

## Finesteda Wood

### Essex

A wonderful nut orchard and meadow with lakeside views.

#### Details

**Price:** £165,000 Freehold  
**Location:** Boxted, Sudbury, Essex  
**Size:** About 8 ½ acres for sale  
**OS Landranger:** OS No 184  
**Grid ref:** TL 998 325  
**Nearest post code:** CO4 5TN

#### Local manager

**Matt Marples**  
07979 755 118  
[matt@woodlands.co.uk](mailto:matt@woodlands.co.uk)



## Description

At the end of a private track sits a well-established Walnut Orchard. This tranquil spot is surrounded by private orchards and woodland. A separate area has been planted with cobnuts.

Patches of daffodils and bluebells are found nestled amongst the walnut trees. The orchard is set on grassland which could easily be sown to become a wild flower meadow.

The trees are well spaced and offer dappled shade in the summer.

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 land was planted with [walnut trees](#) and is of international importance. The trees are crop-producing with a harvest of nuts. Also a fenced area has been planted with [Cobnuts](#) to give a second crop.

To say that walnuts are a nutritious food is a bit of an understatement.

Walnuts provide healthy fats, fiber, vitamins, and minerals — and that's just the beginning of how they may support your health. Walnuts have greater antioxidant activity than any other common nut.

This activity comes from vitamin E, melatonin, and plant compounds called polyphenols, which are found in particularly large amounts in the papery skin of walnuts.

A 2022 study in healthy adults over age 60 showed that eating a walnut-rich meal reduced the participants' levels of LDL (bad) cholesterol.

Cobnuts are a fresh hazelnut grown in Britain. They are harvested while the outer husk is still green and the nut is sweet and juicy, and it's sold between mid-August and October. The cobnut is very distinctive looking with a green husk over its shell. The nut itself is medium in size and oval in shape; it is mildly sweet with a nice crunch. A cobnut is used like any other nut—eaten as a snack, sprinkled on salads, and folded into baked goods.

This important woodland environment is protected by a Tree Preservation Order that protects Walnut Wood and the surrounding Woodland from inappropriate forestry practice. This does not preclude the process of normal woodland management but simply requires that all proposals are approved in advance by the local authority. The ultimate aim is to preserve the continuity of the woodland. Both the Forestry Commission and the Local Authority are happy to give support and guidance on woodland management projects.

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## Wildlife

The mixed habitat of woodland next to open farmland and orchards 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

Set at the far end of a private track the orchard slopes down to the north with views across a neighbour's lake. The trees are well spaced giving plenty of room for future planting or establishing wild flowers. The footpath that runs along the northeastern boundary has been fenced in to ensure the orchard is private. The area of cobnuts has also been fenced in but this fencing could be removed as they are now well established.

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## Access, tracks and footpaths

Accessed via an excellent stone track which provides all year vehicle access directly from the highway. A footpath runs along the north and eastern boundary and is fenced in to stop trespass into the orchard.

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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

Nut harvesting is the obvious activity. Walnuts and cobnuts are a fantastic crop and this orchard could be managed to maximise the potential harvest, or it could be just enjoyed as a quiet place to camp, picnic and enjoy the countryside away from the demands of modern-day life.

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## Local area and history

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Boxted is a village in the [Babergh](#) district of [Suffolk](#), England. Located around 8 miles (13 km) north of [Sudbury](#), in 2005 it had a population of 120. The village is mentioned in the [Domesday Book](#), at which time it had a population of 25. The wood is named after the original name for Fenstead End which is a hamlet in the civil parish of Boxted, This part of the settlement appears in the [Domesday Book](#) as *Finesteda*.

This part of the parish is dominated by wonderful walnut orchards and unless you have a food allergy or intolerance to walnuts, nutrition experts advise including this stellar nut in your regular eating pattern. From recent research highlighting the role walnuts play in gut health to the long-standing reviews that show heart health, cognitive health and mood benefits, there are many positives to consuming this nut. If you're adjusting to the walnut taste, consider trying it with familiar favourites like these [Classic Fudge Walnut Brownies](#) or a simple side [Blue Cheese and Walnut Green Beans](#).

