



## Muffet Wood Hertfordshire

A fantastic broadleaf woodland with ponds within 20 miles of central London.

### Details

**Price:** £85,000 Freehold

**Location:** South Mimms, Potters Bar, Hertfordshire

**Size:** About 3 ½ acres for sale

**OS Landranger:** OS No 194

**Grid ref:** TL 216 027

**Nearest post code:** EN6 3NB

### Local manager

**Matt Marples**

07979 755 118

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



## Description

Muffet Wood offers anyone interested in woodland and nature a perfect retreat. The woodland teems with wildlife, larger mammals include [badgers](#), [deer](#), and foxes whilst the tree canopy supports woodland birds such as woodpeckers and owls that thrive in this untouched woodland.

Muffet Wood is located just a short drive from London, accessed via a stone road from the highway. The main entrance to the larger area of woodland of which Muffet Wood forms part is via a charming set of estate gate pillars showing the grand history of this woodland.

Upon entering the main woodland a world of peace and tranquility envelopes you, the nearby towns left far behind as birdsong replaces traffic noise. Whilst visiting do take some time to sit and relax on a bench located near the western boundary.

Conveniently located being only a short distance from both the M25 and M1.

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

Muffet Wood is part of Redwell Wood Site of Special Scientific Interest (SSSI). The SSSI is described as a complex site comprising both ancient woodland of the Pedunculate oak/hornbeam type and heathland which is uncommon in Hertfordshire. The ground flora reflects different moisture regimes created by the geology and includes bluebell, enchanter's nightshade, [honeysuckle](#), [wood sage](#), foxglove and species indicative of the wood's ancient origins such as wood sedge, yellow archangel, yellow pimpernel and dewberry.

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## Wildlife

Muffet Wood has the huge 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.

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## Features

The woodland is gently sloping and it is easy to slip from sight. Two old ponds are located in the western part of the wood. Having ponds is a great feature as they draw in every type of wildlife. Sitting quietly by water is always relaxing. A ditch runs along the northern boundary creating a good barrier and ensuring the wood privacy. The woodland is surrounded on all other sides by private woodland.

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## Access, tracks and footpaths

An excellent stone track leads the whole way to the wood giving an owner year round access without the need for a 4x4.

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## 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.

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## Activities

This protected woodland lends itself perfectly as a place to escape the hustle and bustle of daily life. A refuge from city living.

For those seeking a tranquil retreat it could be ideal for meditation. The simple experience of being calm and quiet amongst the trees, observing nature around you whilst breathing deeply. Perhaps the ultimate post Covid remedy.

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## Local area and history

The larger area of woodland to which Muffet Wood forms part is known as Hawkshead Wood. Until the mid-1970s part of the North Mymms Park Estate which was the home of the famed American banker Pierpont-Morgan and his descendants. It is believed the mature hardwoods in Hawkshead Wood along with those in the adjoining former estate were planted at the turn of the nineteenth century. Their predecessors could well have felled trees to provide timber for Nelsons fleet.

Local legend has it that "[Little Miss Muffet](#)" of the nursery rhyme was Patience Moffat, daughter of [entomologist](#) Dr. Thomas Moffat (possibly Moffett or Moufet), who lived in the area from 1553 to 1604 on a farm. He had invited a poet over for Christmas. During his stay he overheard Miss Moffat tell her father of how she was eating her curds and whey when a spider came down from the ceiling and frightened her. The poet made an alteration to the name Miss Moffat and wrote the rhyme. However, the traceable origins of the rhyme are murky, as it did not appear in a printed version until 1805. The local connection is celebrated by the inclusion of a spider's web in the badge of Brookmans Park School. The wood is named after her, if your lucky you may see a giant wood spider.

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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.

