



Brookshill Plantation Shropshire

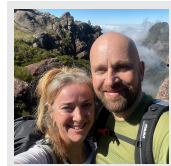
A large predominantly conifer woodland, with some magnificent beech trees, in a wonderfully remote location near Shrewsbury.

Details

Price: £135,000 Freehold
Location: The Bog, Minsterley, Shropshire
Size: 10 ½ 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
 07901 718474
ashandhelen@woodlands.co.uk



Description

A great opportunity to own a lovely, predominantly conifer woodland in a remote location. The woodland is mostly flat, making all areas of it very accessible. It could prove to be beneficial to do some thinning and plant some broadleaves in order to further diversify the land. The woodland is at the end of a rather long and in some places very steep track that has recently been upgraded. Due to the nature of the track it is only suitable for four wheel drive vehicles, but when viewing, the parking area by the gate is fine for two wheel drive vehicles.

The woodland is part of the larger Brookshill Wood. Access off the road is over a farm track.

Near the woodland is a shooting range, which can sometimes be heard from within the 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 woodland is mainly well spaced/well thinned Japanese larch, planted in 1958, although there are some wonderful mature beech trees near the entrance of the wood. These are believed to have been planted in the 1870s. There is a fair amount of young broadleaf, including quite a few young holly trees, spread around the woodland.

Wildlife

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

Features

There is a rough path that begins at the entrance and runs round the woodland, giving you an opportunity to get right into the heart of the woodland. Near the entrance there is also a brush cut clearing where you'll find a handmade bench to use either as you prepare to walk around the woodland or to catch your breath on your return.

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 only suitable for a four wheel drive vehicle as it is quite steep in places. There is also a footpath that can be used when viewing Brookshill Plantation, that is much shorter and flatter than walking all the way round the main track (See "Find this Wood" for more details).

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.

Local area and history

Just over 4 miles away is [Mitchell's Fold Stone Circle](#); a bronze age stone circle set in moorland on Stapeley Hill. Originally it consisted of 30 stones, there are now 15 visible and is the focus of many local legends.

The wood is within sight of the [Stiperstones National Nature Reserve](#).

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

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 (five and a half miles south of Minsterley, or eight miles north of Bishops Castle) take the turning signposted for Shelve and Minsterley Ranges

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

Follow this road for half a mile, then at the fork keep right

Continue along this road for around a mile, then the entrance to Brookshill farm and Minsterley Ranges will be on your right.

If navigating using satnav, note that the nearest postcode SY5 0NJ is about a tenth of a mile before the turning off the road that leads to the wood.

Follow the farm track until you reach a cattle grid. At this point there will be a cow shed to your right and three tracks about 20ft ahead. Take the middle track straight ahead of you.

Continue to the end of the track, and park near the gate into the wood, without blocking the gate into the wood or the gate into the field.

Finding Brookshill Plantation

There are two options to access the woodland, either follow the main vehicle track that goes round the whole of Brookshill or via a much shorter (and less steep) footpath.