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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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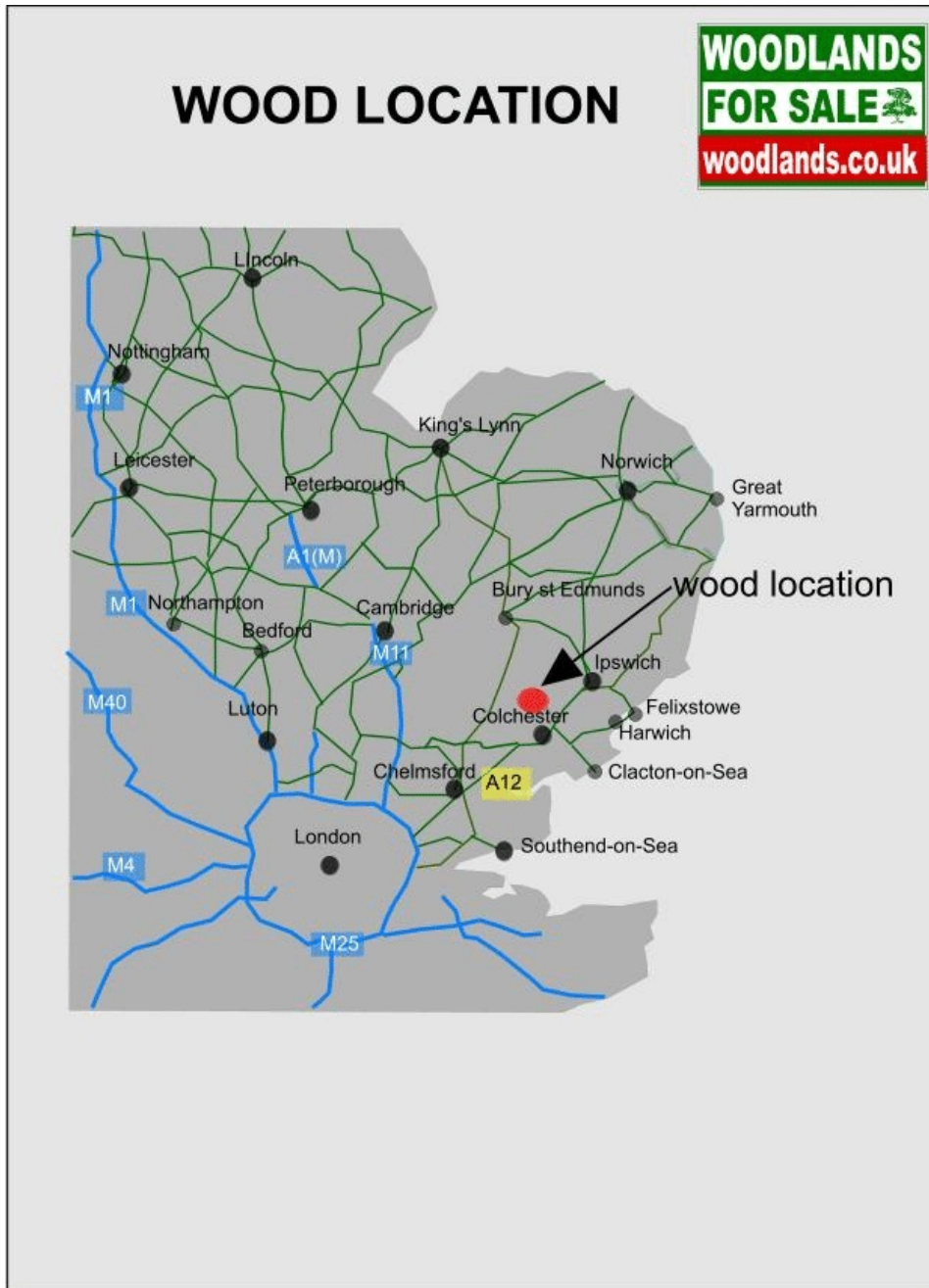
## Directions

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- 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, just before a gate the woodland entrance is on the left before the gate.
- The What 3 Words for the wood entrance are walls.paying.hourglass.
- Whats 3 Words for the main entrance gate at Wet Lane are triads.clashing.shipwreck.
- Nearest postcode CO4 5TN.
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

## Boundaries:

The boundaries are indicated by lime green paint markings on trees and boundary stakes. The southern boundary is the northern edge of the access track. The western boundary is a line of stakes and paint markings on trees along its length. The eastern and the northern boundaries are the hedgerow on the far side of the footpath.

