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# Nipstone Wood

## Shropshire

Well spaced Larch in a quiet and remote location provides an exceptional opportunity to enjoy woodland ownership. The south westerly aspect being particularly beautiful in the afternoon and evening. Most of the woodland floor is covered in Bluebells for a swathe of spring colour.

### Details

**Price:** £45,000 Freehold
**Location:** The Bog, Minsterley, Shropshire
**Size:** About 3 acres for sale
**OS Landranger:** OS No 137
**Grid ref:** SO 340 969
**Nearest post code:** SY5 0NJ

### Local manager

**Neil Nixon**
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neil@woodlands.co.uk

## Description

A great opportunity to own a lovely, woodland in a remote location. The woodland on a west facing slope that provides great growing. The woodland is at the end of a track that has recently been upgraded.

The trees are a mix of well spaced Larch, with the understory having Rowan, Birch and some young beech. Wildlife includes lots of Muntjack deer, and many species of birdlife.

The top entrance point into the wood gives easy access into the woodland as well as a track that gives access along the eastern 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 Larch planted around 1960.

There is a fair amount of young broadleaf, including Rowan, Holly, Birch and Beech, spread around the woodland. A developing understory is indicative of the quality of growing land that Nipstone Wood offiers.

### Wildlife

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

A huge spread of bluebells is beautiful in the spring, laying dormant through the rest of the year.

### Features

The west facing slope catches plenty of sun. The well spaced Larch has allowed a good understory to develop which is great for bio-diversity.

This woodland is really quiet with no near activity meaning it is really serene.

### 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 Nipstone Wood

Paths within the wood are simple to move around on, and could be improved with some further brushcutting if wanted. Animal and historical woodlands working tracks could be simply improved for walking access or with a bit of work quad access would be possible.

### 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.

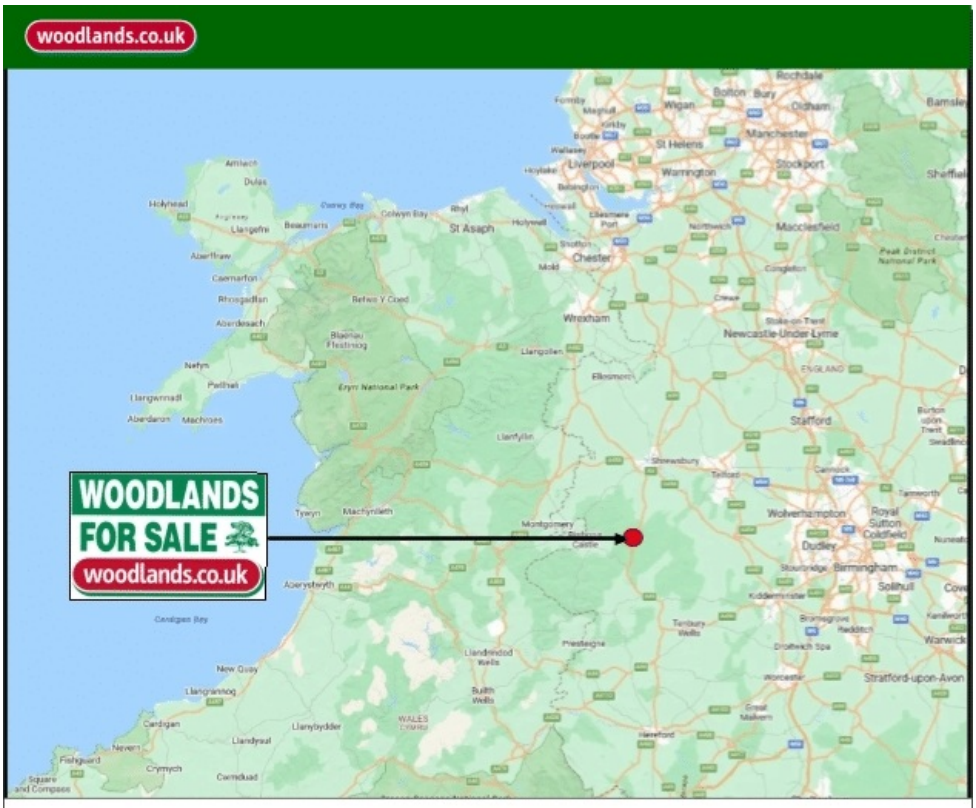
Continue to the end of the track, and park near the wooden gate into the wood, without blocking the gate into the wood or the gate into the field. This point is at ///enabling.jiffy.inspects

