



## Ancona Wood Norfolk

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

### Details

**Price:** £59,000 Freehold

**Location:** Riddlesworth, Thetford, Norfolk

**Size:** About 3 acres for sale

**OS Landranger:** OS No 144

**Grid ref:** TL 947 813

**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. 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.

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

Ancona Wood is well stocked with pine trees, a carpet of bracken adorns the woodland floor in the summer months which provide both privacy and cover for wildlife. Areas of bracken can be easily cleared for camping or picnics.

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

Predominately Scots pine with a scattering of oak, silver birch and larch which add variety.

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### Wildlife

As Ancona Wood forms part of a much larger area of woodland it has a greater attraction for wildlife. The larger area of woodland is known to be home to deer and hares. Whilst the tree canopy provides a home for owls, [buzzards](#) and numerous other birds.

If you approach the wood carefully you may be rewarded with a sighting of the resident [muntjac](#) or roe deer. A herd of [red deer](#) also frequent the woodland on occasion. These make up three of the six UK deer species.

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### Features

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

From the main gate access is gained via a newly renovated stoned track that is suitable for most family vehicles.

Once on this track you instantly leave the hustle and bustle of modern day life behind as you pass through other areas of privately owned woodlands.

Full vehicular rights of way to Ancona Wood will be provided.

Ancona Wood is private with no public footpaths.

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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

Ancona Wood provides the opportunity for a new owner to engage in family forestry. Managing a woodland and learning bushcraft skills is a great way to escape modern life. Camping or building wildlife 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

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.

Ancona Wood is named in honour of Polish Soldiers who fought so bravely with the allied forces and who were housed in the woodland at the end of the second world war. General Anders' Greatest Victory: The Poles at Ancona, July 1944.

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](#) and later Ancona.

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 Riddleworth became home to 3rd Heavy Machine Gun Battalion. It is important that their history is not forgotten. A 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.

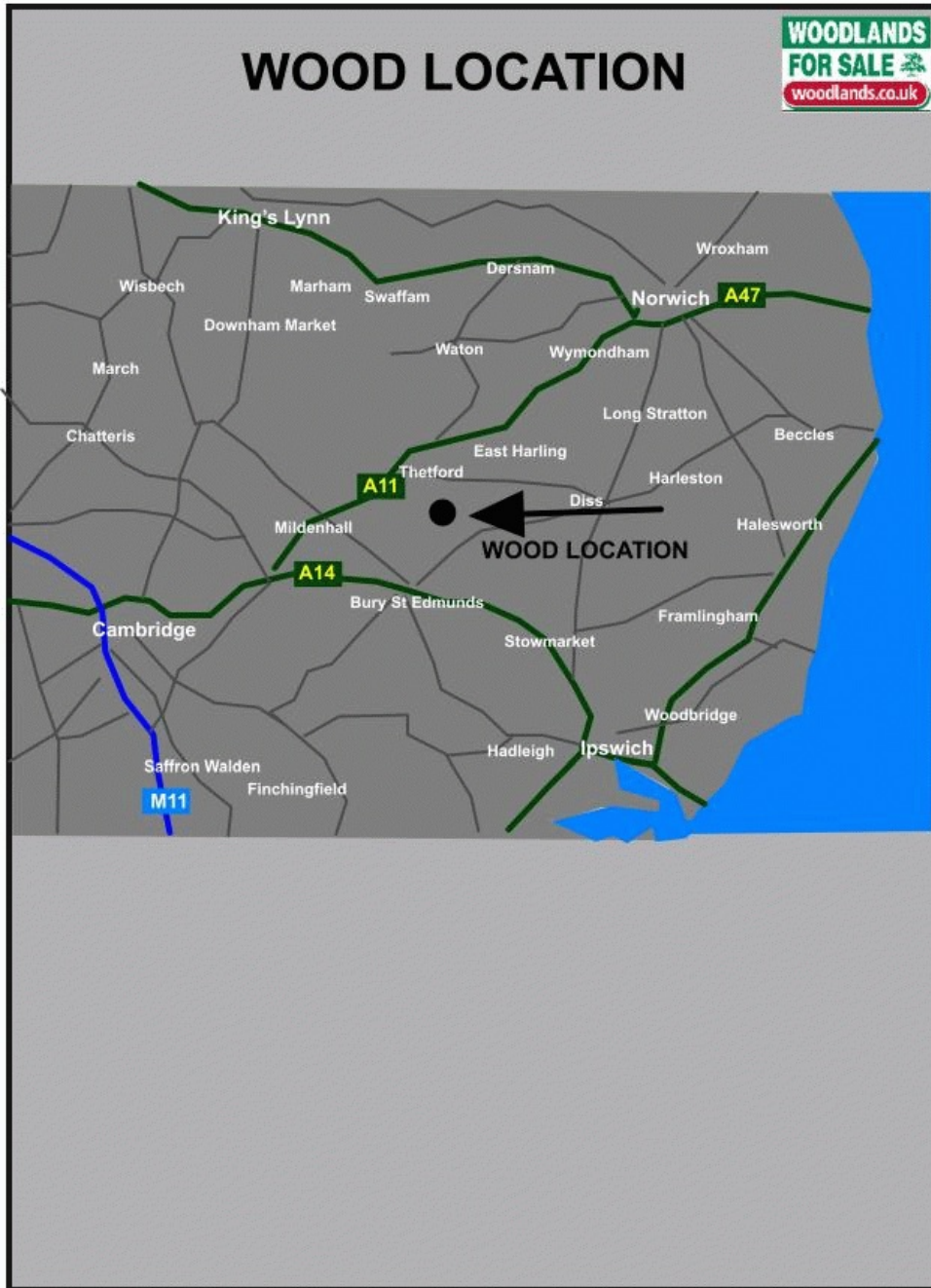
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