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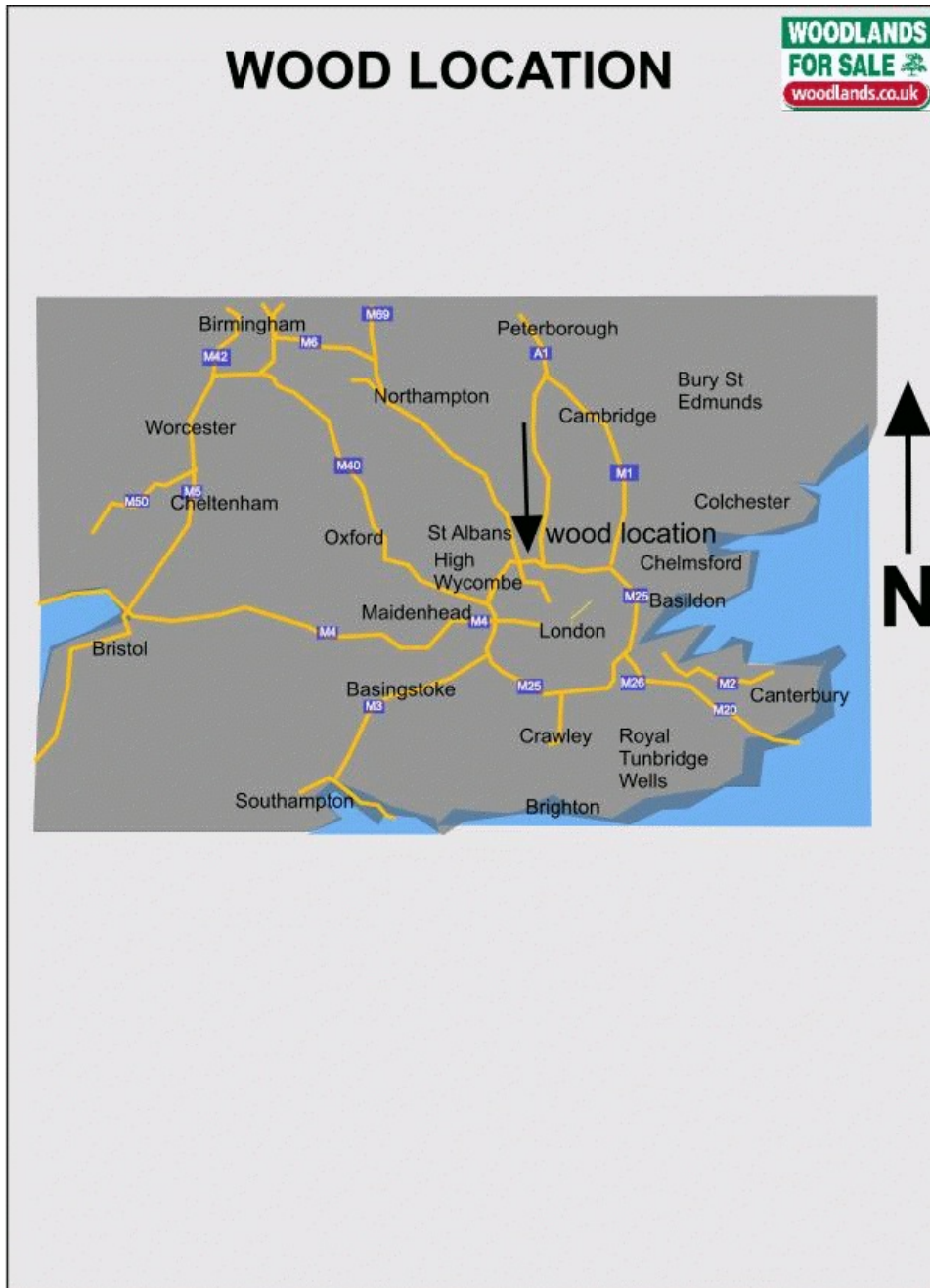
### Directions

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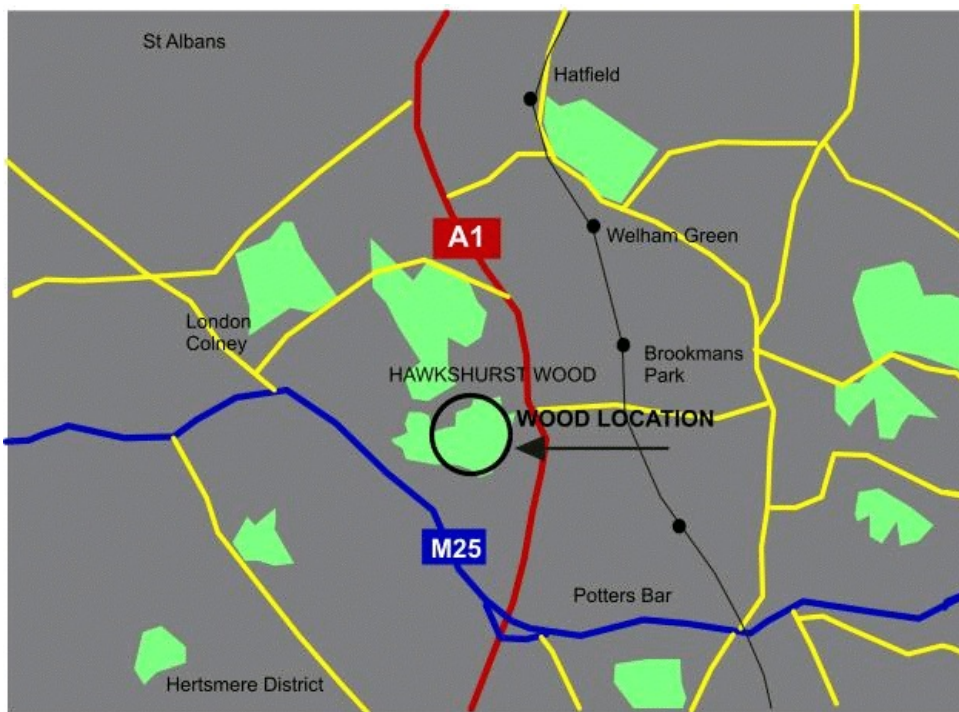
- From Welcome Break South Mimms Services M25.
- Head south on Bignells Corner toward St Albans Rd for 433 ft.
- Turn right onto Swanland Rd for 0.2 mile.
- At the roundabout, take the 1st exit onto St Albans Rd for 0.5 mile.
- At the roundabout, take the 1st exit onto St Albans Rd/B556 for 0.9 mile.
- Turn right onto Blackhorse Lane for 0.3 mile.
- Then turn left at Blackhorse Lane for 0.4 mile.
- The road bends sharply right. At this corner the entrance to the woodland is on your left beside the house called Lodge House. At postcode EN6 3NB.
- Head up the stone track, please do drive slowly past Lodge House.
- 50 Metres past Lodge House is a parking area on the right of the track please park here and put a note saying viewing woodland.
- Walk up the hill along the stone track.
- You will pass a road on your right keep going for another 200 metres and the entrance to Muffet Wood will be on your right.
- **Satnav/GPS note:** the postcode EN6 3NB is for the point shown by the red dot on the location map.
- **What3words** location for the main woodland entrance is flood.intent.mint.

