



Shepherds Rock Wood Shropshire

A well spaced, easy to access flat and secluded woodland, bordered on three sides by grazing.

Views of the Stiperstones and good sun light make this woodland perfect for enjoying year round.

Details

Price: £75,000 Freehold

Location: The Bog, Shropshire

Size: Nearly 5 ¼ acres for sale

OS Landranger: OS No 137

Grid ref: SO 343 970

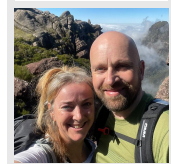
Nearest post code: SY5 0NJ

Local manager

Ash Charwood and Helen Iles

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Description

This woodland has exceptional views within the landscape. The Stiperstones National Nature Reserve is at the end of the access road, and this fascinating landscape is easy to explore.

Shepherds Rock Wood is at the end of the forestry track, and surrounded on three sides by meadowland. This means that no-one else passes the wood, apart from the beautiful farm animals on three sides.

The commercial crop of Larch is well spaced, and mature. Having been well managed this has the feel of a continental style coniferous crop. The opportunity for a new owner to shape this lovely flat land is immediately obvious - and simple to move through from boundary to boundary.

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 varied species - Holly, Hazel, Birch and the odd Beech could easily be encouraged within the Larch.

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

Well spaced Larch, and 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

A recent stone track gives great access to the woodland from the gate. A final rough, but flat track gives access to the Shepherds Rock Wood. This final section of approximately 300m is easily driveable in a vehicle and could be improved to allow normal car access if desired.

Whilst there are no internal "footpaths" moving around in the wood is easy due to the widely spaced trees.

An old timber wagon track leads to the opposite boundary, and this wouldn't be too difficult to brush cut, if that was your vision!

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.

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.

