



## Elslow Coppice Shropshire

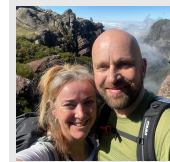
Nestled within a hidden valley, this enchanting woodland alongside the River Worfe boasts majestic old Oaks, meticulously managed Beech groves, and a diverse array of conifers. A breathtaking oasis, perfect for every nature lover.

### Details

**Price:** £245,000 Freehold  
**Location:** Beckbury, Shropshire  
**Size:** Almost 21 acres for sale  
**OS Landranger:** OS No 138  
**Grid ref:** SJ 759 007  
**Nearest post code:** WV6 7JS

### Local manager

**Ash Charwood and Helen Iles**  
07901 718474  
[ashandhelen@woodlands.co.uk](mailto:ashandhelen@woodlands.co.uk)



## Description

Elslow Coppice is a serene woodland that provides a tranquil place to escape. This hidden gem is divided into four distinct areas, each offering its own charm and allure.

At the access of Elslow Coppice, visitors are greeted by mature Sycamore lining the path which descends into the woodland.

A large pool that, with gentle management, has the potential to become a thriving environmental habitat is at the bottom of this first path.

To the right of this path managed beech trees create a majestic canopy. In the spring, the woodland floor is a carpet of vibrant bluebells.

A predominantly coniferous area adds to a diverse silviculture. Some trees have been damaged by storms, though their resilience and beauty remain. This part of the woodland offers both visual appeal and useful timber. A pathway meanders through the area, allowing visitors to explore and appreciate the diverse flora.

Elslow Coppice boasts a network of pathways that weave through the woodland, inviting exploration and adventure. These pathways connect the different areas, allowing easy exploration of the full beauty and diversity of the woodland.

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 enjoys the status of a "plantation on an ancient woodland site" (PAWS) so this is a piece of land classified as ancient woodland that is legally protected from development or significant alteration due to its ecological value and historical significance.

There are a number of different tree species within Elslow coppice. The coniferous trees being in a stand, whilst the rest is a mature broadleaf woodland.

Species of interest are Oak, Sycamore, Lime, Cedar, Holly, Birch, Beech, Sitka Spruce, Scots Pine and Hazel.

---

### Wildlife

All the usual mammals of Shropshire are present here, Foxes, Badgers and Deer. It is also quite likely that Otter are present in the Worfe. Water Voles have also been encouraged in this project. Amphibians and aquatic species are present in good numbers and could be further encouraged in the wetland.

Birdlife is, as you would expect in a diverse woodland, very varied, from a huge variety of raptors, through song birds and all the normal "little brown jobs". Early in the morning, the dawn chorus is as deafening here as would be expected of such a fabulous rich habitat.

---

### Features

The woodland has some well established tracks through the mature and varied broad leaf canopy. With easy access to the banks of the Worfe as well as the wetland area this really does have a little bit of everything.

---

### Access, tracks and footpaths

Access into the woodland is possible via two vehicular routes. One via "The Chase" and one down Lockleys Lane. Both are easily managed in a four wheel drive, though in the wet, tyre choice makes a difference. Lockley's Lane can be a little overgrown, but is the shortest route.

Within the woodland there are some paths that are well used, in preference to the Public Footpath network. Our experience is that the Council Rights of Way Officer is very helpful in providing signage and support in making sure that the rights of way are easy to identify.

The woodland has a permitted development approval in place ([20/02370/AGR](#)) for the improvement of vehicle tracks into the woodland. This expires 18 June 2025, but could probably be renewed, if desired.

---

### 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

The village of Beckbury boasts a lovely [Community Shop](#) and Cafe- well worth a visit for a coffee and a cake. Also worth visiting

for lunch or evening meal is the newly refurbished [Smokey Cow](#).

The area is perfect for Cycling and other outdoor sports. For the more intrepid, a short journey will take you to [Shropshire Rafting Tours](#), and for a quieter day out there is the [Royal Airforce Museum](#) or even a visit to the award winning rose shops of [David Austin](#) - the roses are grown next to the Woodland!

The River Worfe is a meandering river with a diverse environment. There are several projects such as [The Restoration Project](#) that are actively working to manage and improve the river.

River frontage lends itself to quiet river fishing to be enjoyed on the new owners land.

---

### Local area and history

---

Elslow Coppice is situated by the gorgeous quiet village of Beckbury. Beckbury's oldest houses are the Hall and the White House, both 16th- or 17th-century. Beckbury itself is mentioned in the Domesday Book as a Fort of Beocca.

Equally of interest is the link to the Lords of Badger, with Elslow Coppice easy to see and reference in this [page of history](#).

