



## Gausсен Wood Hertfordshire

A wonderful protected woodland with seasonal pond.

### Details

**Price:** £69,000 Freehold  
**Location:** South Mimms, Potters Bar, Hertfordshire  
**Size:** Nearly 3 acres for sale  
**OS Landranger:** OS No 194  
**Grid ref:** TL 217 025  
**Nearest post code:** EN6 3NB

### Local manager

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



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## Description

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Gausson Wood is located just a short drive from London, for the keen cyclist it is an easy ride. The woodland is accessed via a stone road from the highway. The main entrance to the larger area of woodland of which Gausson Wood forms part is via a charming set of estate gate pillars showing the grand history of this ancient woodland.

Gausson Wood forms part of an attractive section of the larger area of woodland which is known as Hawkshead Woodland. The woodland has been recognised as important and is protected to secure it for generations.

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

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Gausson Wood is included in the 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 woodlands ancient origins such as wood sedge, yellow archangel, yellow pimpernel and dewberry.

The woodland has some large patches of [holly](#) which provide all round cover for both owner and wildlife. Some of the oaks are fine mature trees which will continue to thrive for hundreds of years.

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## Wildlife

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Gausson Wood has the 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

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A wonderful seasonal pond sits in the depths of this woodland. Ponds are vital for local wildlife attracting numerous mammals and hosting a wide variety of aquatic life such as newts and tadpoles.

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## Access, tracks and footpaths

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An excellent stone track suitable for most family vehicles leads all the way to the wood allowing an owner year round access without the need for a 4x4.

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## Rights and covenants

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## Activities

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Gausson Wood provides the opportunity for a new owner to engage in family forestry in a small scale. Managing a mixed woodland and learning bushcraft skills is a great way to escape modern life. The small clearings would make an excellent spot to place bee hives or spend time nature watching.

A pond adds enormously to the woodland, from wildlife photography to catching tadpoles in spring.

For those seeking a tranquil retreat it could be ideal for [forest bathing](#). This Japanese practice is a process of relaxation; known in Japan as *shinrin yoku*. The simple method of being calm and quiet amongst the trees, observing nature around you whilst breathing deeply can help both adults and children de-stress and boost health and wellbeing in a natural way. Perhaps the ultimate post covid remedy.

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## Local area and history

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The woodland is named after the Gausson family. The modern history of Brookmans Park really starts with the coming of the Gausson family in 1786 for it was from their estate that the present woodland was developed. Successive members of that family were lords of the manor at Brookmans, living there for nearly 140 years. It was only in 1923 that they left and the new village of Brookmans Park began to appear and take the shape we know today. Being so close to the capital yet managing to feel so rural has attracted people to this area of Hertfordshire for centuries.

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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.

