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Byng Wood

Hertfordshire

A protected woodland easily accessible from London.

Details

Price: £49,000 Freehold
Location: South Mimms, Potters Bar, Hertfordshire
Size: Over 1 ¾ acres for sale
OS Landranger: OS No 194
Grid ref: TL 217 021
Nearest post code: EN6 3NB

Local manager

Chris Wiggins
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chris.wiggins@woodlands.co.uk

Description

Byng Wood is located just a short drive from London and is easily accessible via a stone road that leads directly from the highway. The main entrance to the larger expanse of woodland, of which Byng Wood is a part, is marked by a charming set of estate gate pillars—an elegant feature that speaks to the grand history of this ancient woodland.

Byng Wood itself is an attractive section of the broader Hawkshead Woodland, a picturesque and ecologically rich area steeped in natural beauty.

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

Byng Wood is designated as part of the Redwell Wood Site of Special Scientific Interest (SSSI). The SSSI designation recognizes the area's exceptional ecological value. It is described as a complex site, comprising both ancient woodland of the Pedunculate Oak/Hornbeam type, as well as heathland, which is rare in Hertfordshire. This unique mix of habitats contributes to the area's outstanding biodiversity.

The woodland’s ground flora reflects the varying moisture regimes created by the underlying geology. The flora includes a variety of species such as bluebell, enchanter’s nightshade, honeysuckle, wood sage, foxglove, and others that thrive in the rich, well-established environment. Many of these plants are indicative of the wood's ancient origins, including species like wood sedge, yellow archangel, yellow pimpernel, and dewberry. These plants not only enhance the aesthetic beauty of Byng Wood but also play an essential role in supporting local wildlife.

The woodland is also home to large patches of holly, providing dense cover that offers shelter and protection for both wildlife and visitors. In addition, small stands of hazel can be found throughout Byng Wood, offering nuts that could be harvested and roasted over a campfire, further enriching the experience for woodland enthusiasts.

Wildlife

Byng Wood offers the unique benefit of being part of an expansive woodland area, surrounded by lush green fields. The mixed habitat of woodland next to open farmland has created an ideal environment for wildlife. Deer are frequent visitors, as are foxes and hares. It’s remarkable how much wildlife has made the woodland its sanctuary.

Features

The wood is home to tall oaks and ash trees, with a well-developed understorey. Small open spaces nestled between the trees are perfect for setting up camp.

Access, tracks and footpaths

An excellent stone track, suitable for most family vehicles, leads directly to the wood, providing year-round access without the need for a 4x4.

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

Byng Wood offers a fantastic opportunity for a new owner to engage in small-scale family forestry. Managing a mixed woodland and learning bushcraft skills can be a great way to escape the pressures of modern life. The small clearings within the wood would be ideal for placing beehives or spending time watching nature.

For those seeking a peaceful retreat, Byng Wood is perfect for **forest bathing**—a Japanese practice known as *Shinrin-yoku*. This simple yet effective method of relaxation involves being calm and quiet among the trees, observing the surrounding nature while breathing deeply. It is a wonderful way for both adults and children to de-stress, improving overall health and wellbeing naturally.

Local area and history

Despite its proximity to London, the area around Byng Wood retains a rural charm that has attracted people to this part of Hertfordshire for centuries. The woodland is named after Admiral John Byng, and Wrotham Park Estate—home to the Byng family—spans 2,500 acres in Potters Bar and Barnet. The Byng family still owns much of the land in the Potters Bar area. Admiral John Byng, after whom the wood is named, was executed for failing to obey orders during the Minorca campaign.

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.