As would be expected in an agricultural area, there are many small farm shops and enthusiastic producers. Whilst food is well known, it doesn't take a sharp eye to notice the David Austin rose garden near the entrance to the wood.

A small golf course is nearby, and the larger town of Telford, and the city of Wolverhampton are easy to get to, if you need any last minute "big supplies" - particularly useful if tools are your thing.

---

### 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

---

The entrance to Elslow Coppice is at:

w3w casino.acclaimed.expectant

#### [Elslow Entrance](#)

There are a few ways to enter Elslow Coppice. The new owners will have vehicular rights of way along the route described below. We strongly advise that these are four wheel drive access only at present, and for viewing, walking the routes in is best.

For viewing:

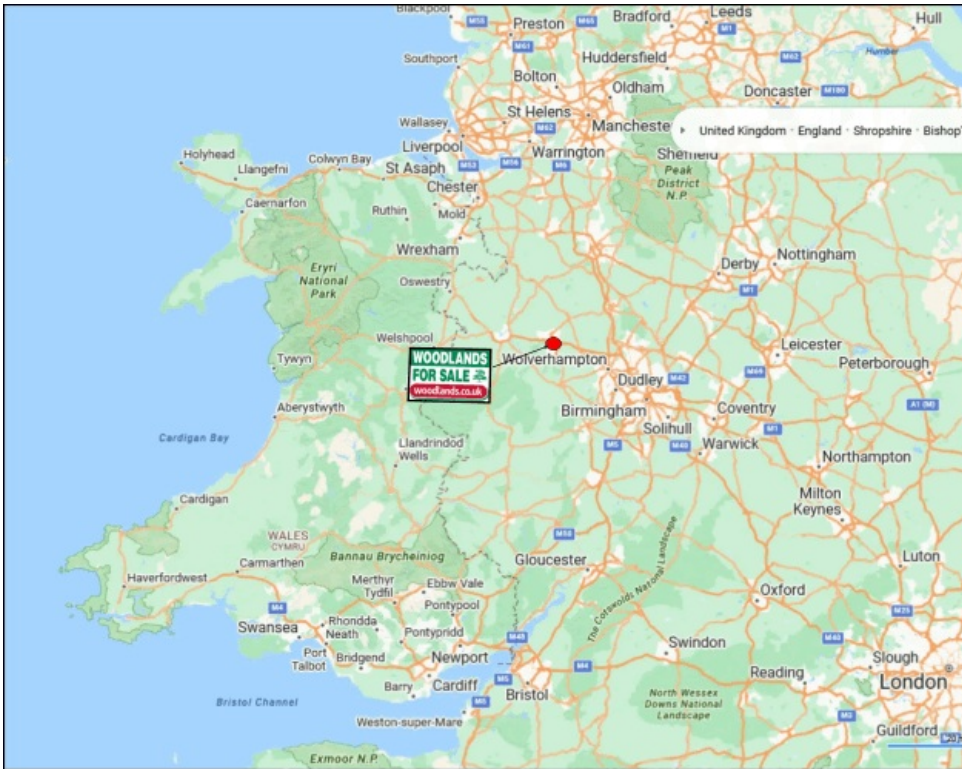
From [Badger Lane](#), we suggest leaving your vehicle in a safe considerate place and walking along Lockley's Lane follow the bridleway down to the open field. The right of way carries on through the field and to the right, where the entrance to Elslow Coppice can be seen.

From '[The Chase](#)', Badger wood, we suggest parking your car in a safe and considerate location and then walking through the woodlands. Keeping the river on your left, pass through the woodlands to a gate, and stay on the fenced track. The right of way carries on through the field and up to the left, where the entrance to Elslow Coppice can be seen.