**Boundaries:**

The boundaries are indicated by pink paint markings on trees and boundary stakes. The northern boundary is a line of stakes and paint markings on trees to the north of the ditch. The southern and eastern boundaries are pink paint markings on trees and boundary stakes. The western boundary is the eastern edge of the stone access track.

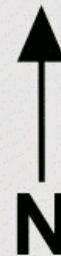
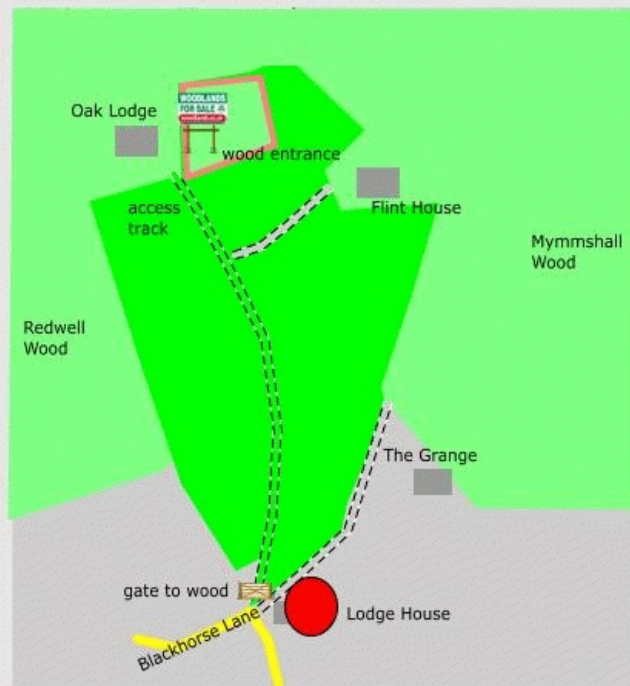






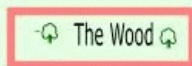
# MUFFET WOOD

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



## Map Legend

The Wood boundary markings



Roads and Public Highways



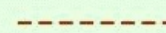
Tracks with rights of way for Muffet Wood



Other private woodland tracks



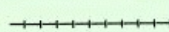
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



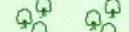
Fence or boundary posts



Stone wall



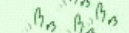
Trees, broadleaves



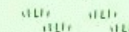
conifers



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Clearings, grasslands



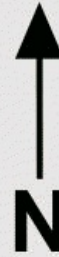
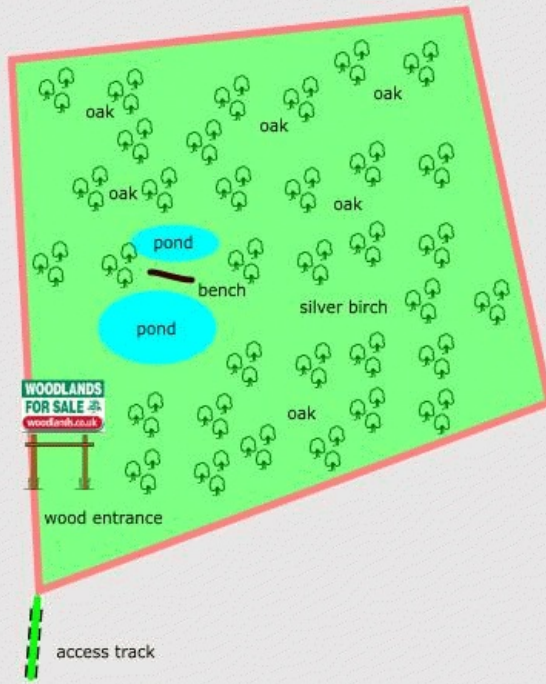
Park here



'For Sale' sign location

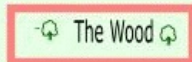


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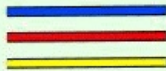


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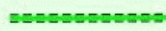
The Wood boundary markings



Roads and Public Highways



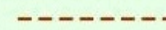
Tracks with rights of way for Muffet Wood



Other private woodland tracks



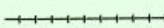
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



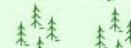
Stone wall



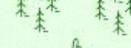
Trees, broadleaves



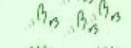
conifers



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.