## 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.
- The wood entrance is on your right.
- The What 3 words for the wood entrance are craziest.handicaps.obviously.
- 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 red paint markings on trees and boundary stakes. The southern boundary is a line of stakes along the northern track edge. The eastern and northern boundaries are a line of stakes and the western boundary is a line of stakes along the eastern edge of the access track.





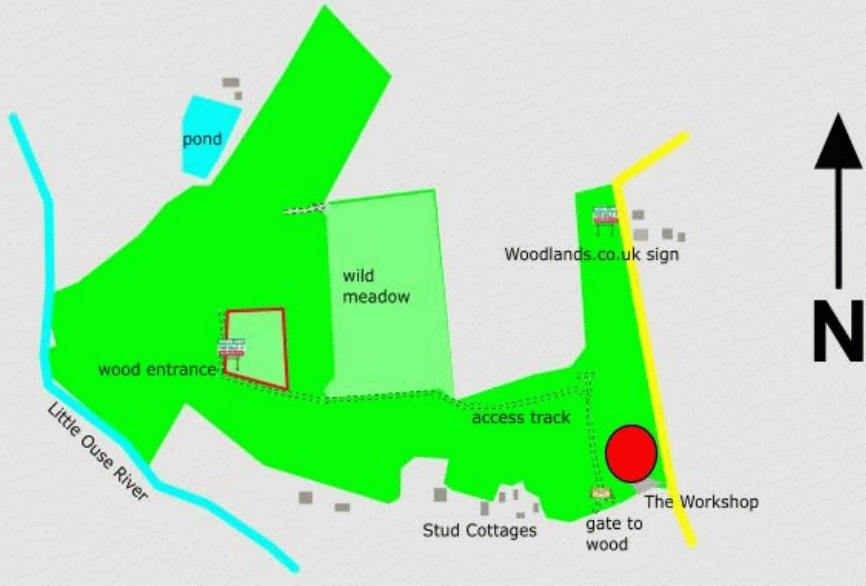
# WOOD LOCATION

**WOODLANDS  
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# ANCONA WOOD

**WOODLANDS FOR SALE**  
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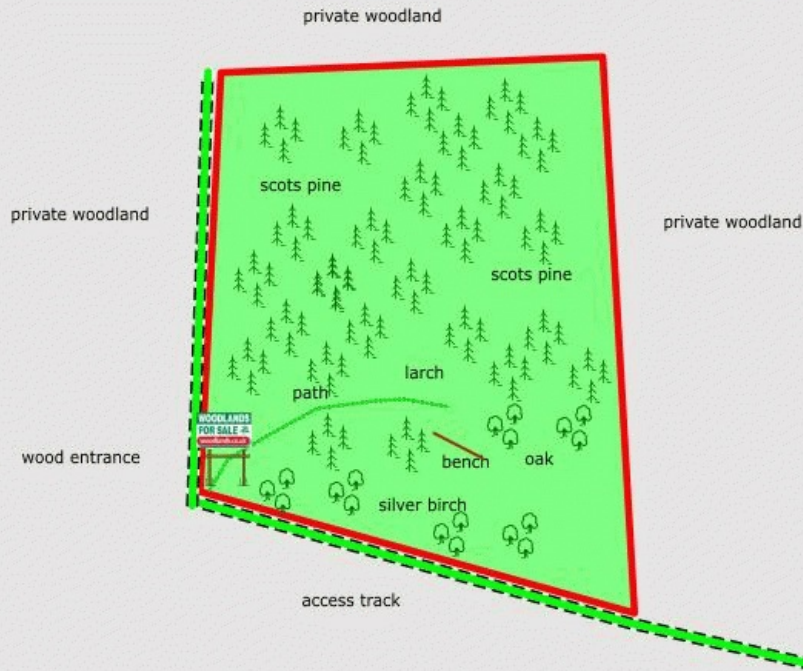
**Map Legend**

- The Wood boundary markings
- Roads and Public Highways
- Tracks with rights of way for Ancona 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



# ANCONA WOOD



## Map Legend

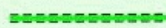
The Wood boundary markings



Roads and Public Highways



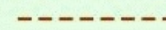
Tracks with rights of way for Ancona Wood



Other private woodland tracks



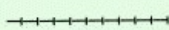
Public Footpath



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



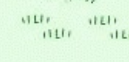
conifers



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.