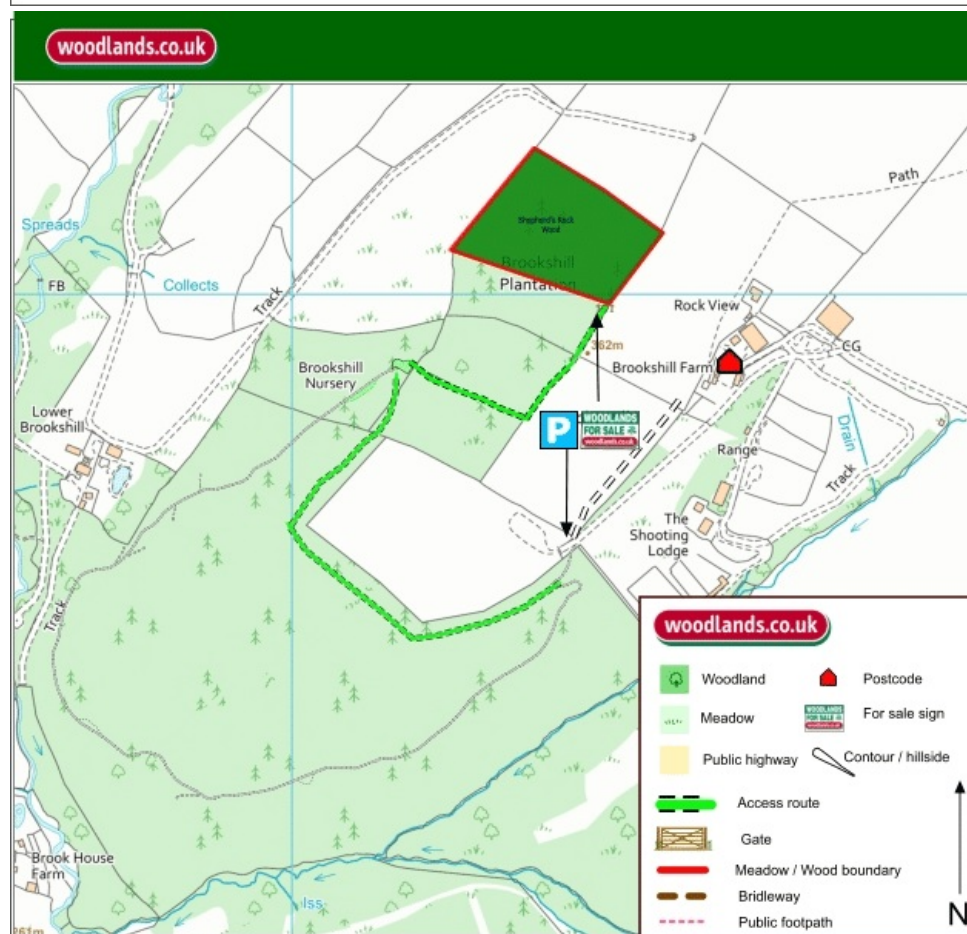
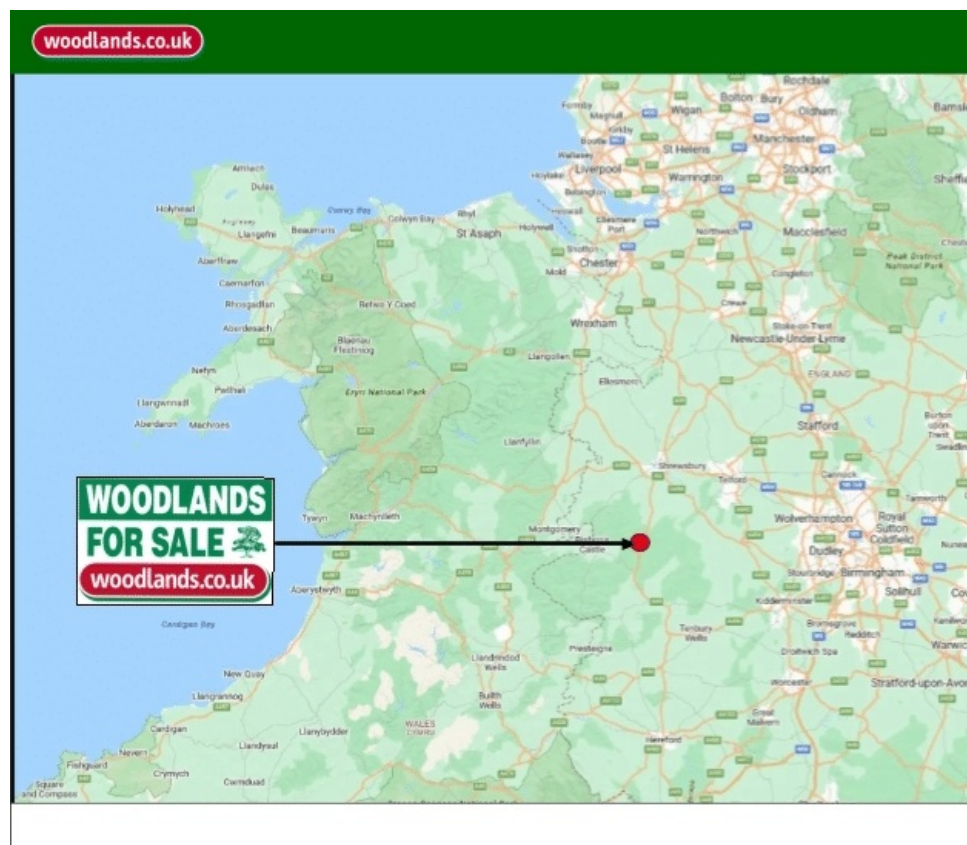
Continue to the end of the track, and park near the wooden gate into the wood, without blocking the gate into the wood or the gate into the field. This point is at [///enabling.jiffy.inspects](#)

Please note that Shepherd's Rock Wood is accessed on foot from the gate. Follow this track for about 500m) until you reach the shared turning circle. Take the brush cut track to the right and follow it along the border of the wood until you reach the entrance of Shepherd's Rock Wood.

Upon purchase a key will be given to owners for vehicle access.

Boundaries:

Boundaries are marked with red paint. Where it is a shared boundary the half of the post towards Shepherds Rock wood is marked with red.





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.