



Gunstock Wood Essex

A compact area of wonderful walnut trees set amongst large nut orchards and natural woodland.

Details

Price: £49,000 Freehold

Location: Boxted, Colchester , Essex

Size: Over 2 acres for sale

OS Landranger: OS No 184

Grid ref: TL 997 323

Nearest post code: CO4 5TN

Local manager

Matt Marples

07979 755 118

matt@woodlands.co.uk



Description

It is incredibly difficult to find small areas of amenity land that still feel open and attractive. Gunstock Wood benefits by being surrounded by large areas of private protected land.

The orchard is well established with wonderful open areas to camp or picnic. The orchard provides a valuable and sustainable food source for an owner.

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 area is predominantly [walnut trees](#) planted as a nut producing woodland. Walnuts are a great source of alpha-linolenic acid (ALA), an omega-3 fatty acid that is important for reducing inflammation. In fact, it is the only nut significantly high in these omega-3 fatty acids. Their anti-inflammatory compounds may reduce the risk of heart disease. How wonderful to have such a rich food source at your fingertips.

Wildlife

Gunstock Wood has the benefit of being part of a very large area of orchards and woodland surrounded by green fields. The mixed habitat of woodland next to open farmland has created a hospitable environment for wildlife, [deer](#) are regular visitors along with foxes and [hares](#). It is amazing how much wildlife uses the woodland as a sanctuary.

Features

Set to the side of private track the orchard has a very gentle slope. The trees are well spaced giving plenty of room for future planting or establishing wild flowers.

Access, tracks and footpaths

The orchard is accessed via a private stone track suitable for most vehicles. There are no footpaths or rights of way in the wood and it is totally private and could be fenced.

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

Nut harvesting is the obvious activity. Walnuts are a fantastic crop and this orchard could be managed to maximise the potential harvest, or it could be just enjoyed as a quiet place to camp, picnic and enjoy the countryside.

Local area and history

The best English shotguns and rifles have stocks made from Walnut hence the woods name. The orchard forms part of an area of privately owned land all protected by our covenants. Much of this area has been planted with valuable walnut trees and was known previously as Orchard Farm.

Orchard Farm, Wet Lane, Boxted, Colchester on the Suffolk/Essex border has been under Countryside Stewardship since 1995 which has ensured the survival of a walnut orchard, cobnut plat, sweet chestnut coppice, and damson terraces in a valley. The walnut trees were planted in 1935 and include East Anglian varieties such as Champion of Ixworth, Bardwel and Stowlangtoft

The property is located near to the village of Boxted on the peripheries of the Dedham Vale Area of Outstanding Natural Beauty. Boxted has good road links to both the A12 and A120. The nearest train station can be found in Colchester with rail links to London and Norwich.

Dedham Vale is an area that has been an [Area of Outstanding Natural Beauty](#) since 1970. It is located on the border between the counties of [Suffolk](#) and [Essex](#) in south eastern [England](#). The area covers a 90km² area on both sides of the [River Stour](#). It is an open and culturally influenced agricultural landscape that also includes the village of [Dedham](#). Artist [John Constable](#) grew up in nearby [East Bergholt](#) and has depicted Dedham Vale in several landscape paintings, such as [The Vale of Dedham](#) (1828).

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.

