



Box Wood Essex

An attractive woodland suitable for a variety of uses with good access set on level ground.

Details

Price: £75,000 Freehold

Location: Boxted, Colchester, Essex

Size: Over 3 acres for sale

OS Landranger: OS No 184

Grid ref: TM 000 324

Nearest post code: CO4 5TN

Local manager

Matt Marples

07979 755 118

matt@woodlands.co.uk



Description

An easy to manage woodland, ideal for an entry level introduction to family forestry.

It is an unusual but welcome addition to offer a small woodland with such clearly defined boundaries with neighbouring orchards and woodland, creating a neatly self contained woodland entity but with all the diversity and interest of a larger area.

A woodland touches your senses in an unique way, the sights, sounds, smells and touch. Not forgetting taste with the fruits of the forest readily available such as blackberries and mushrooms. All of these delights await the new owner of this attractive woodland.

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

The woodland is a patchwork of mixed English hardwoods, well spaced that includes oak, ash, and beech.

Wildlife

Box Wood forms part of a larger area of woodland known historically as Orchard Farm. This is an important local wildlife area that continues to support thriving populations of deer, bird life and small woodland mammals. From the [voles](#) and rodents to the browsing [muntjac deer](#) and the woodland birds in the canopy where the tree cover supports a unique woodland ecosystem. The importance of this biodiversity is difficult to overstate in a time when so much land is given over to the pressures of commercial agriculture and food production.

Features

An open and level woodland with a good variety of trees. A bench has been placed centrally and is a great place to sit and enjoy the wood.

Access, tracks and footpaths

The woodland is accessed via an excellent stone track which provides all year vehicle access directly from the highway. A footpath runs along the western and eastern sides of the wood, these are fenced and hedged ensuring the woods privacy.

Rights and covenants

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Activities

Enjoyment of nature is top of the list for the owner of Box Wood. Bird and bat boxes could be placed around the older trees to provide suitable habitats for tawny owls, song birds and local bat species.

There are level areas for camping and its secluded nature means its a great place to come and relax.

Local area and history

The local area is steeped in history The village was the site of a series of skirmishes between Parliamentary and Royalist troops in July 1648, known as the Battle of Boxted Heath.

Two historic manors are located in the parish: Boxted Hall and Rivers Hall, which are both mentioned in the Domesday records. Boxted was split into two settlements, "Boxted" and "Boxted Cross", during the plague when non-infected villagers moved across the valley from 'Old Boxted' to escape infection. A timber-framed cottage called Songers is reputedly the oldest private dwelling in Essex dating back to 1280.

The village of Boxted is 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. 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.

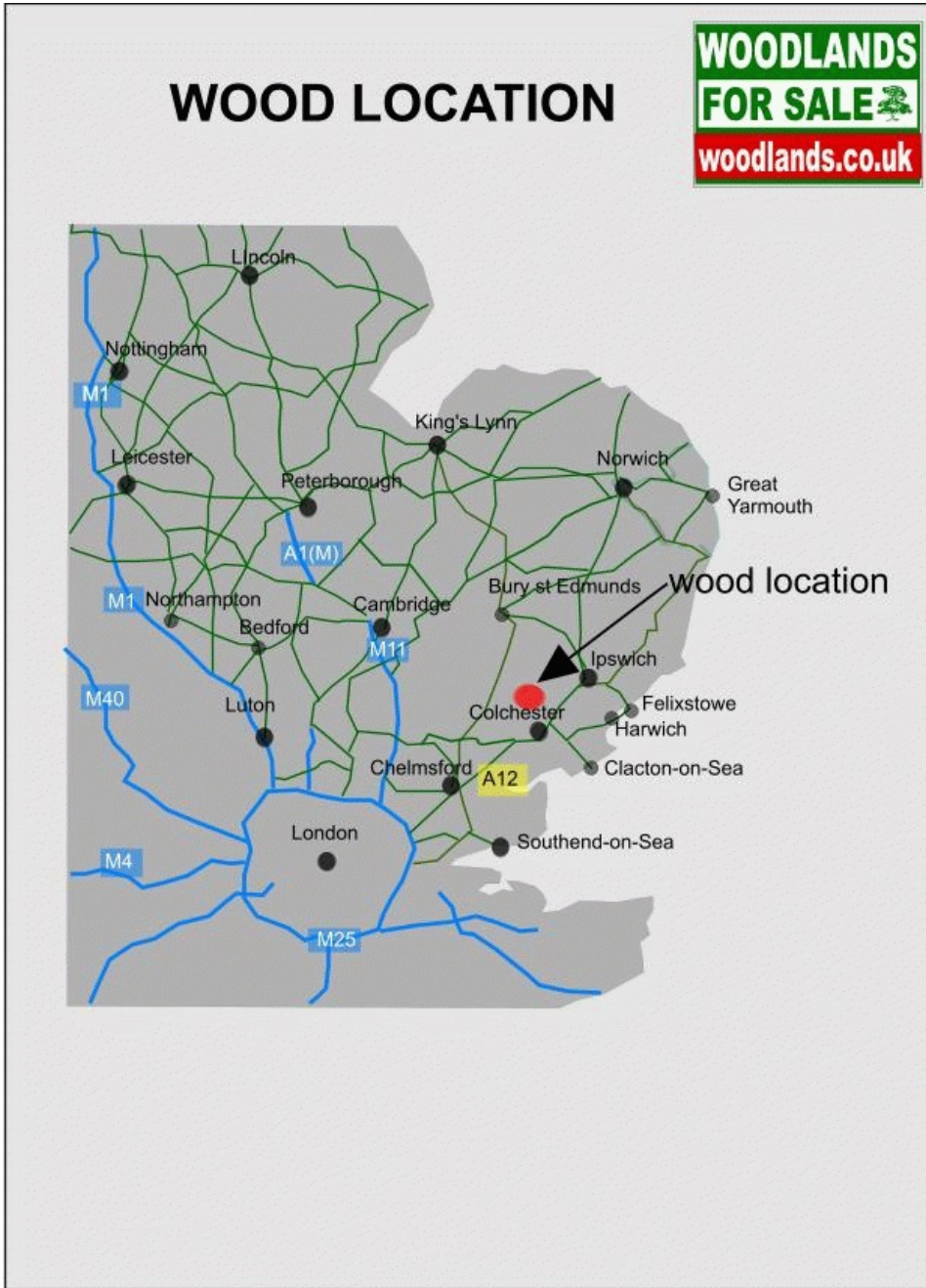
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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 right and at the end of the long straight, you pass through two more gates and reach the woodland entrance.
- The What 3 Words for the wood entrance are cloud.aced.aimless.
- Whats 3 Words for the main entrance gate at Wet Lane are triads.clashing.shipwreck.
- Nearest postcode CO45TN.
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