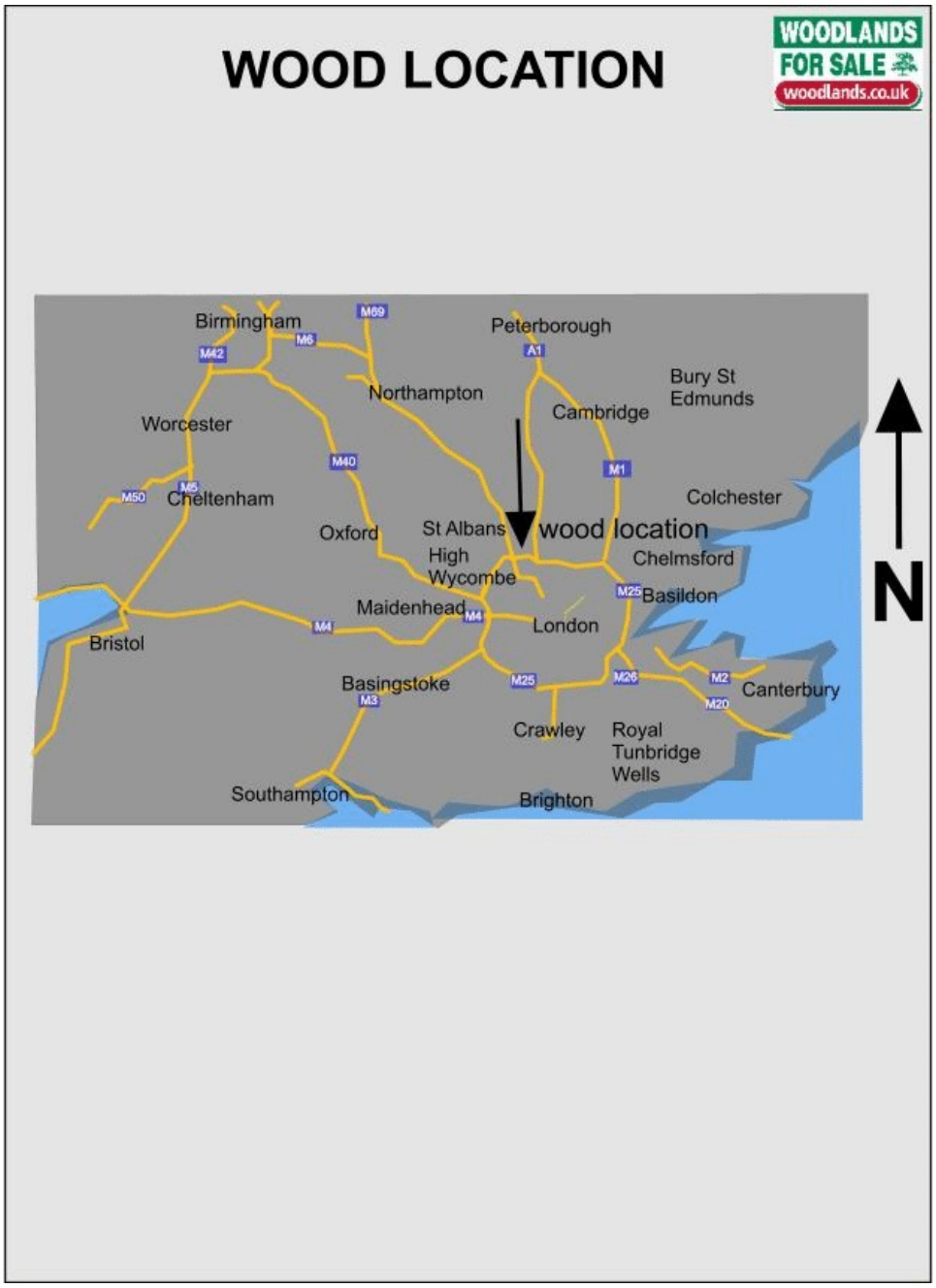
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

