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Little Ouse Wood

Norfolk

Surrounded by mature trees and abundant wildlife, Little Ouse Wood provides an ideal retreat for recreation, conservation, and enjoying the tranquillity of the countryside.

Details

Price: £85,000 Freehold
Location: Riddlesworth , Thetford , Norfolk
Size: 4 ¼ acres for sale
Grid ref: TL 950 812
Nearest post code: IP22 2TE

Local manager

Chris Wiggins
07745 196014
chris.wiggins@woodlands.co.uk

Description

Escape to your own slice of the Norfolk countryside.

Tucked away near the peaceful village of Riddlesworth, this delightful small woodland offers a rare opportunity to own a private natural retreat. With a well-maintained access track leading directly to the wood it is easy to reach while still feeling secluded and tranquil.

The woodland is predominantly stocked with mature Scots pine, creating a beautiful evergreen canopy and that wonderful woodland scent all year round. Interspersed among the pines are graceful silver birch, adding light, texture and seasonal colour — from fresh spring greens to golden autumn tones.

Key features

- Excellent access via a solid track suitable for vehicles
- Attractive mix of Scots pine and silver birch
- Peaceful rural setting with a real sense of privacy
- Ideal for conservation, recreation, camping, or simply escaping the busy world
- Manageable size for first-time woodland ownership

Whether you dream of weekend campfires, wildlife watching, or owning a long-term investment in nature, this charming Norfolk wood is ready to welcome its new custodian.

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

Predominately Scots pine with a scattering of oak & silver birch.

Wildlife

Little Ouse Wood offers a richly diverse habitat, teeming with ecology and wildlife.

A thoughtfully positioned bench provides the perfect vantage point for quietly observing deer as they wander in from the neighbouring farmland. On the eastern side of the woodland, a large annual deer wallow can be found—clear evidence of the regular wildlife activity in the area.

The tree canopy supports a wide variety of bird species, including owls, woodpeckers, and buzzards. At dawn, the woodland comes alive with birdsong—the dawn chorus providing a truly magical and memorable way to begin the day after a night under the stars.

Features

A level area of mature Scots pine offers beautiful views across a private wild meadow. The trees are well spaced, allowing easy access throughout the woodland and creating a sense of openness beneath the canopy.

A carefully positioned bench provides the perfect spot to sit quietly and observe deer and other wildlife as they move through the landscape.

Access, tracks and footpaths

Access from the main gate is via a well-maintained stoned track, suitable for most family vehicles.

As you follow the track, the hustle and bustle of modern life quickly fades away. The route winds through other areas of privately owned woodland, creating a peaceful and secluded approach to the woodland.

Full vehicular rights of way to Little Ouse Wood will be included.

The woodland itself is entirely private and benefits from having no public footpaths, ensuring a quiet, undisturbed environment for the new owner to enjoy.

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

Little Ouse Wood offers a wonderful opportunity for a new owner to become involved in family forestry. Managing your own woodland, combined with learning bushcraft skills, provides a deeply rewarding way to reconnect with nature and step away from the pressures of modern life.

Activities such as camping, building wildlife hides, and a wide range of outdoor pursuits can be easily enjoyed within this peaceful setting.

The nearby town of Thetford offers an excellent variety of shops and everyday amenities, while several traditional country pubs can be found within easy cycling distance. For the more adventurous, a wild swimming spot can be found just south of the woodland along the Little Ouse River.

Local area and history

Riddlesworth is a small and historic parish in south-west Norfolk, situated a few miles east of Thetford and close to the border with Suffolk. Though modest in size, the village has a long history shaped by agriculture, country estates, and the surrounding woodland landscape that lends the area much of its quiet charm today.

The settlement is recorded in the great survey of Norman England, the Domesday Book, where it appears under an early form of its name meaning “the ford among the reeds.” In medieval times, the parish formed part of the agricultural heartland of south Norfolk, with scattered farmsteads and fields set among pockets of woodland and heath.

At the centre of Riddlesworth stands St Peter's Church Riddlesworth, a small yet historic building with origins dating back to the thirteenth century. For generations, it served the farming families and estate workers who lived in the area. Surrounded by trees and open countryside, the churchyard continues to reflect the peaceful rural character that has long defined the parish.

The history of the village became closely tied to the local manor when the estate passed to Sir Drue Drury in the sixteenth century. Later owners developed the estate further, and in 1792 the elegant Georgian mansion Riddlesworth Hall was built. Set within parkland and mature woodland, the hall became the focal point of village life and helped shape the surrounding landscape of trees, drives, and farmland.

During the twentieth century, the hall took on new roles. After the Second World War, parts of the estate were used to house Polish soldiers who had fought with the Allies, before the building later became a well-known preparatory school. Despite these changes, the wider parish remained small and largely rural.

Today, Riddlesworth retains the atmosphere of a secluded countryside parish. Quiet lanes, farmland, and belts of woodland surround the old hall and church, creating a landscape that feels both historic and tranquil. For visitors and residents alike, the wooded setting and long rural heritage give Riddlesworth a distinctive sense of place within the Norfolk countryside.

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.

