



## Bujak Wood Norfolk

A level secluded woodland with good access, surrounded by private woodland.

### Details

**Price:** £69,000 Freehold

**Location:** Riddlesworth, Thetford, Norfolk

**Size:** About 3 ¼ acres for sale

**OS Landranger:** OS No 144

**Grid ref:** TL 947 815

**Nearest post code:** IP22 2TE

### Local manager

**Matt Marples**

07979 755 118

[matt@woodlands.co.uk](mailto:matt@woodlands.co.uk)



## Description

As you step into the wood, a tranquil ambiance envelopes your senses instantly transporting you to a realm of serenity. The air is crisp, scented with the earthy aroma of pine needles and the delicate fragrance of wildflowers. Light cascades in shards onto the woodland floor from the adjoining meadow. The towering trees create a natural high canopy above, casting dappled patterns on the ground. The gentle rustling of leaves harmonizes with the melodious chorus of birdsong, creating a soothing symphony that serenades your ears.

Now fully protected by our covenants a new owner has the joy of owning a woodland that will continue to thrive for generations.

The woodland has a good mix of trees and a carpet of bracken in the summer months. The bracken can be easily cleared and camping or picnic areas established.

Located under one hour's drive from Norwich and being only a short drive from the town of Thetford and Bury st Edmunds the woodland is easily accessible.

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.

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### Trees

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Predominately Scots pine with a scattering of oak to add variety.

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### Wildlife

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If you approach the woodland carefully you may be rewarded with a sighting of a [deer](#) especially towards the woodland edge as they drift in from the wild meadows one hundred metres to the east.

A herd of red deer frequent the woodland and these along with resident [roe](#) and [muntjac](#) deer offer an opportunity to observe three of the six species of deer that inhabit the UK. On a recent visit a lone red hind stood barking ( a warning call to other deer ) before moving out of sight into the depths of the wood.

Deer are elegant, herbivorous mammals that inhabit woodlands. They are known for their graceful movements, long legs, and antlers (in males). Species like roe and red deer are commonly found in woodland areas.

The tree canopy hosts a variety of birds, these create a lively and captivating scene, adding colour, movement, and melodic sounds to the woodland environment.

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### Features

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A gently undulating area of mature Scots pine with plenty of spots to set up camp. The trees are well spaced allowing easy access throughout the woodland. A bench can be found in a perfect place to observe the deer as they drift through the woodland from neighbouring farmland. A large annual deer wallow is located in the south eastern corner of the woodland surrounded by oak trees.

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### Access, tracks and footpaths

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From the main gate access is gained via a newly renovated stoned track for nearly a mile through other areas of private woodland. Leaving the hustle and bustle of modern life behind, the track is suitable for most family vehicles. Full vehicular rights of way to Bujak Wood will be provided.

Bujak Wood is private with no public footpaths.

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### Rights and covenants

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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.

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### Activities

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Bujak Wood provides the opportunity for a new owner to engage in family forestry. Managing a mixed woodland and learning bushcraft skills is a great way to escape modern life. Camping or building woodland hides and all sorts of other outdoor activities can be done here.

The nearby town of Thetford has an excellent variety of shops and a number of pubs are within cycling distance. For the more adventurous there is a wild swimming area just to the south of the woodland on the Little Ouse River.

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### Local area and history

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The woodlands are adjacent to Knettishall Heath SSSI, cited for its large area of heath and grassland on calcareous soils. The

woodlands have great wildlife potential with numerous red,roe and muntjac deer residing in them.

Bujak Wood is named in honour of one of the Polish Soldiers who fought so bravely with the allied forces and who was housed in the woodland at the end of the second world war. Years later Mr Philip Bujak created the Polish Memorial at Riddlesworth.

The 3rd Carpathian Rifle Division also commonly known as *Christmas Tree Division* due to the characteristic emblem of a cedar of Lebanon superimposed upon the Polish flag was a division that fought during World War 2 on the [Italian Front](#). The division participated in the [North African](#) and the Italian Campaigns (1941-1945) as part of the [British Eighth Army](#). The division fought in some of the most difficult battles during the Italian campaigns of 1943-1944 and distinguished itself in numerous actions most notably the [Battle of Monte Cassino](#).

In 1947 the Polish resettlement act which established in law the right of serving members of all Polish forces to stay and become British citizens. The Polish Resettlement Camps became mini Polish nations. Polish schools were established to teach English to adults and children alike, sports were arranged, Polish cultural life celebrated, gardens were planted and facilities repaired. The advance parties arrived in the autumn of 1946 and during early 1947 the main elements of the division arrived at Brandon Station, Thetford, Norfolk for transportation to their camps. The 3rd Carpathian Division was distributed between numerous camps in Norfolk . The woods at Riddlesworth became home to 3rd Heavy Machine Gun Battalion. It is important that their history is not forgotten. The memorial is found on the edge of the main woodland by the road.

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## How to find this woodland

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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.