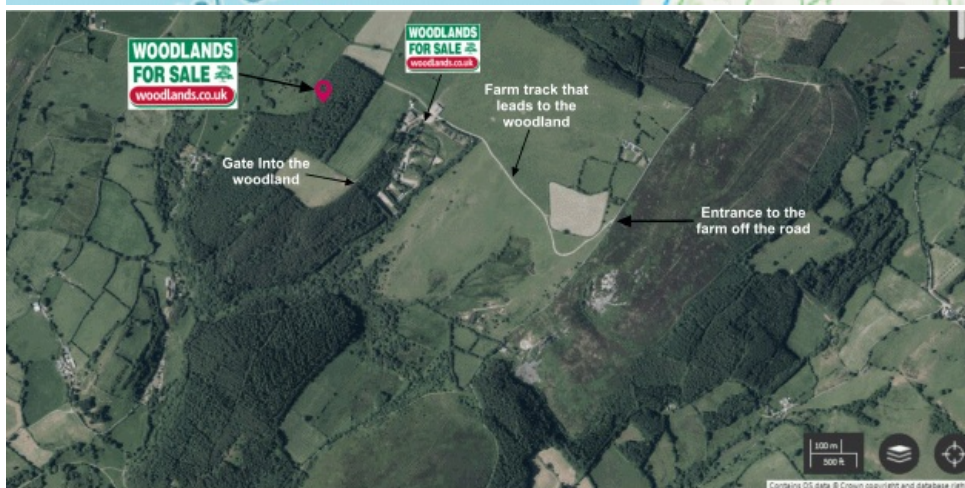
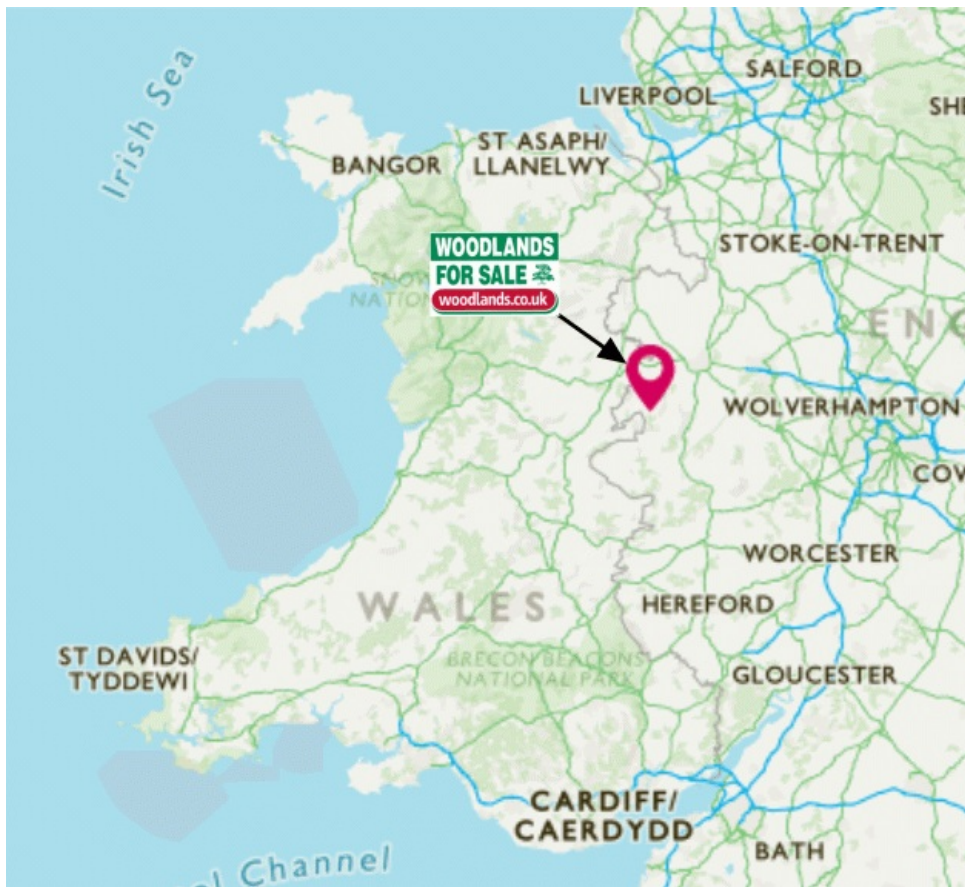
If using the shorter route, head down hill from the main entrance into Brookshill. On the first bend there is a small Woodlands.co.uk arrow sign at the beginning of the path. The path runs along the fence line adjacent to an open field. Follow the fence line as it turns right, keeping an eye out for those arrow signs which are on trees along the path to guide you. You will then head straight for a while before the fence line turns right again. At this point you will notice some wooden boundary stakes marked with blue and red paint. Follow these stakes downhill (staying on the blue side), until the path joins up with the main vehicle track. Turn right and continue up to the top of the hill.

