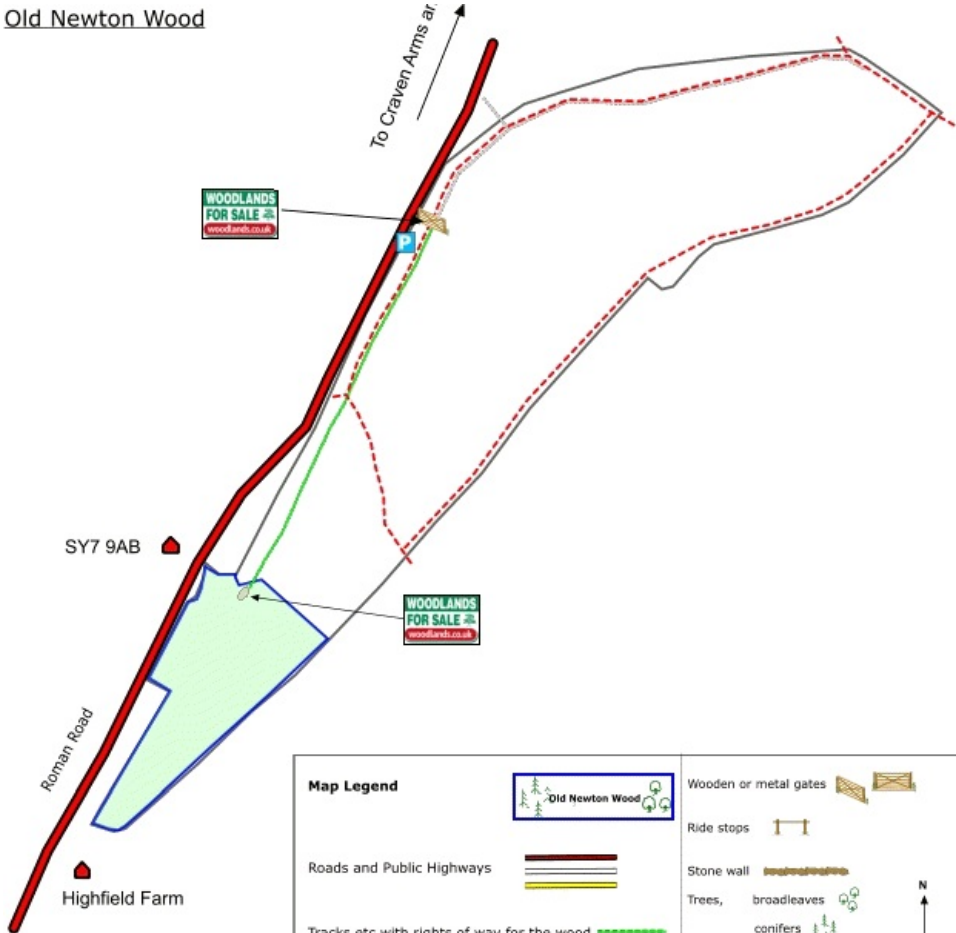
All of Old Newton Wood boundaries are marked in blue.

The boundary running up through the woodland is marked with blue posts. The other boundaries are marked by fence lines and, for part of the western boundary, the road.

There is an old disused quarry within the woodland that is fenced off. This is included in the woodland.

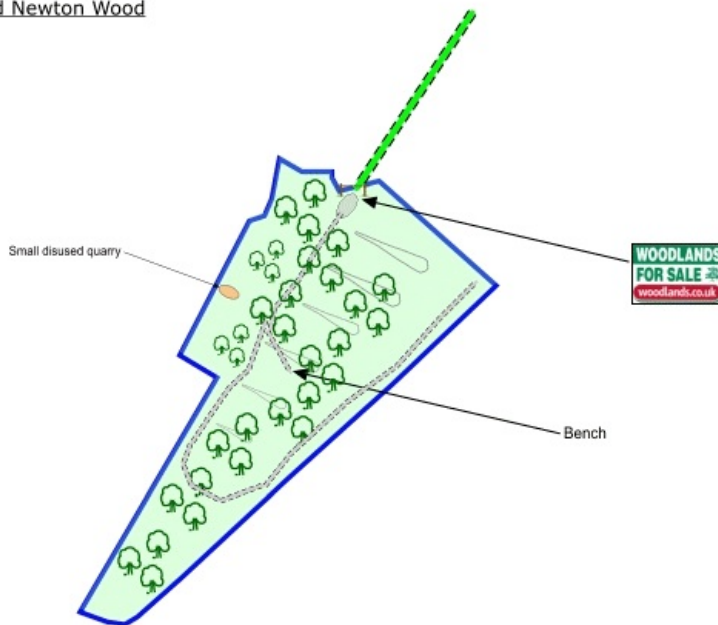


Old Newton Wood



Map Legend	
Old Newton Wood	Wooden or metal gates
Roads and Public Highways 	Ride stops
Tracks etc with rights of way for the wood 	Stone wall
Other private woodland tracks 	Trees, broadleaves
Permissive and Public Footpaths 	conifers
Slope 	meadow
House or cottage 	Clearing
GPS/Satnav, map location of nearest postcode 	Park Here
	Shared turning circle
	'For Sale' sign location

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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.