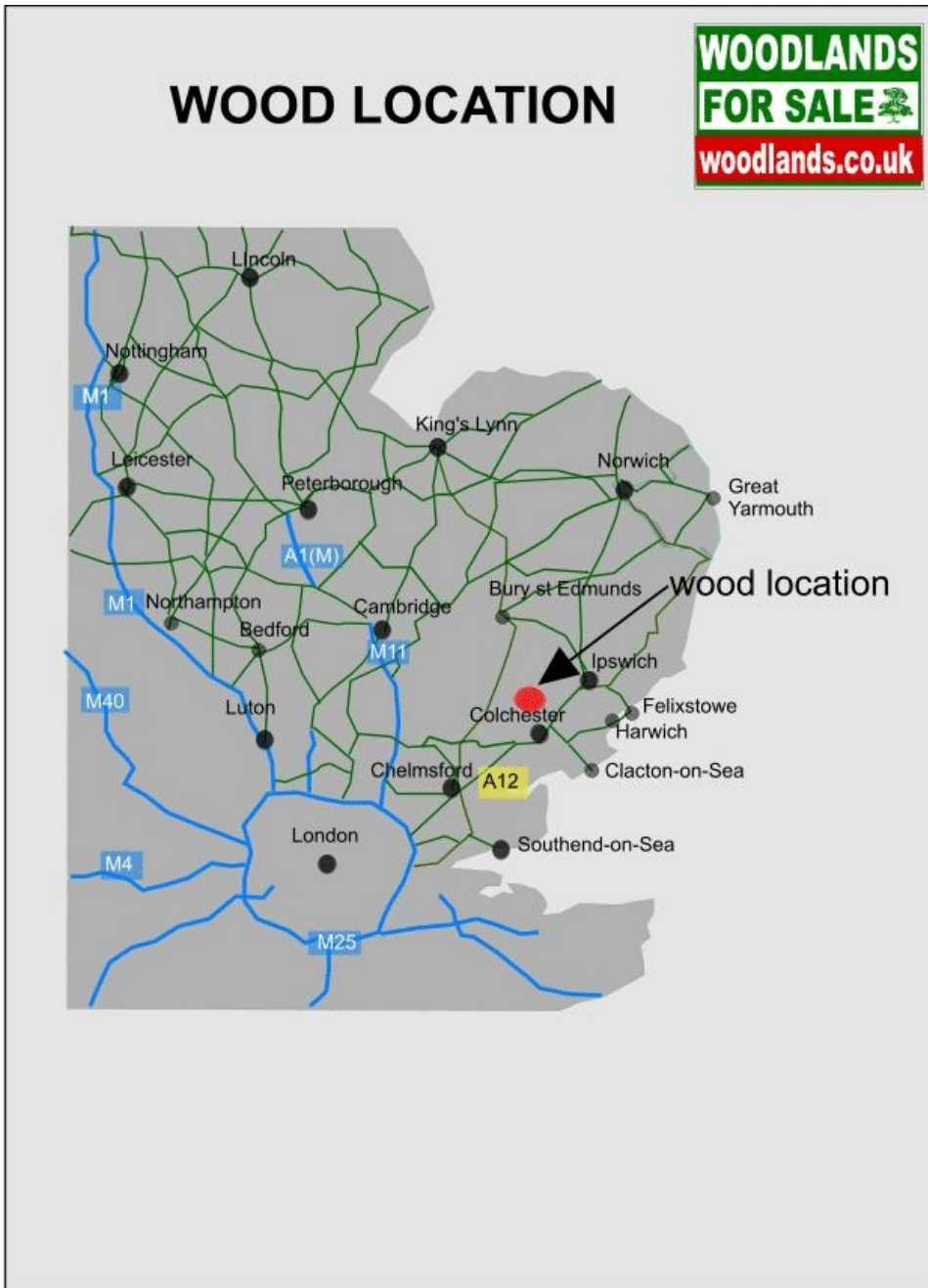
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- To view this woodland please call the local manager Matt on 07979 755188 for the combination code to the car park.
- From the A12 Colchester head east at Junc 28 exit Sudbury A134.
- At the roundabout take the 3rd exit onto Cuckoo Farm Lane
- At the next roundabout take the 1st exit staying on Cuckoo Farm Lane.
- At the next roundabout take the 1st exit onto Axial Way continuing onto Severalls Lane.
- After 2 miles at a roundabout take the first exit staying on Severalls Lane.
- At the T junction turn right onto Straight Road.
- After 0.7 mile turn left into Mill Road.
- After 0.3 of a mile turn right into Ellis Road.
- After 0.6 of a mile Ellis Road becomes Wet Lane.
- After 150 metres you will pass a gate with a Woodlands for sale sign, go past this.
- After another 300 metres you will see another Woodlands gate: this is the access gate.
- Once you own the wood you will have full vehicle access and key to the gate.
- A private car park for wood owners is on the right.
- Follow the stone track down the hill through the gates and up the hill on the other side.
- The track bends left and entrance is on the right.
- The What 3 Words for the wood entrance are Spaceship.rears.backfired
- Whats 3 Words for the main entrance gate at Wet Lane are triads.clashing.shipwreck.
- Nearest postcode CO4 5TN.
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

Boundaries:

The boundaries are indicated by lime green paint markings on trees and boundary stakes. The northern boundary is the southern track edge. The eastern and southern boundary is a line of stakes and paint markings on trees along its length. The western boundary is the wire fence.



