



Juglans Wood Essex

A wonderful mixed woodland set within a large area of private land.

Details

Price: £65,000 Freehold
Location: Boxted, Colchester, Essex
Size: Over 2 ¾ acres for sale
OS Landranger: OS No 184
Grid ref: TL 997 332
Nearest post code: CO4 5TN

Local manager

Matt Marples
07979 755 118
matt@woodlands.co.uk



Description

Woodlands in this part of Essex are rarely available. What makes this woodland so special is it really is the perfect amenity woodland. Easy to access via an excellent stone track yet giving a wonderful feeling of seclusion.

The entrance to Juglans Wood is a spacious clearing amongst the towering conifer that leads onto further woodland tracks running along the length of the wood.

The morning sun filters through the chestnut trees that forms the eastern boundary, from here the view is of open fields. The sunlight has encouraged the growth of a number of different species including [birch](#) and hazel along with a variety of flora on the woodland floor.

The woodland is a wonderful mix of species of tree and age of tree. The canopy is open in parts allowing the sun to reach the woodland floor encouraging growth in this fertile soil.

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

A mixed woodland made up of mainly chestnut, silver birch and Mature Scots pine.

Wildlife

Juglans Wood has the benefit of being part of a very large area of 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

Well spaced trees allow not only light to come into the woodland but plenty of spaces to set up camp. The woodland is gently sloping and well drained.

Access, tracks and footpaths

A stone track runs along the southern boundary to the entrance of the woodland. A woodland path runs diagonally away from the woodland entrance and this meets a second path which runs along the boundary. All of these allow easy access to all areas of the woodland.

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

Juglans Wood provides the opportunity for a new owner to engage in family forestry at an entry level. 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 ride running from the entrance would make an excellent spot to place bee hives or spend time nature watching as would the eastern field boundary with the hives catching the morning sun.

Local area and history

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

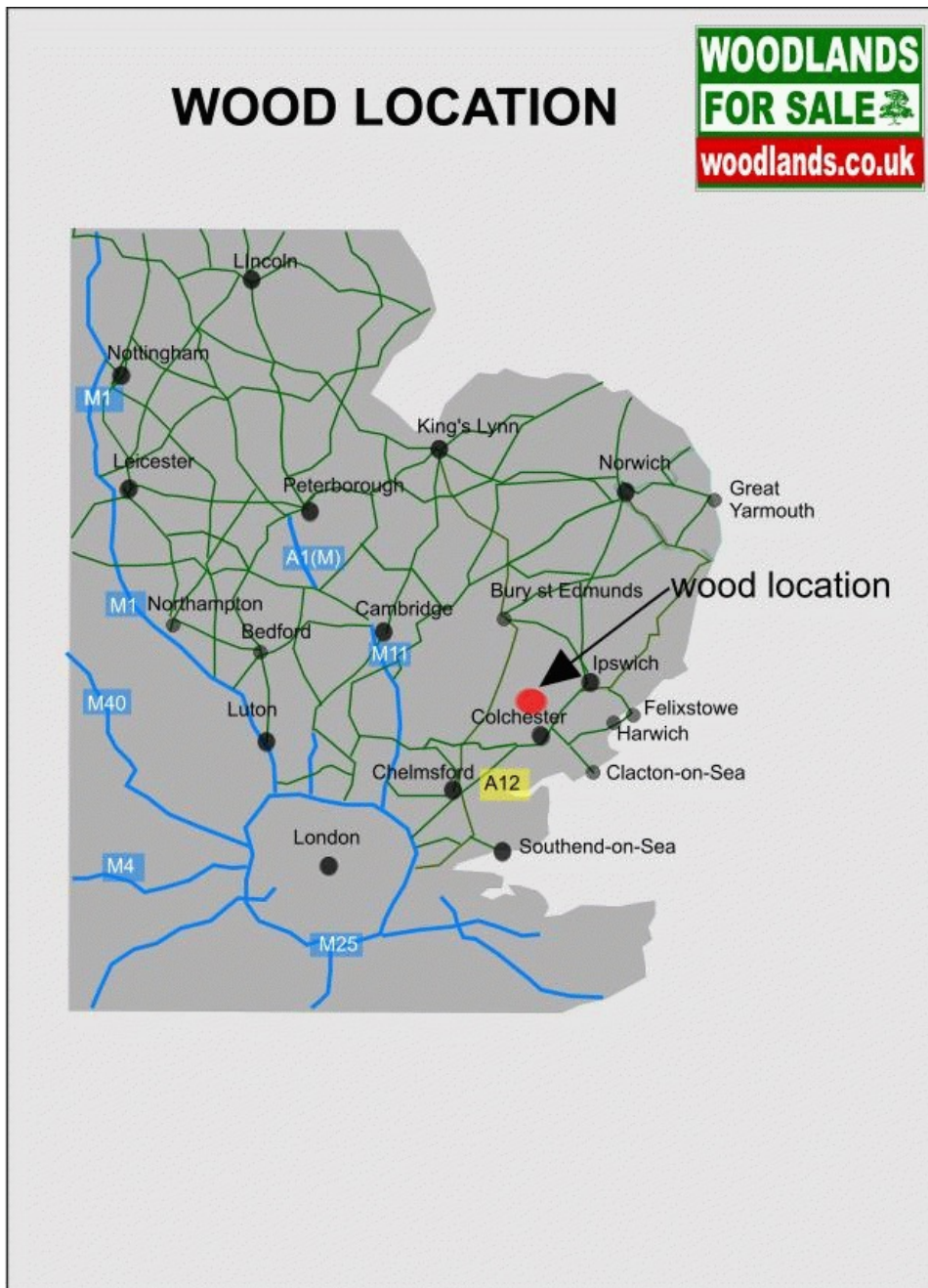
second more detailed visit please contact our local manager.