Boundaries:

The boundaries are indicated by red paint markings on trees and boundary stakes. The western boundary is the wire fence to the west of the footpath. The southern boundary is a line of stakes and paint markings on trees along its length. The eastern and the northern boundary are wire fences.

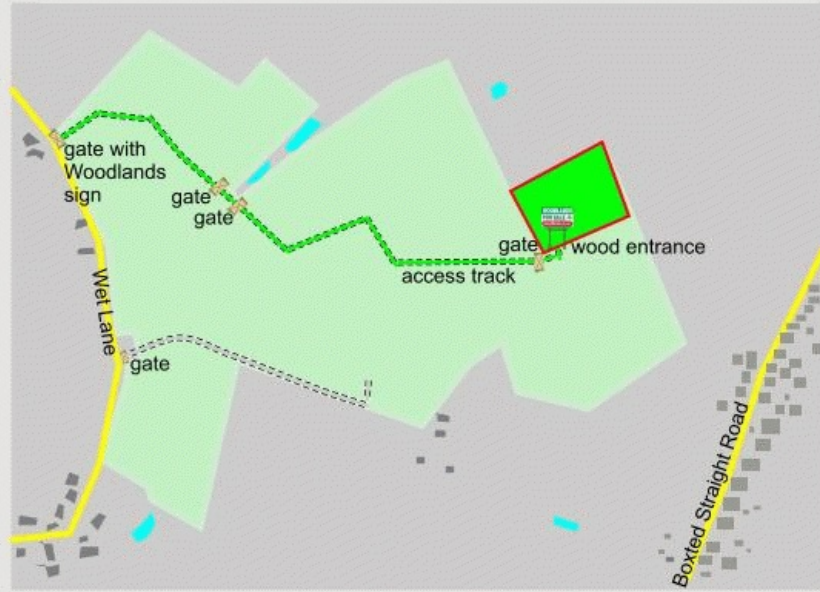


WOOD LOCATION



BOX WOOD

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Map Legend

The Wood boundary markings



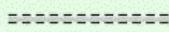
Roads and Public Highways



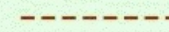
Tracks with rights of way for Box Wood



Other private woodland tracks



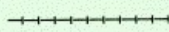
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



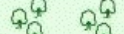
Fence or boundary posts



Stone wall



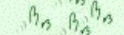
Trees, broadleaves



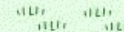
conifers



coppice



Clearings, grasslands



Park here

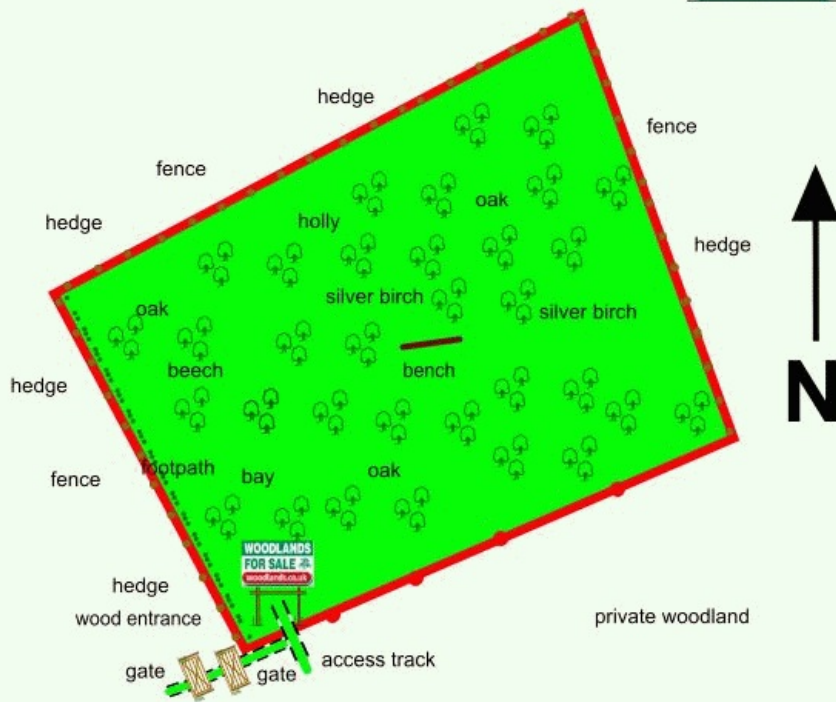


'For Sale' sign location



BOX WOOD

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Map Legend

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

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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.