

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## **Brook Wood nr. Pontesbury, Shrewsbury, mid Shropshire. 2.66 acres of mature oak woodland for £39,000 (freehold)**

Idyllic and secluded natural broadleaved wood in an outstanding location and with a lovely stream,  
located between Stiperstones and the Long Mynd.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Brook Wood, Shrewsbury, Shropshire



### Description

Set in a stunning location, Brook Wood is a delightful broadleaved woodland that has the feel of ancient beginnings. Situated within a very quiet pastoral valley, the wood is almost totally devoid of noise. Across the farmland you can see the start of the range that forms the Long Mynd, which stretches all the way to Church Stretton.

Access to the wood from the council road is along a hard-surfaced track suitable for a two-wheel drive car. The track leads through a larger forested area up to Brook Wood where there is a place to turn and park.

The wood sits in a level position at the end of a track offering a sense of seclusion, but benefits from more open areas. It is comprised of a mixture of mature broadleaved tree species dominated by oak, birch and alder in wetter areas. There are self-seeded young trees throughout and a diverse variety of flora that make up the shrub layer, contributing to the woodland's privacy. At ground level are hard fern, dog-rose, honeysuckle, bramble, sedge and even some patches of bluebells as the seasons change.

Within this fertile wood there are combinations of areas well stocked with trees and more open areas emphasising this very characterful wood. There is also a gentle flowing stream that runs the length of the wood providing a delightful backdrop, a draw for wildlife and a spot where much fun can be had by children.

### If It Were Mine

I would create a woodland path to the stream and a little footbridge over to a small clearing for camping. Perhaps put a seat in a position to take in the surroundings. I would also consider creating a rope swing on one of the old oaks.

Silviculturally I would look at thinning a few of the dense areas to provide some useful firewood and create a deadwood habitat.

Please remember some management operations require approval and/or a licence.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger Series Sheet No: 126.

Ordnance Survey Grid References:

- Roadside gate: SJ 395 017.

- Centre of wood: SJ 393 016.

Nearest postcode: SY5 0SQ.

### Directions & Access

- From Shrewsbury: from A5 by-pass take the A488 towards Pontesbury.
- In Pontesbury continue down the hill and turn left onto Chapel Street which is approximately 200 metres before the Church.
- Continue on Chapel Street keeping left which takes you onto Habberley Road.
- Continue to Habberley and take the second right where the road forks towards Bridges.
- Continue on this road for approximately one mile before turning right onto a stone track to Lower Vessons.
- At the sharp bend the entrance gate is in front of you which has a Red Rock Forestry management sign on it (point **A** on the plan).
- Park safely without blocking access and continue on foot (we do not give out keys for viewing).
- Follow the track for 100 metres (point **B**).
- Take the first right up the track, Brook Wood is 115 metres at the end of the track.

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### Boundaries

- The south boundary is the agricultural fence.
- The northwest boundary is in part the centre of the stream and in part indicated with white paint on wooden posts and boundary trees.
- The northeast boundaries are indicated with blue paint on wooden posts and boundary trees.

### Sporting Rights

The woodland comes with full sporting rights.

### Mineral Rights

The mineral rights are reserved to a previous owner.

### Rights of Way

- There are no public rights of way inside this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary (marked **XABC** on the plan).
- A shared maintenance clause covers this right of way, with liability according to use.

### Fencing Liabilities

There are no known fencing liabilities.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
  - use the Property as a commercial campsite; or
  - unreasonably damage the said tracks.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