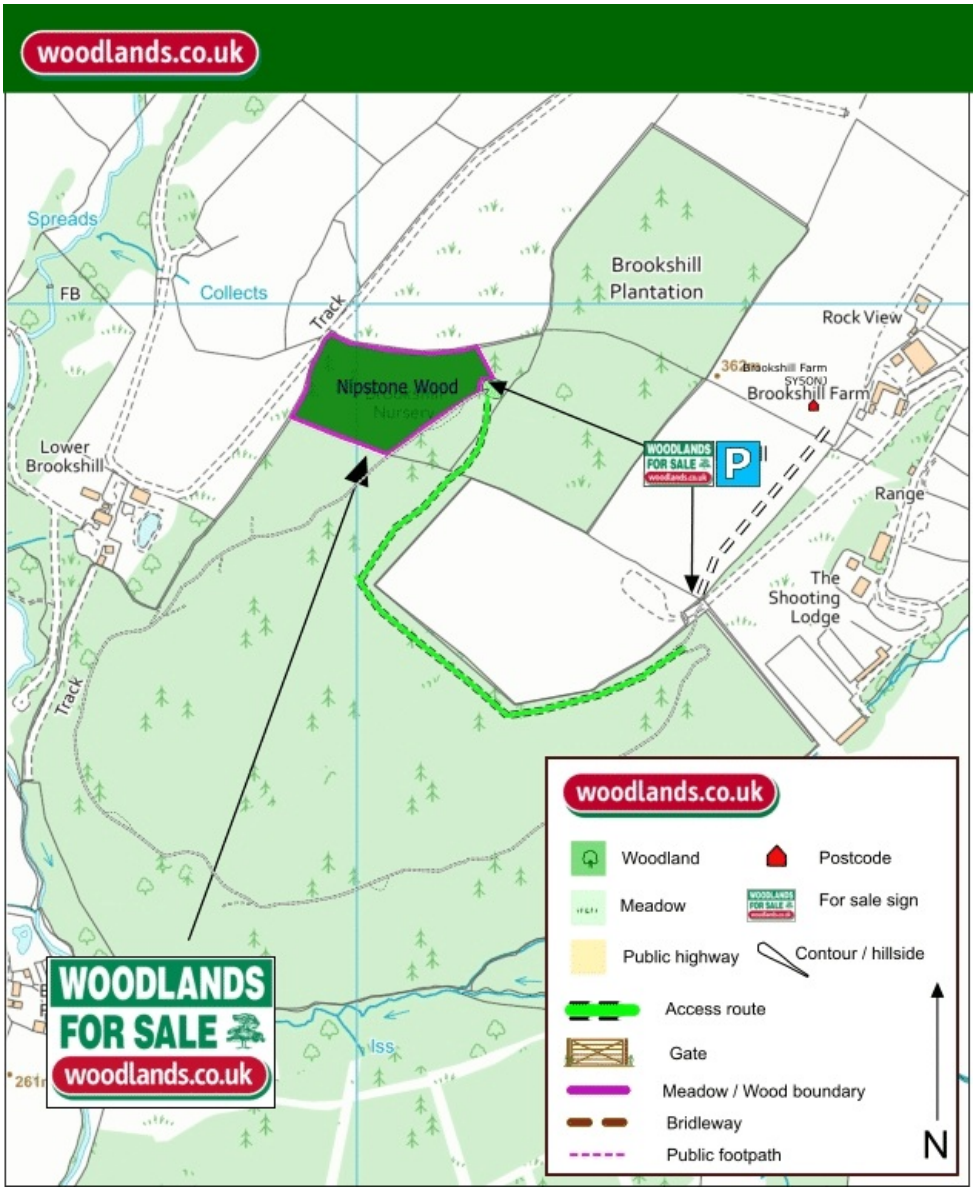
Please note that Nipstone Wood is accessed on foot from the gate. Follow this track for about 500m) until you reach the shared turning circle. From here you will see Devil's Chair Wood entrance clearly marked.