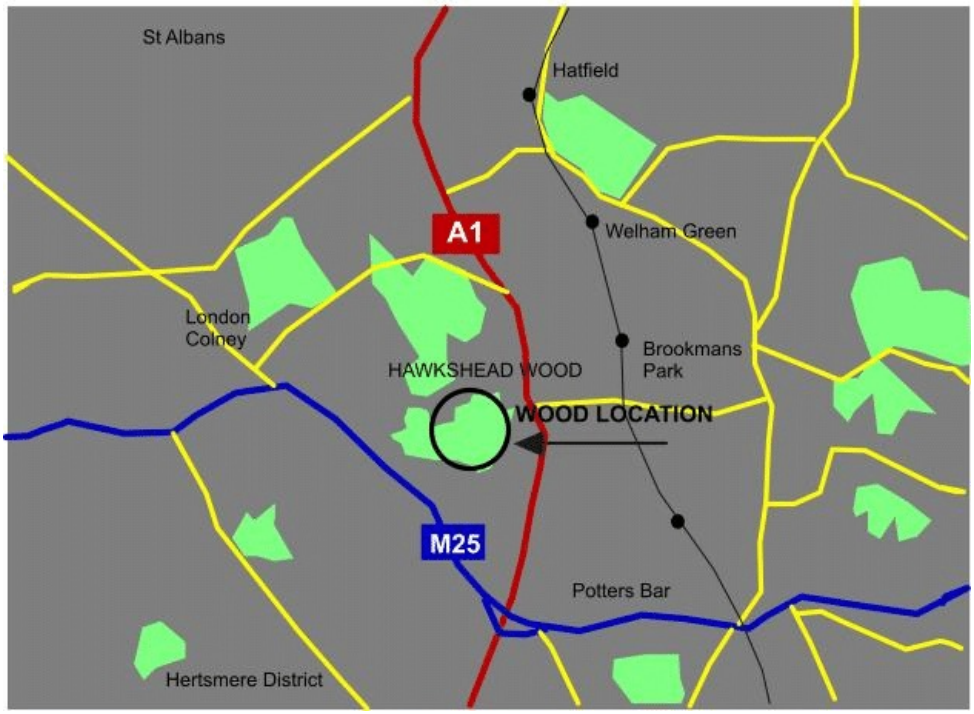
Directions

- From Welcome Break South Mimms Services M25.
- Head south on Bignells Corner toward St Albans Rd for 130 metres.
- 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.
- Byng Wood will be on your left opposite where you can park.
- **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.
- For Byng Wood it is coherent.edge.calms.

Boundaries:

The boundaries of Byng Wood are indicated by blue paint on trees and boundary stakes. The northern, southern, and western boundaries are indicated by a line of stakes and painted tree markings. The eastern boundary runs along the western edge of the stone access track.





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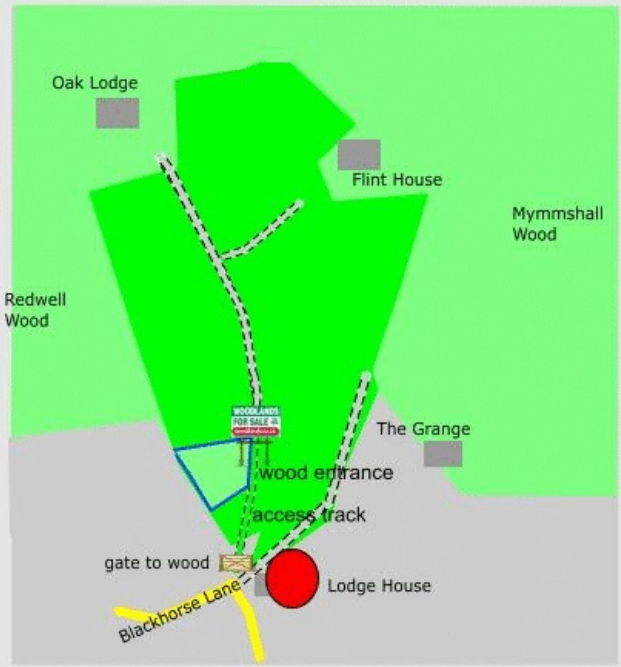

Map Legend

The Wood boundary markings — The Wood

Roads and Public Highways

Tracks with rights of way for Byng 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 — P