WOOD LOCATION



GUNSTOCK WOOD

**WOODLANDS
FOR SALE**
woodlands.co.uk

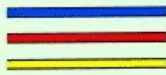


Map Legend

The Wood boundary markings



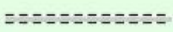
Roads and Public Highways



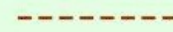
Tracks with rights of way for Gunstock Wood



Other private woodland tracks



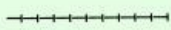
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



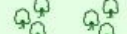
Fence or boundary posts



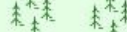
Stone wall



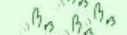
Trees, broadleaves



conifers



coppice



Clearings, grasslands

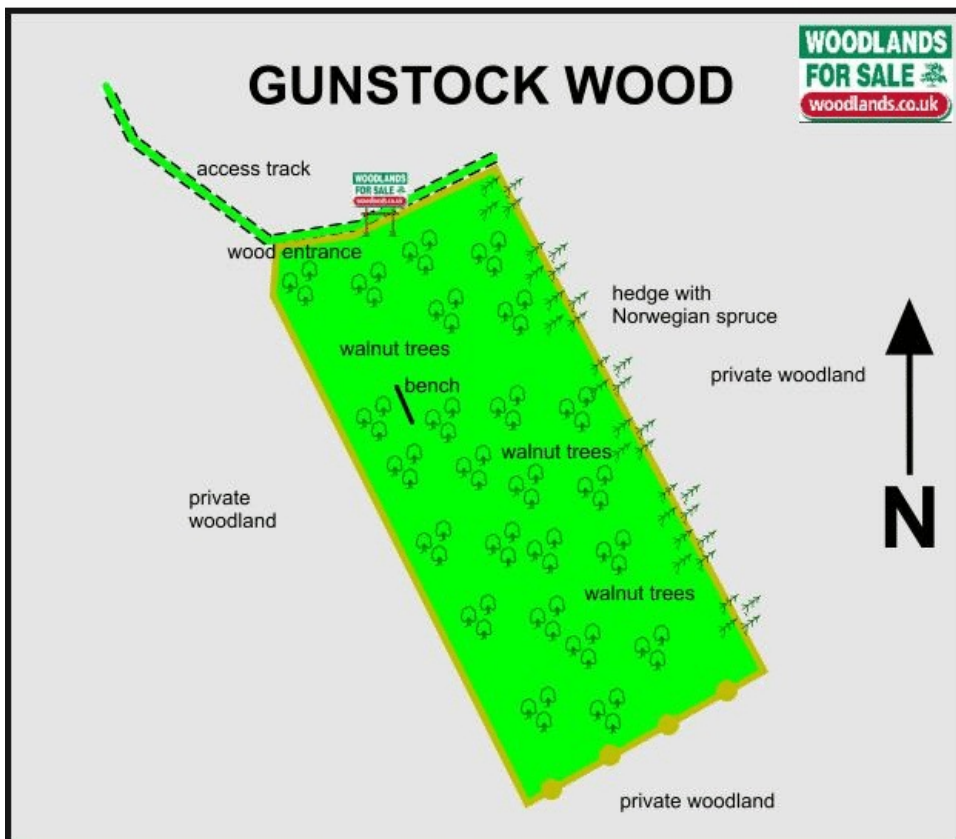


Park here



'For Sale' sign location





Map Legend

| | | | |
|--|--|--------------------------|--|
| The Wood boundary markings | | Wooden or metal gates | |
| Roads and Public Highways | | Ride stops | |
| Tracks with rights of way for Gunstock Wood | | Fence or boundary posts | |
| Other private woodland tracks | | Stone wall | |
| Public Footpath | | Trees, broadleaves | |
| River, stream or lake | | conifers | |
| Railway | | coppice | |
| GPS/Satnav, map location of nearest postcode | | 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.