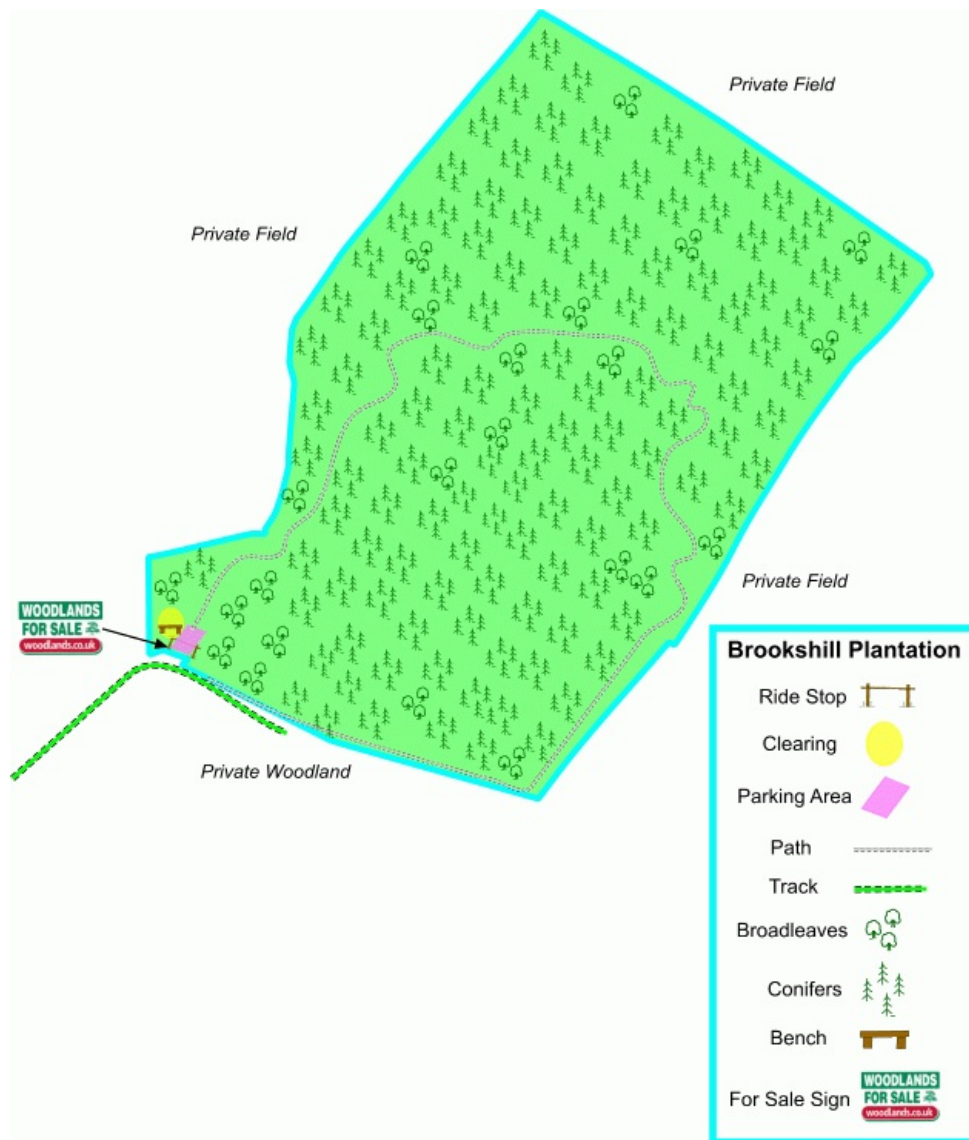
Please note that Brookshill Plantation is two thirds of a mile walk from the gate via the main track, but only one third of a mile via the footpath.