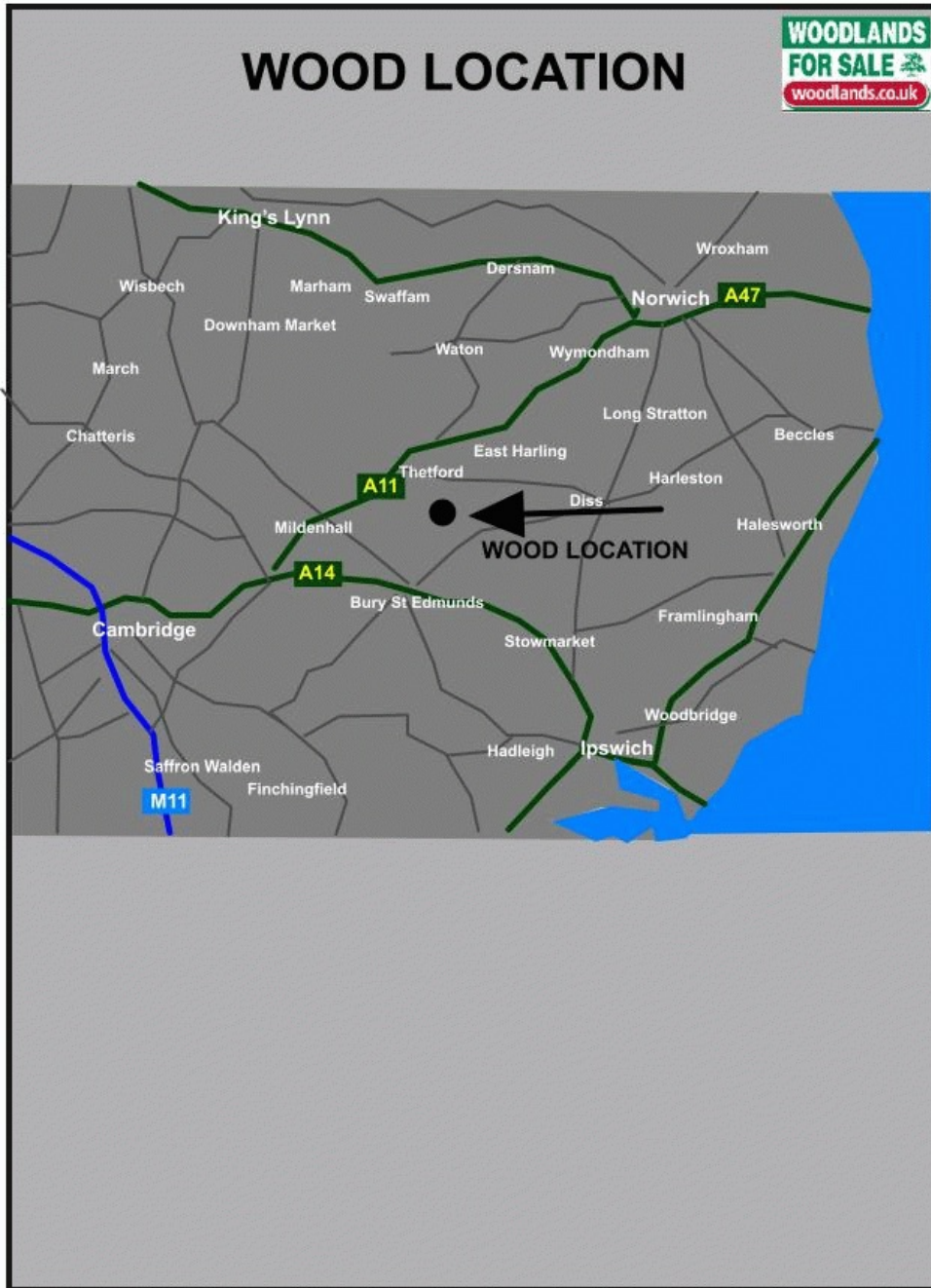
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

## Directions

- Leaving Thetford take the A1066 heading east towards Diss.
- After approximately 4 miles there is a small industrial estate on the left.
- After approx. 500m take the next turning on the right at a small wooded triangle onto a single track road signed Coney Weston and Knettishall Heath.
- Follow this road for approximately ½ mile
- You will come to a straight road with woods on both sides and a Woodlands.co.uk sign on the right.
- You will pass a small memorial on the right and after 200 metres turn right into a stone track.
- After 100 metres you will see a parking area and a metal gate on your right. Park to one side of the gate making sure it is not blocked.
- Walk around the side of the gate and follow the track in front of you.
- After a couple of hundred metres turn left and follow the track through the wood, past the edge of a meadow, then past an old pond and after another 100 metres turn right heading north.
- After 300 metres the track turns right follow this for 150 metres.
- The wood entrance is on your right.
- The What 3 words for the wood entrance are cyber.glad.highlight.
- The What 3 words for the wood metal gate are urgent.tributes.unable.
- OS 1:50,000 Map No.144 Grid Ref TL 954 813 Nearest postcode IP22 2TE
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

**Boundaries:**

The boundaries are indicated by blue paint markings on trees and boundary stakes. The northern boundary is a line of stakes along the southern track edge. The eastern and southern boundary are a line of stakes and the western boundary is a line of stakes along the eastern edge of the access track.



