

Red Brocket Wood

Suffolk

A well managed broadleaved woodland, a perfect introduction to family forestry.

Details

Price: £69,000 Freehold

Location: Foxhall, Ipswich, Suffolk

Size: Over 4 acres for sale

OS Landranger: OS No 169

Grid ref: TM 221 436

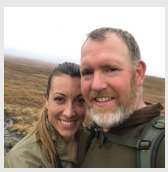
Nearest post code: IP10 0AP

Local manager

Chris Wiggins

07745 196014

chris.wiggins@woodlands.co.uk



Description

A well-established mixed broadleaf woodland, ideally located within easy reach of public transport and local shops. Red Brocket Wood offers a peaceful haven in which to escape the pace of everyday life.

Gently undulating and richly stocked with mature trees, this tranquil woodland is perfectly suited to anyone seeking privacy, nature, and a true sense of getting away from it all.

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

The woodland is predominantly composed of silver birch, oak, and chestnut trees. Silver birch, a cool-climate species celebrated for its elegant appearance, is widely distributed across Europe and Asia in temperate regions and is particularly well suited to the margins of ancient woodlands.

Its stark white bark draws the eye once the foliage has fallen, while in spring delicate yellow catkins hang softly against deep green leaves. As the seasons progress, these leaves transform into a vivid yellow in autumn, creating a striking contrast with the pale trunk. Each season brings its own visual delight.

The magnificent oak and chestnut trees provide a rich contrast in form and texture, adding diversity of structure and habitat throughout the woodland.

Wildlife

If you sit quietly, you may be fortunate enough to see a group of red deer passing through as they leave the open fields for the sanctuary of woodland cover. Red deer are a native species, having migrated to Britain from mainland Europe approximately 11,000 years ago.

The woodland takes its name from one of the red deer's distant cousins. The red brocket (*Mazama americana*) is a species of brocket deer found in forests across South America, ranging from northern Argentina through to Colombia, the Guianas, and the Caribbean island of Trinidad.

Badgers and foxes are also present, while the tree canopy supports a rich variety of birdlife, bringing the woodland to life with constant song and movement.

Features

The woodland is accessed via a newly repaired stone track that gently meanders through a larger area of private woodland before arriving at Red Brocket Wood. Within the woodland are several small deer racks—well-used paths formed by deer as they move through the trees.

With minimal effort, these racks could be widened to create a network of internal footpaths, allowing the owner to fully explore and enjoy this delightful woodland.

Access, tracks and footpaths

The woodland benefits from an excellent stoned access track, suitable for most family vehicles and providing reliable, year-round access.

There are no public footpaths crossing the property, ensuring privacy and uninterrupted enjoyment.

The woodland is subject to an overage agreement to deter development and add another layer of protection to the woodland.

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

Red Brocket Wood offers a wonderful opportunity for a new owner to learn about woodland management while enjoying a wide range of recreational pursuits. Whether practising bushcraft, birdwatching, camping privately with family and friends, or simply immersing oneself in nature, this charming woodland has much to offer.

Local area and history

The maturity of the trees gives the woodland a strong sense of permanence and timelessness. The nearby village of Foxhall was recorded as *Foxehola* in the Domesday Book, and it is likely that this landscape has been wooded for centuries—long before the Domesday survey was

compiled.