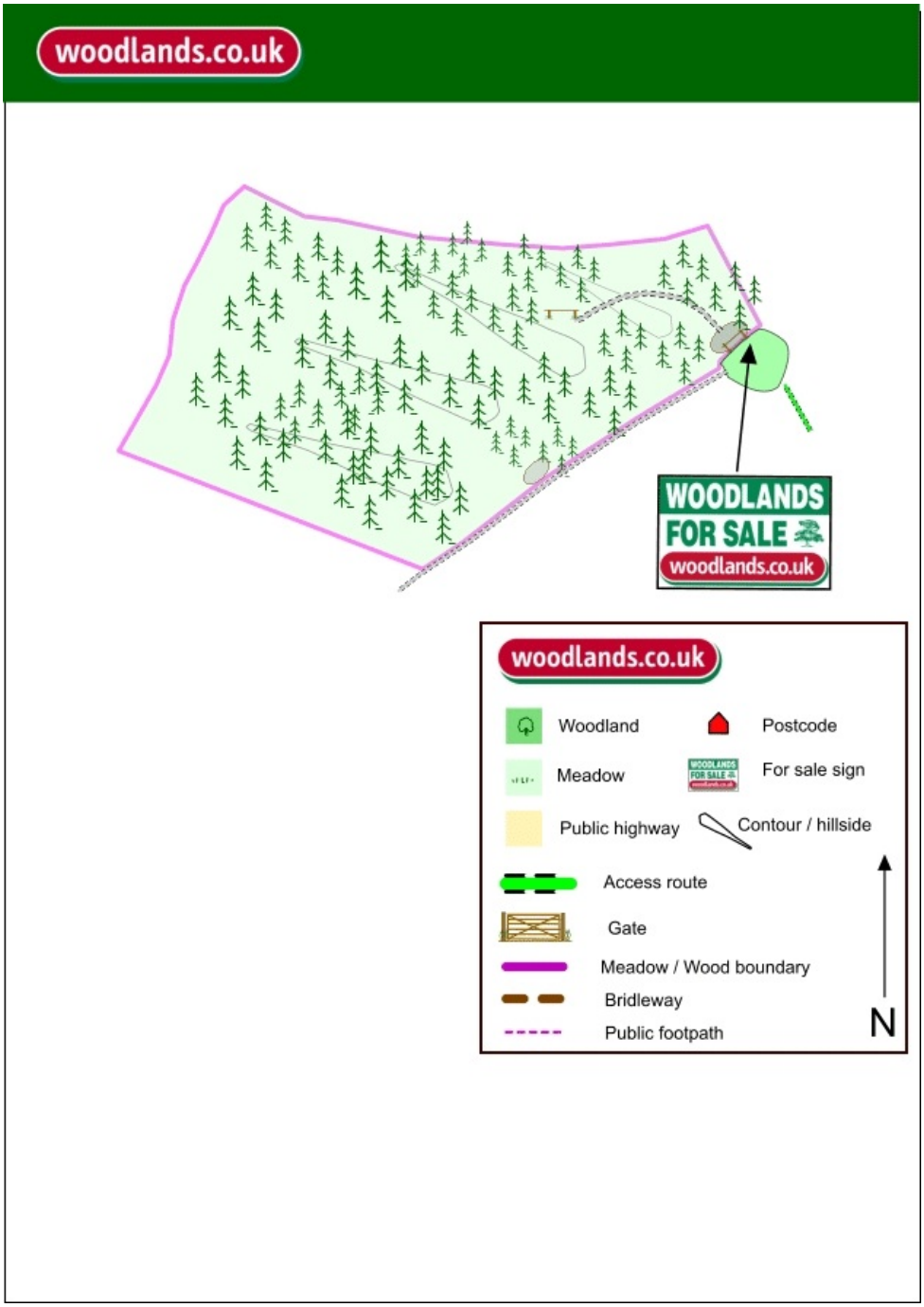
Upon purchase a key will be given to owners for vehicle access.

## Boundaries:

Boundaries within the woodland are marked with lilac pink.






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.