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Knolls Wood, Brookshills Marsh, Nr The Bog, Shrewsbury, SY5 0NG
Guide Price £70,000

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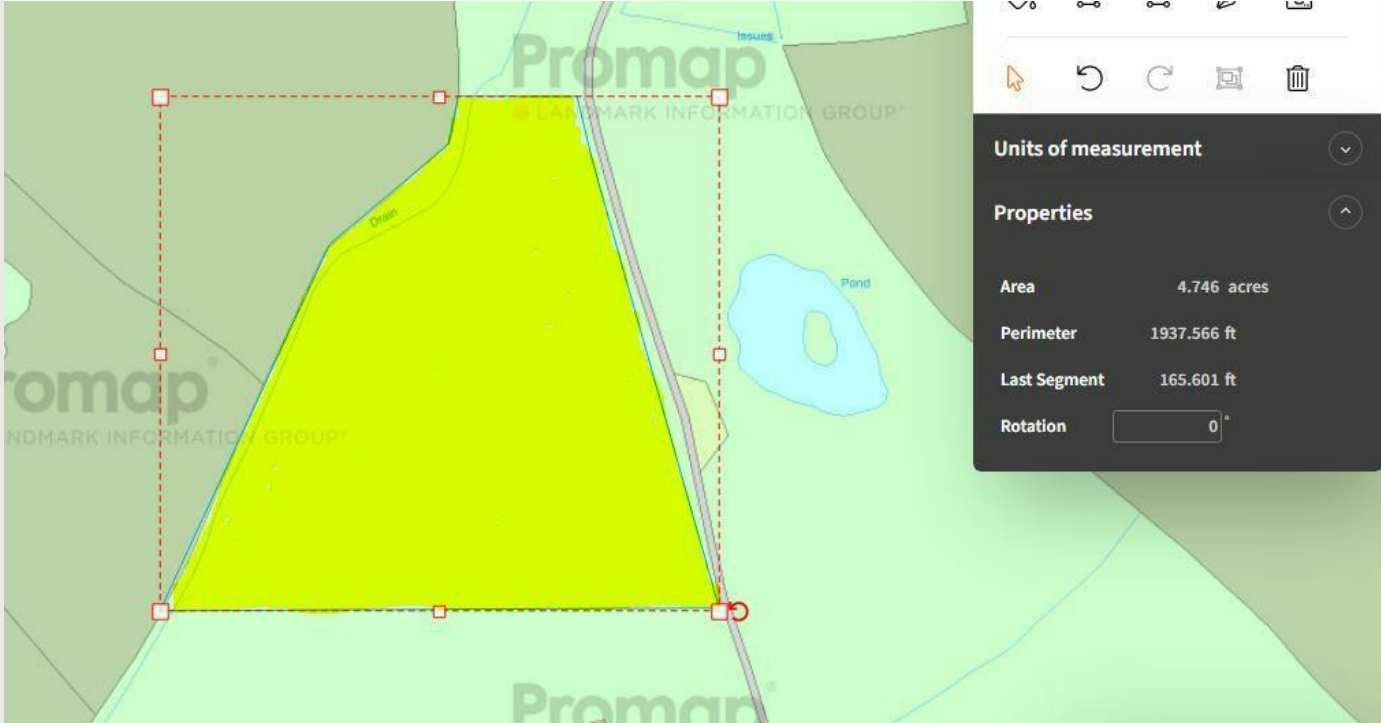
**** WOODLAND FOR SALE BY INFORMAL TENDER ****

A fantastic and rare opportunity to purchase your own piece of natural Shropshire landscape. Approximately 4.75 acres/ 1.9 hectares of beautiful woodland with a mixture of native mature trees & pathways. A beautiful hideaway nestling in the rolling Shropshire hills a short distance from The Mynd.

- Historic Woodland approx. 4.75 acres
- Various species of mature trees
- Partially enclosed by fencing
- Stunning rural landscape
- Amazing opportunity

Material Information
Guide Price £70,000
Tenure: Freehold
Local Authority:
Council Tax: Exempt
EPC: (0)
For more material information visit www.cobbamos.com

Please note that the measurement stated is taken from the land registry document and its exact size may be slightly larger or smaller than the plan shows and this is for identification purposes only. Any interested parties should make their own enquiries as



Units of measurement	
Properties	
Area	4.746 acres
Perimeter	1937.566 ft
Last Segment	165.601 ft
Rotation	0°

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This mature woodland forms part of a much bigger woodland located close to The Bog Visitor Centre which is an historic area set in the rolling Shropshire Hills with The Mynd in view and located in between the Stiperstones Nature Reserve & Nipstone Rock Nature Reserve - well off the beaten track but accessible by a good 4 x 4.

The woodland measures approximately between 4.75 & 5 acres and is in the main enclosed roughly by some fencing and purple marked tree trunks and is an absolute haven for wild life including nesting birds, deer and a variety of other animals. Owning a woodland does come with its own responsibilities and although the land registry title may have your name on it, really you are the custodian of the wood, looking after it for the generations to come.

History

This area is steeped in history with this particular area popular 200 years ago as a thriving mining village with over 200 buildings, but only one remains, The School, which is now The Bog Visitor Centre. The area has become a haven for wildlife walks due to the breath taking views & scenery and with Wales only a few miles west this area, known as The Marches, is proliferated with castle ruins built for the Marcher Nobles to keep the Welsh out in the 11th & 12th Centuries.

Agents note

There is a public footpath that runs across the very top corner of the wood and follows the western boundary for a short distance before crossing in to the adjacent field. This can be seen on any OS map for clarity

Viewings by appointment only

The vendors are happy for prospective buyers to visit the wood but we would ask that you contact the agent prior so that we can advise the vendor accordingly. There are no public footpaths crossing the woodland and of course woodlands can be treacherous and we ask that everybody visiting takes responsibility for their own health & safety and neither the agent nor the vendors can be held liable in the case of injury howsoever caused.

DIRECTIONS

WHAT3WORDS: stunt.twice.sloping (this is to The Bog Centre). DRIVING: From Ludlow, proceed north along the A49 passing through Craven Arms and turning left on to the A489 signposted to Newtown. Using the postcode SY5 0NG follow the lanes until you reach The Bog Visitor Centre. The private access road is immediately in front of the centre and after a few hundred yards the woodland can be found on the left hand side. Follow the path for a short distance and the wood can be found