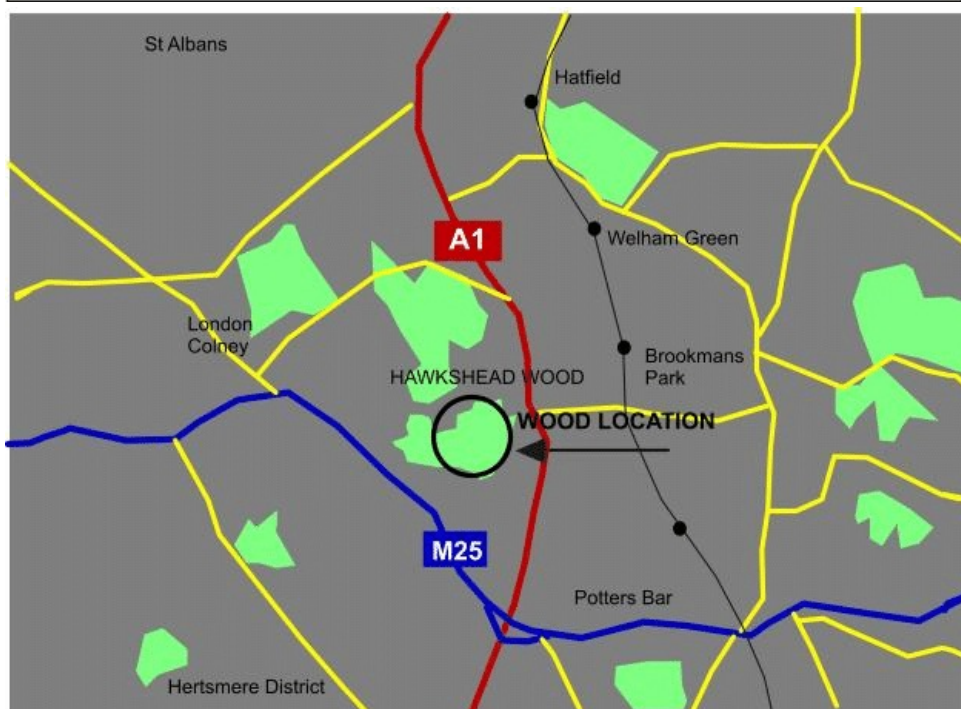
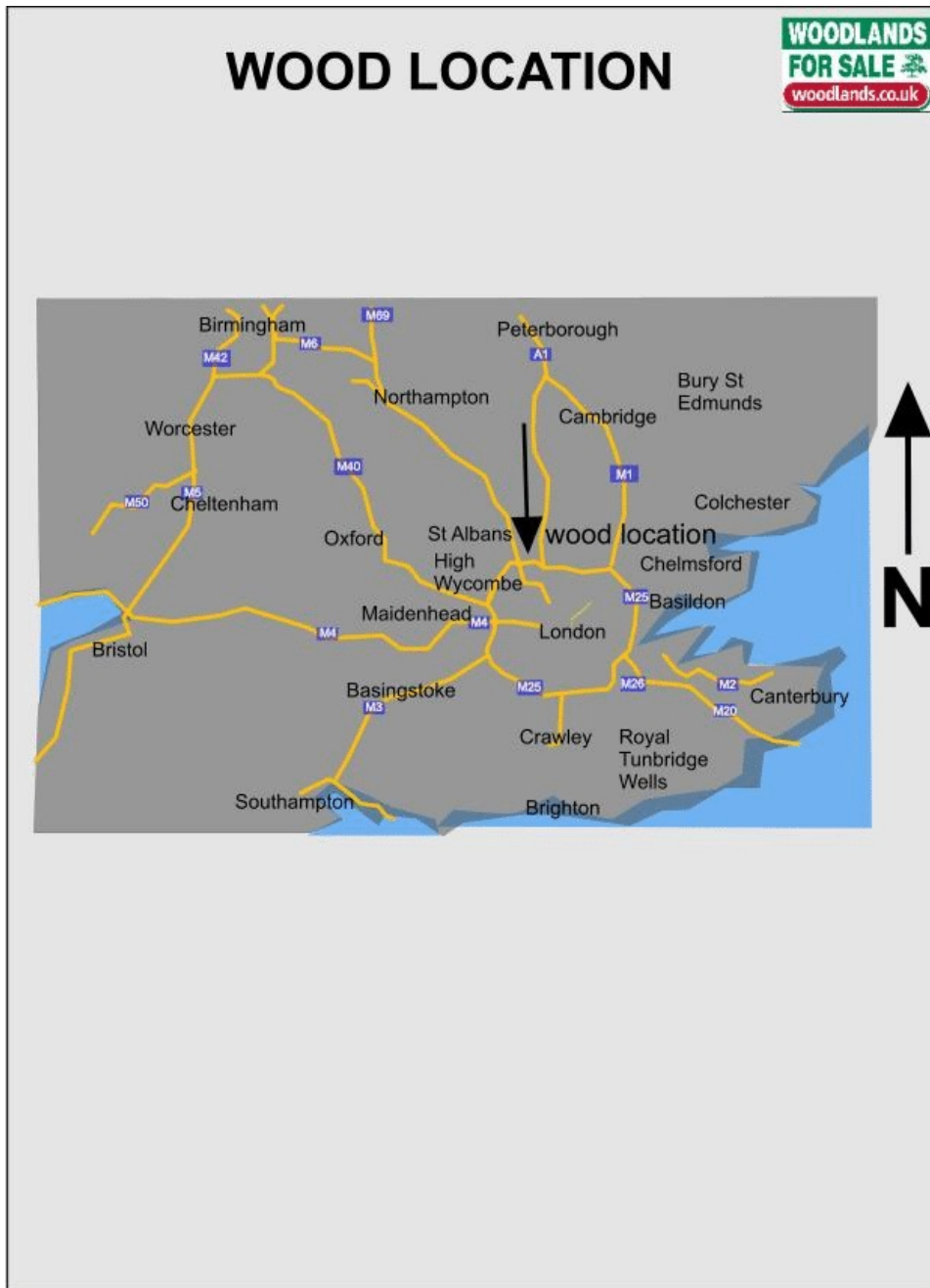
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

## Directions

- 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.
- About 250 metres, Gausen Wood will be on your left.
- **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 Gausen Wood it is perky.monkey.cattle.

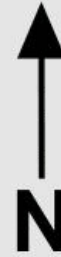
**Boundaries:**

The boundaries are indicated by lime green paint markings on trees and boundary stakes. The northern, southern and western boundaries are a line of stakes and paint markings on trees. The eastern boundary is the western edge of the stone access track.



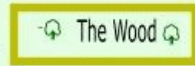
# GAUSSEN WOOD

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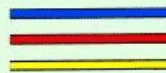


## Map Legend

The Wood boundary markings



Roads and Public Highways



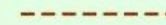
Tracks with rights of way for GausSEN Wood



Other private woodland tracks



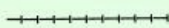
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



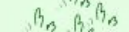
Trees, broadleaves



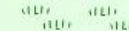
conifers



coppice



Clearings, grasslands



Park here



'For Sale' sign location



# GAUSSEN WOOD



## Map Legend

The Wood boundary markings



Roads and Public Highways



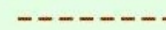
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Other private woodland tracks



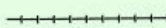
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



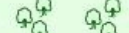
Fence or boundary posts



Stone wall



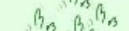
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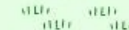
conifers



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.