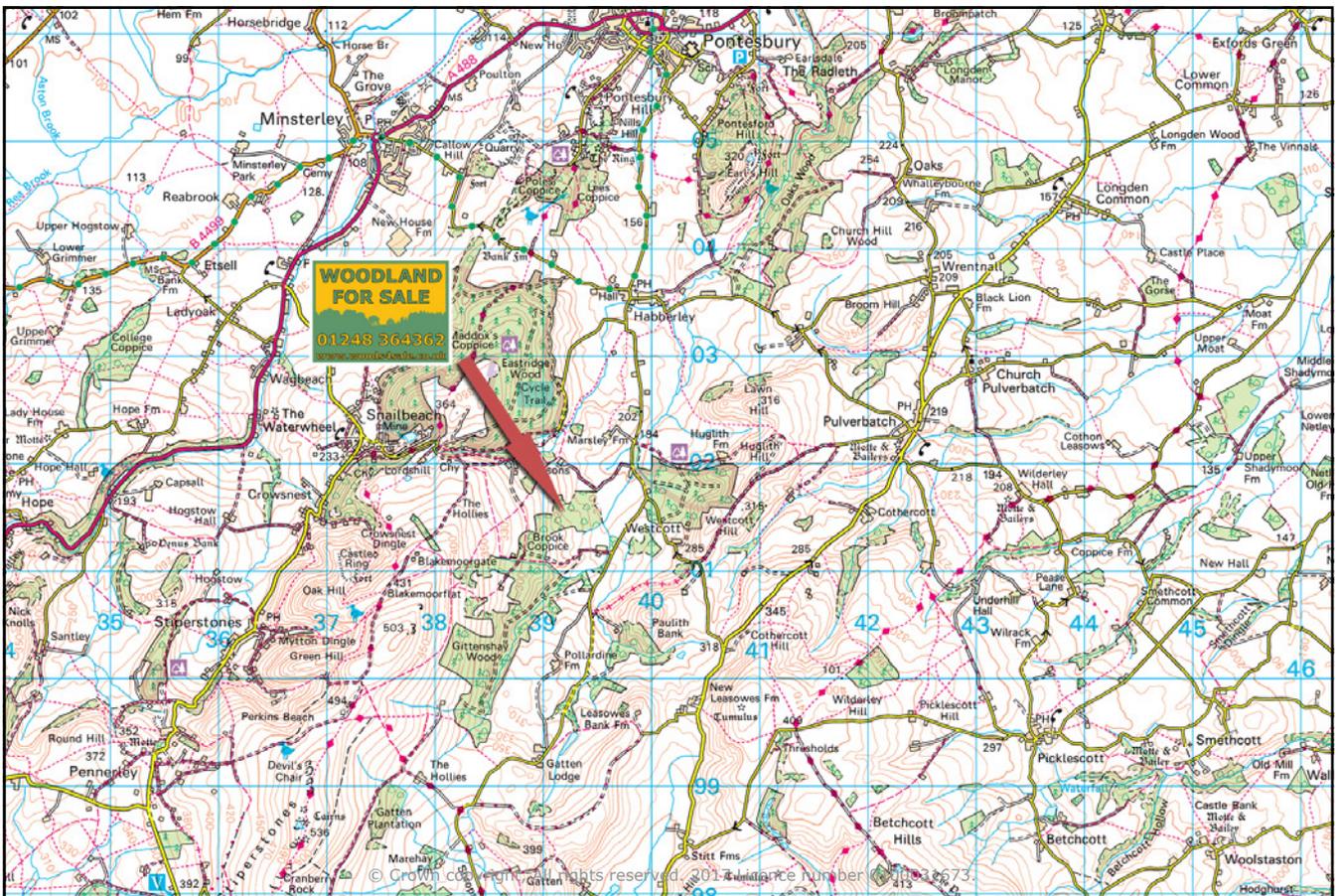
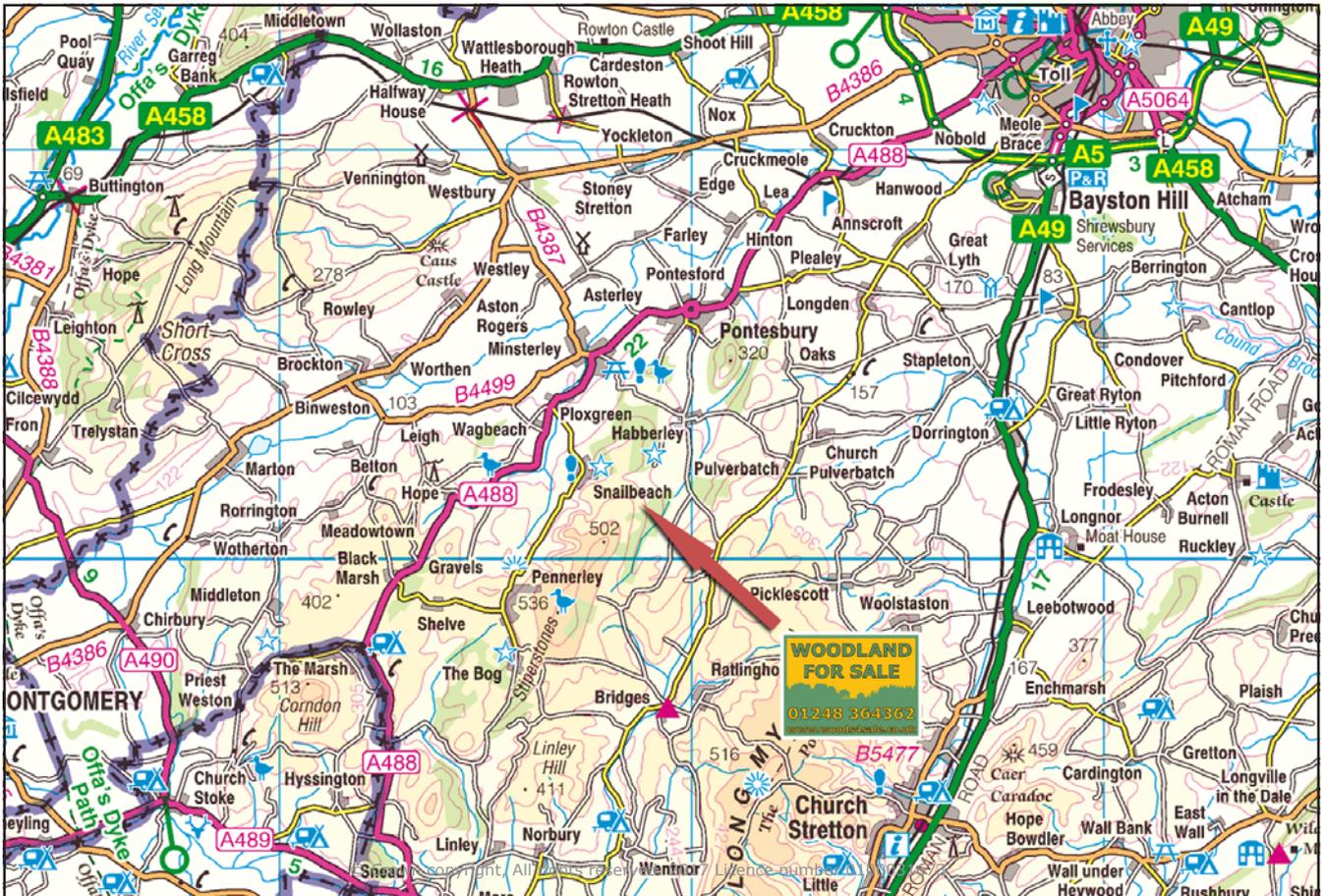
### Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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