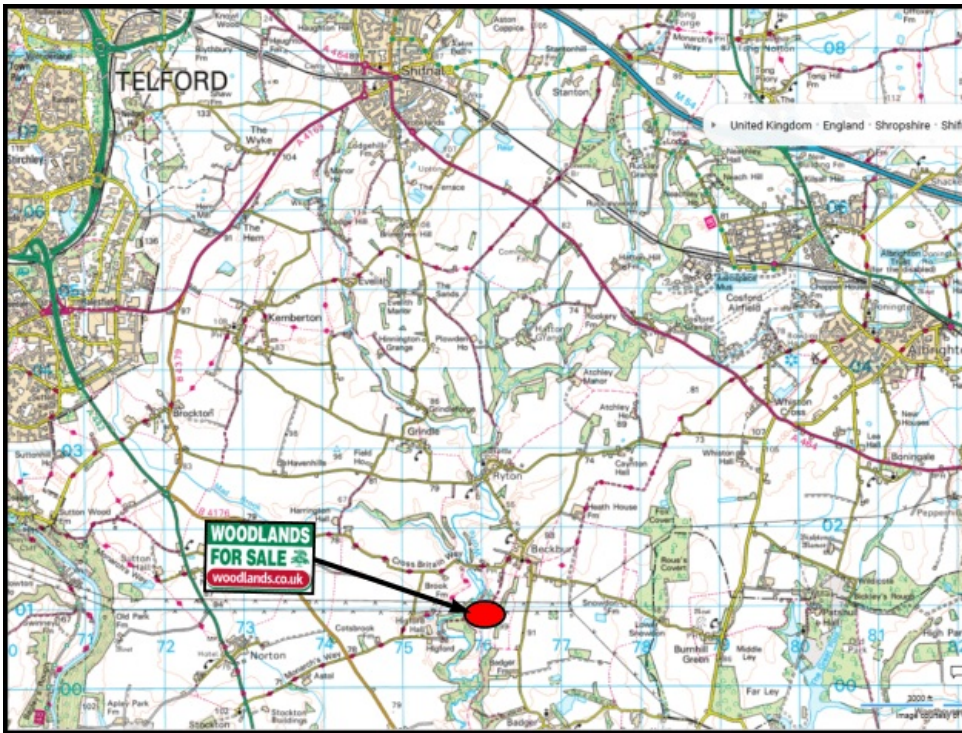
From [Beckbury](#), a public footpath (Higford Lane) passes through the middle of Elslow Coppice.

# Boundaries:

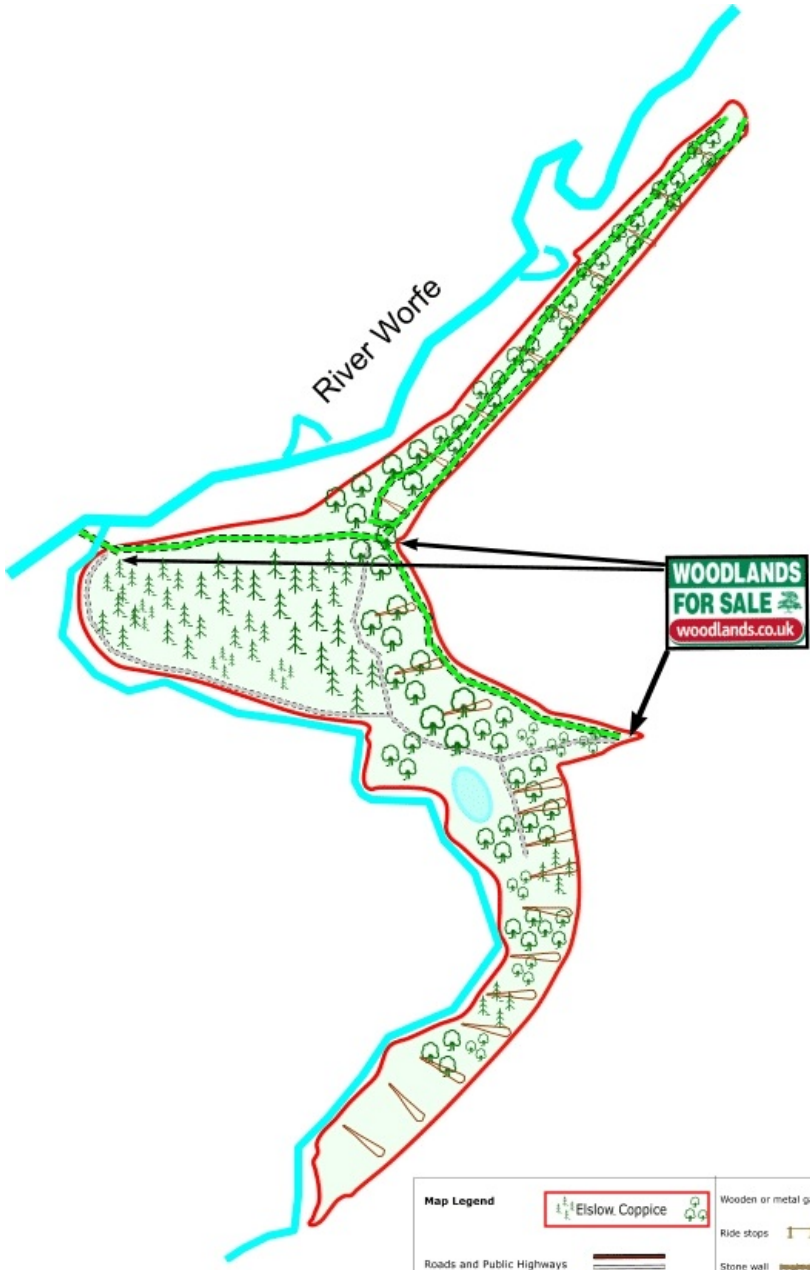
Boundaries, where not immediately obvious, are marked in red.