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.
- Once you own the wood you will have full vehicle access.
- Follow the stone track down the hill and up the other side for approximately 200 metres.
- The wood entrance is on your left.
- The What 3 Words for the wood entrance are frames.baseballs.beats.
- Whats 3 Words for the main entrance gate at Wet Lane cured.stapled.glossed.
- Nearest postcode CO45TN.
- Please note the new owner will have full vehicular rights to the woodland.

Boundaries:

The boundaries are indicated by pink paint markings on trees and boundary stakes. The woodland is triangular in shape. The north eastern boundary is the wire fence at the wood edge the fence belongs to the field. The north western boundary is a line of stakes and paint markings on trees along its length and includes the path. The southern boundary is the northern side of the access track.

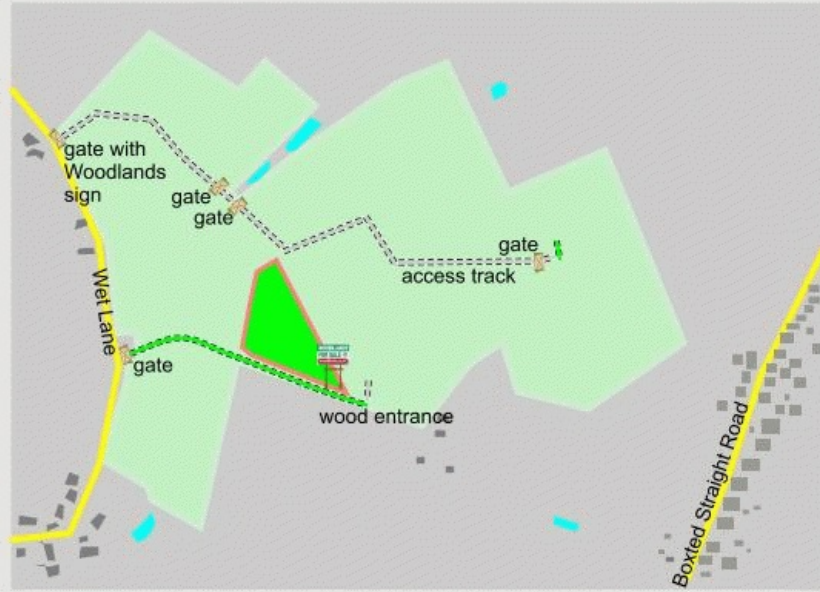


WOOD LOCATION



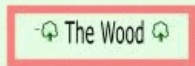
JUGLANS WOOD

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FOR SALE**
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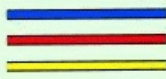


Map Legend

The Wood boundary markings



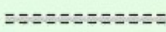
Roads and Public Highways



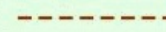
Tracks with rights of way for Juglans Wood



Other private woodland tracks



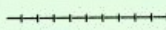
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



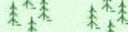
Stone wall



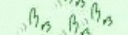
Trees, broadleaves



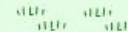
conifers



coppice



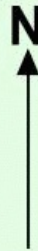
Clearings, grasslands



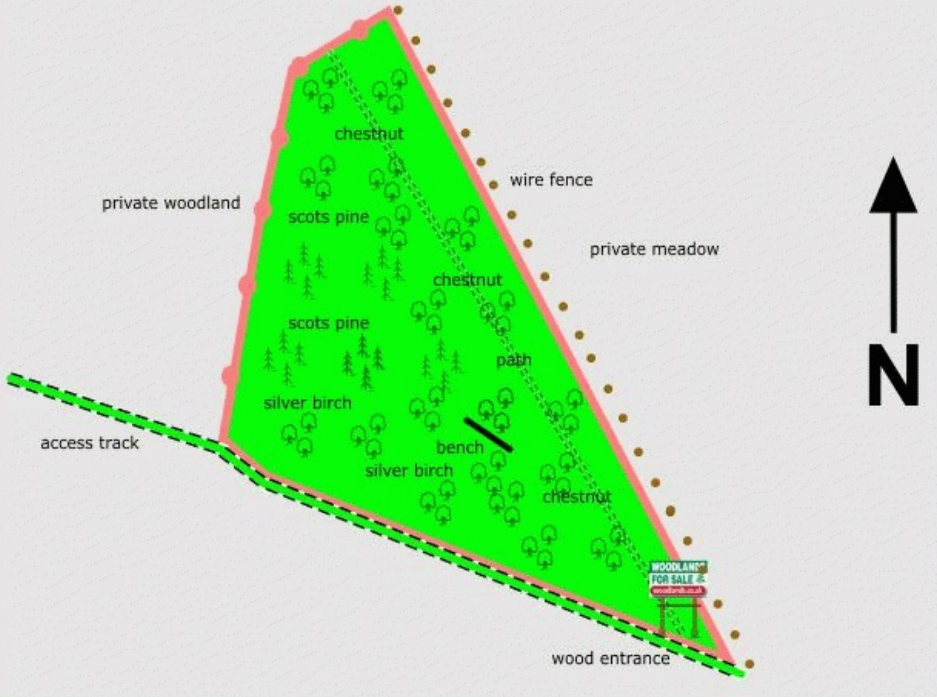
Park here



'For Sale' sign location



JUGLANS WOOD



Map Legend

The Wood boundary markings		The Wood	Wooden or metal gates	
Roads and Public Highways			Ride stops	
Tracks with rights of way for Juglans 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.