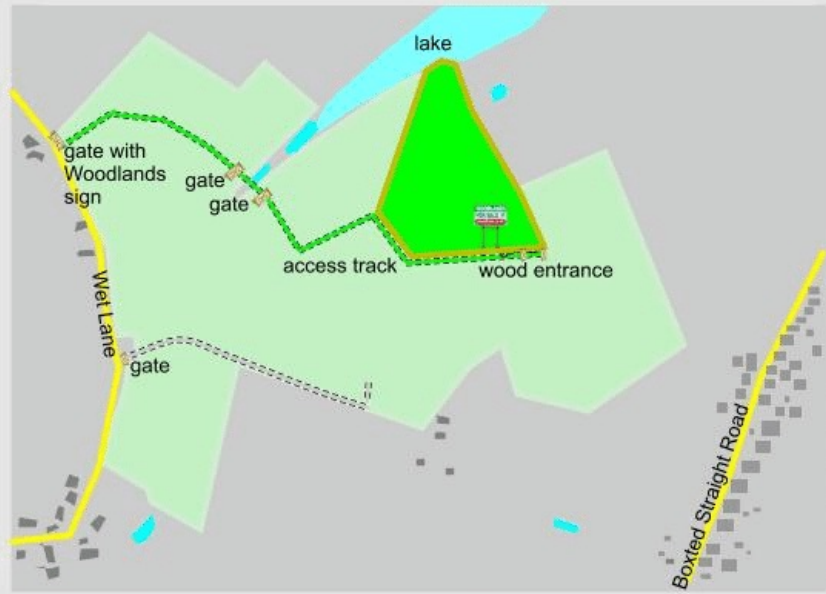


# WOOD LOCATION



# FINESTEDA WOOD

WOODLANDS  
FOR SALE  
woodlands.co.uk



## Map Legend

The Wood boundary markings



Roads and Public Highways



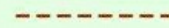
Tracks with rights of way for Finesteda Wood



Other private woodland tracks



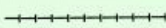
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



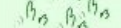
Trees, broadleaves



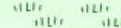
conifers



coppice



Clearings, grasslands



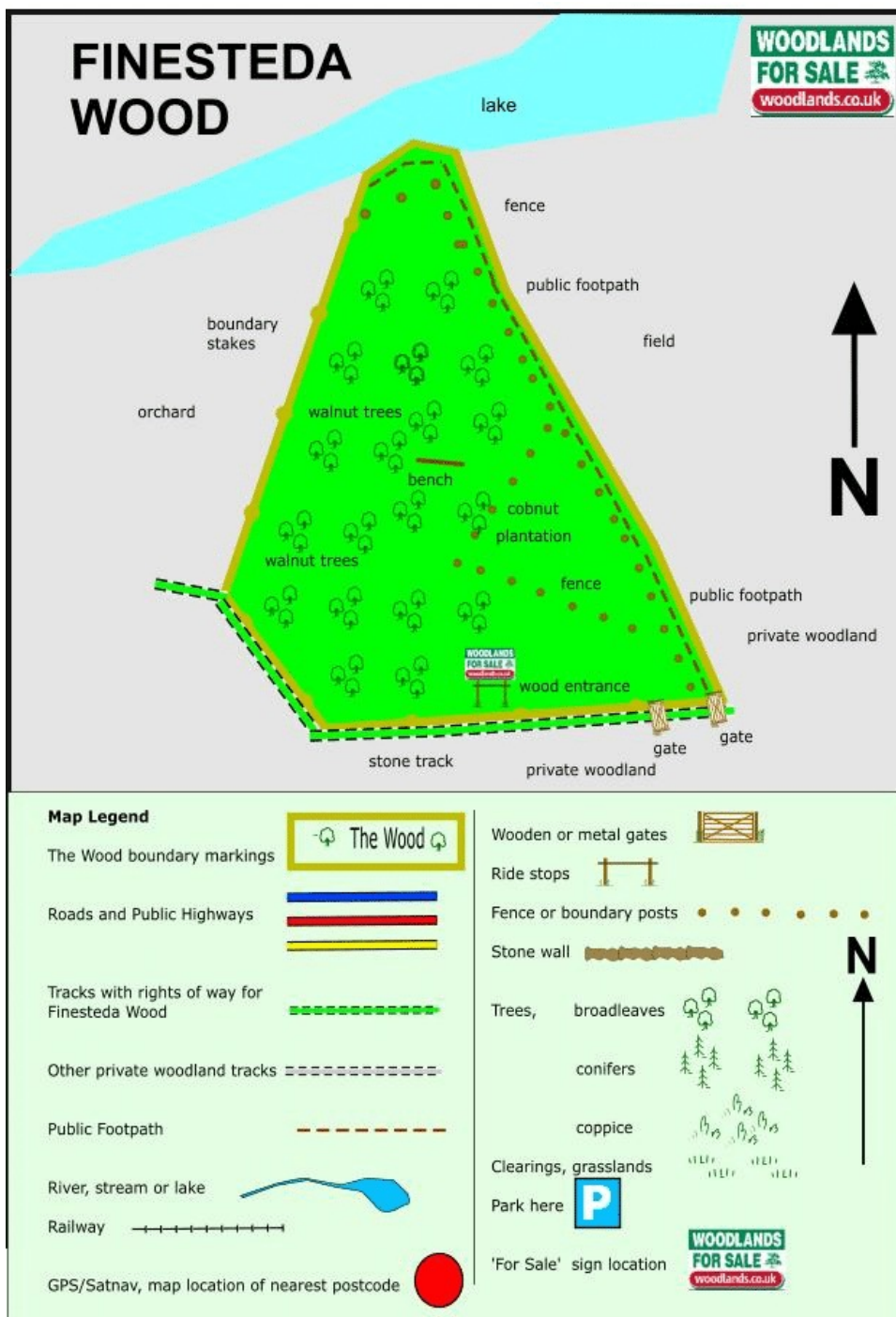
Park here



'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.