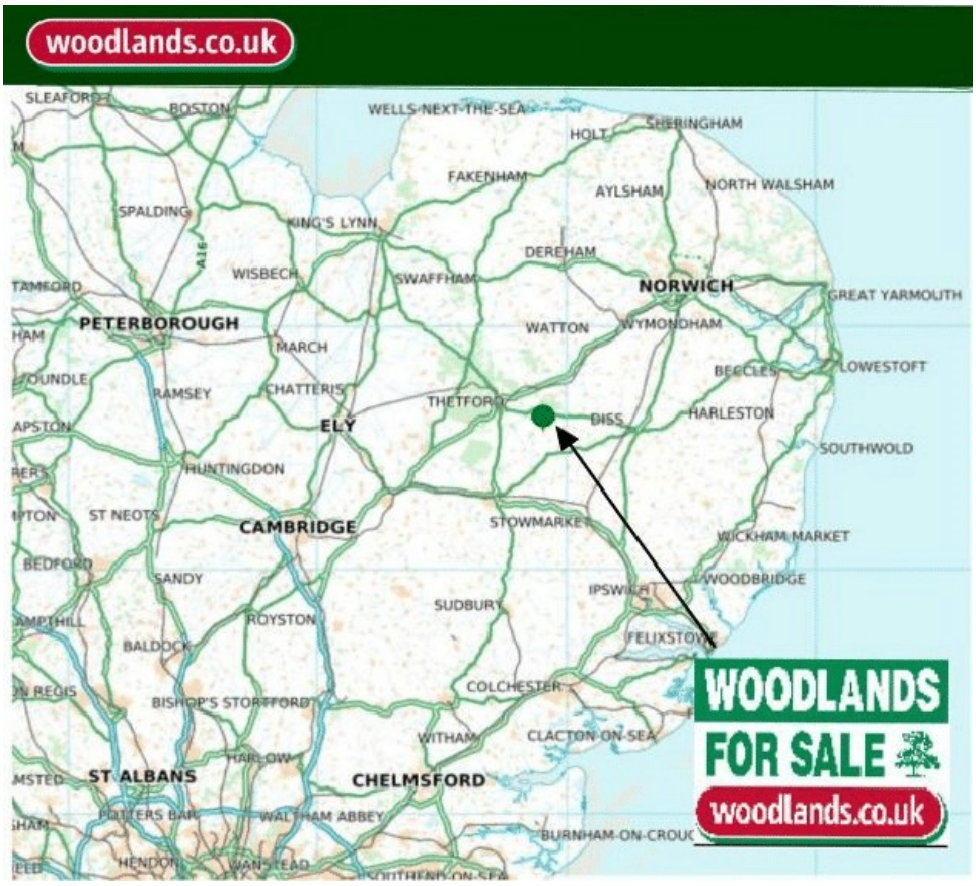
Directions

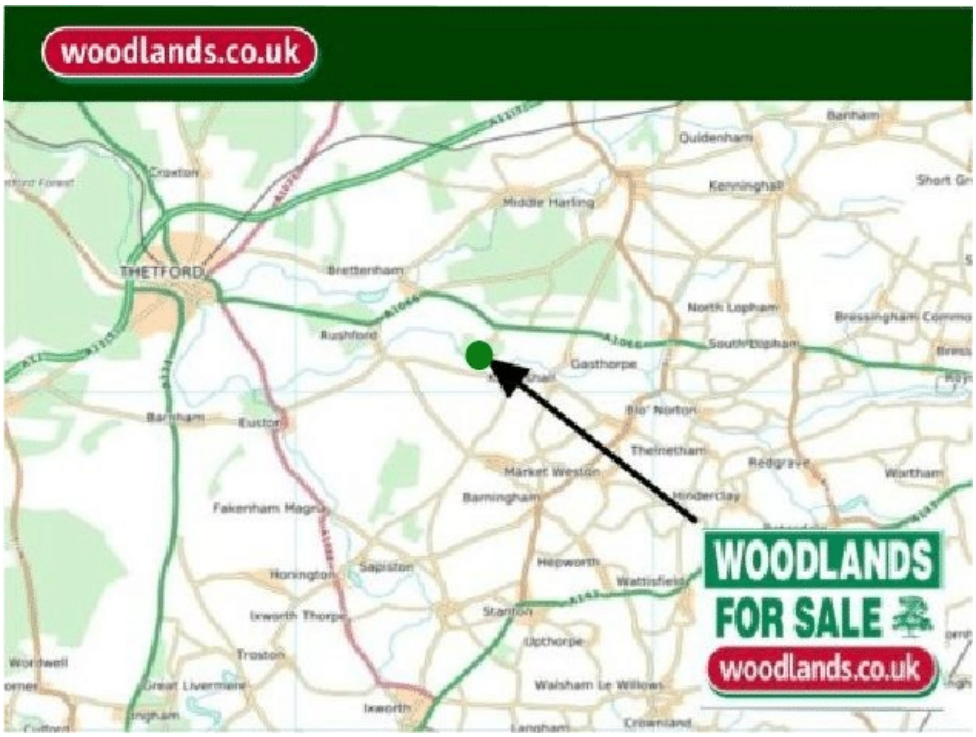
- Leaving Thetford take the A1066 heading east towards Diss.
- After approximately 4 miles there is a small industrial estate on the left.
- After approx. 500m take the next turning on the right at a small wooded triangle onto a single track road signed Coney Weston and Knettishall Heath.
- Follow this 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 the wood entrance is on your left.
- The What 3 words for the wood metal gate are ///urgent.tributes.unable

- Nearest postcode IP22 2TE
- The new owner will have full vehicular rights to the woodland.

Boundaries:

Little Ouse Wood boundaries are indicated with sky blue paint. The northern boundary is a stone track.
East and west boundaries are indicated by wooden stakes with sky blue paint. The south boundary is the bank of a drainage ditch.





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.