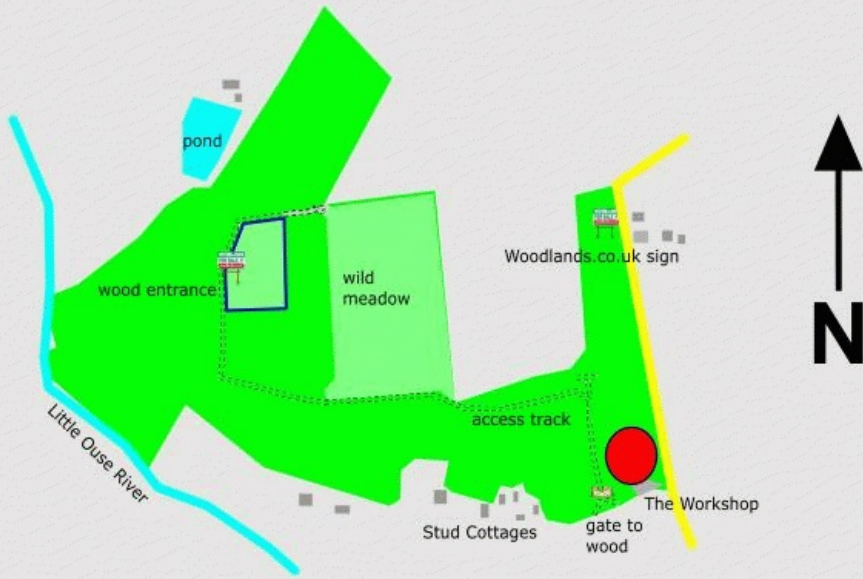
# WOOD LOCATION

**WOODLANDS  
FOR SALE**  
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# BUJAK WOOD

**WOODLANDS  
FOR SALE**  
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## Map Legend

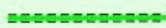
The Wood boundary markings



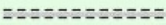
Roads and Public Highways



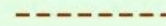
Tracks with rights of way for Bujak Wood



Other private woodland tracks



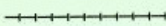
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



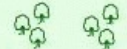
Fence or boundary posts



Stone wall



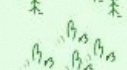
Trees, broadleaves



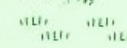
conifers



coppice



Clearings, grasslands



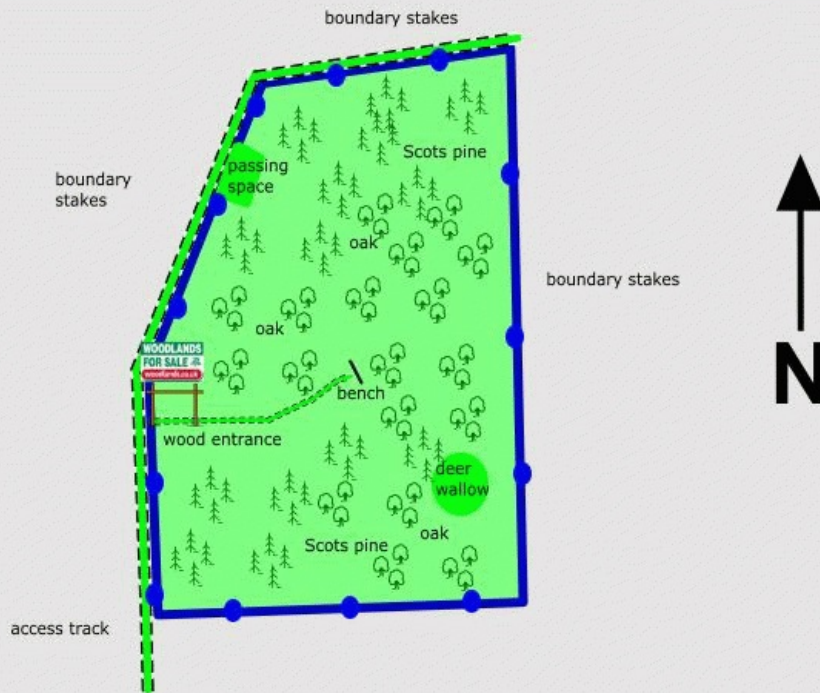
Park here



'For Sale' sign location



# BUJAK WOOD



## Map Legend

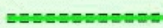
The Wood boundary markings



Roads and Public Highways



Tracks with rights of way for Bujak Wood



Other private woodland tracks



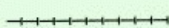
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



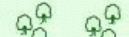
Fence or boundary posts



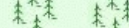
Stone wall



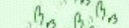
Trees, broadleaves



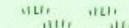
conifers



coppice



Clearings, grasslands



Park here



'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.