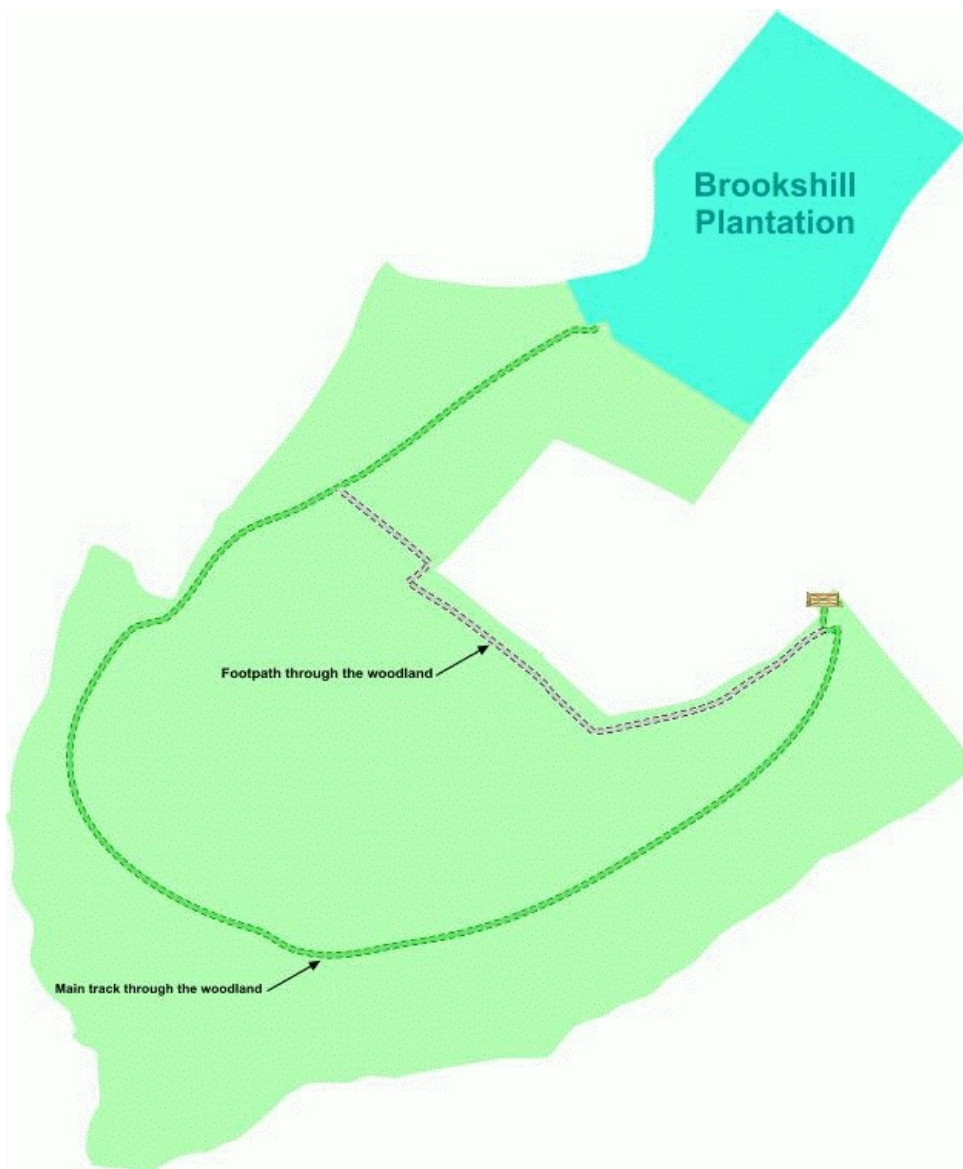
Boundaries:

- The north-eastern boundary runs along a fence line
- The east-southern boundary runs along a fence line and a run of wooden stakes
- The west-northern boundary is indicated by a run of stakes and runs along a fence line

The boundaries are further indicated by turquoise paint.







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.