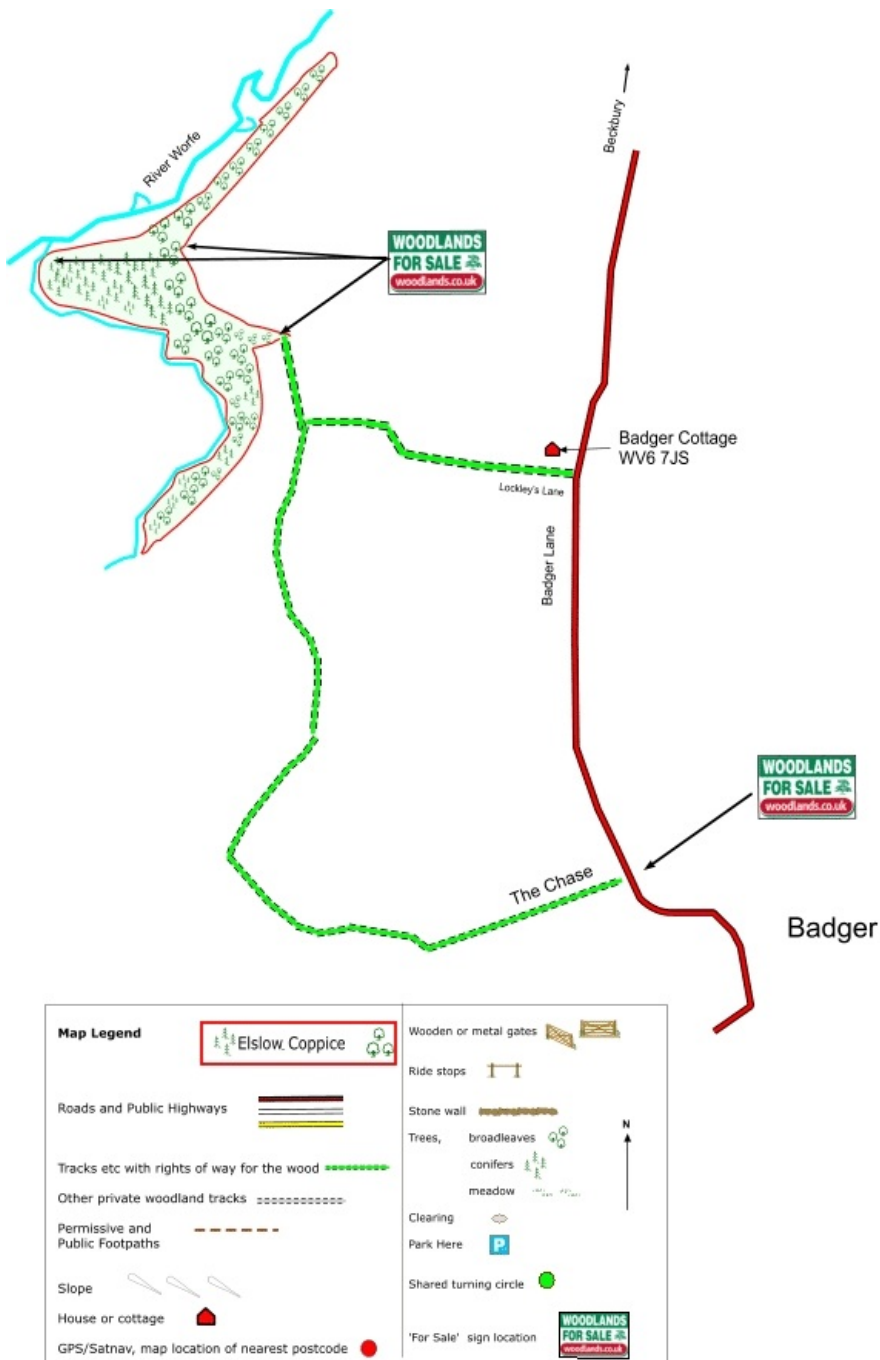
© Crown copyright and database rights 2024 OS Licence No. W000008262



© Crown copyright and database rights 2024 OS Licence No. AC0000845476



Map Legend	
Elslow Coppice	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	Pool (occasionally)
House or cottage	Park Here
GPS/Satnav, map location of nearest postcode	Shared turning circle
	'For Sale' sign location



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.