'For Sale' sign location — WOODLANDS FOR SALE woodlands.co.uk

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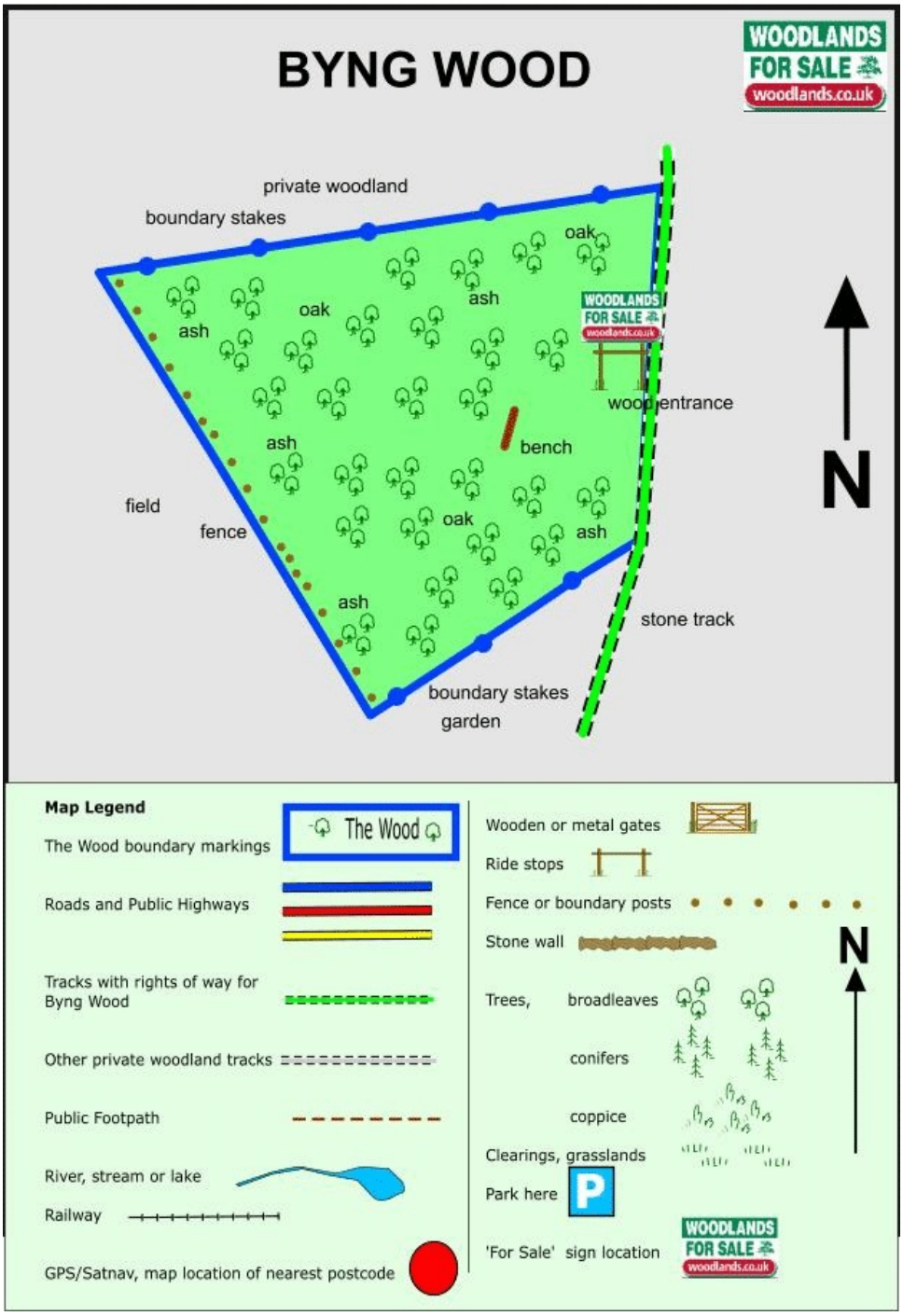

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

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.