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

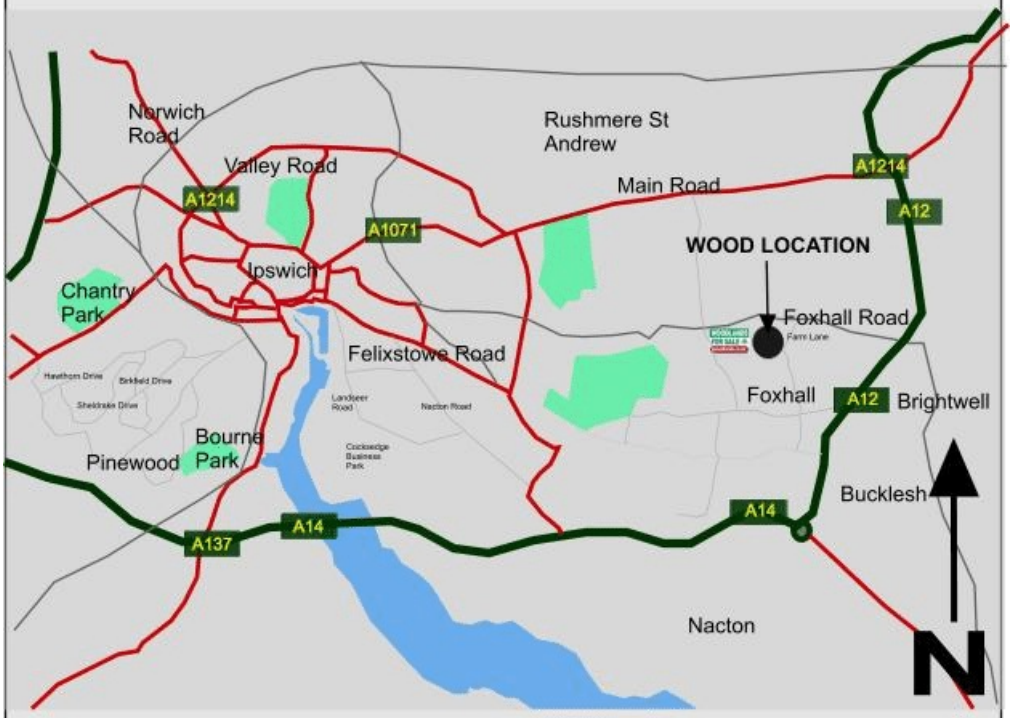
- From the A12 take the Foxhall turn off, signposted Foxhall and Nuffield Hospital.
- Follow the Foxhall road for approximately 1.5 miles.
- At the first cross roads turn left into Hall Road.
- The entrance to the woodland is 80 metres on the right behind a new metal five bar gate.
- Climb over the gate and follow the woodland ride along the side of the field for 400 metres before turning right into the woodland.
- The stoned track bends left, carry on following this until you see a stoned track on the left. Take this track.
- After 200 metres at the junction turn right and follow this track for 200 metres, the entrance to Red Brocket Wood is directly in front of you at the end of the track. A easier way to find Red Brocket Wood is to use what3words app. Please see the photos for details.
- Full vehicular access will be provided to the purchaser.
- **Satnav/GPS note:** the postcode IP10 0AP is for the point shown by the red dot on the location map.

Boundaries:

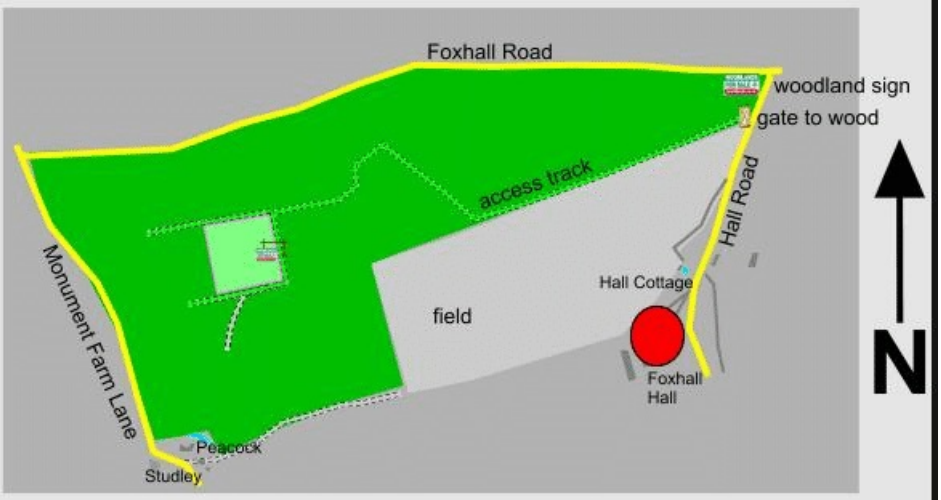
The boundaries are indicated by pink paint markings on trees and boundary stakes. The western boundary is a row stacks. The northern and southern boundaries are the track edge and then a line of stakes and tree markings. The eastern boundary is indicated by a line of stakes and paint markings on trees along the track edge.



WOOD LOCATION



RED BROCKET WOOD



Map Legend

The Wood boundary markings — The Wood

Roads and Public Highways

Tracks with rights of way for Little Owl 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

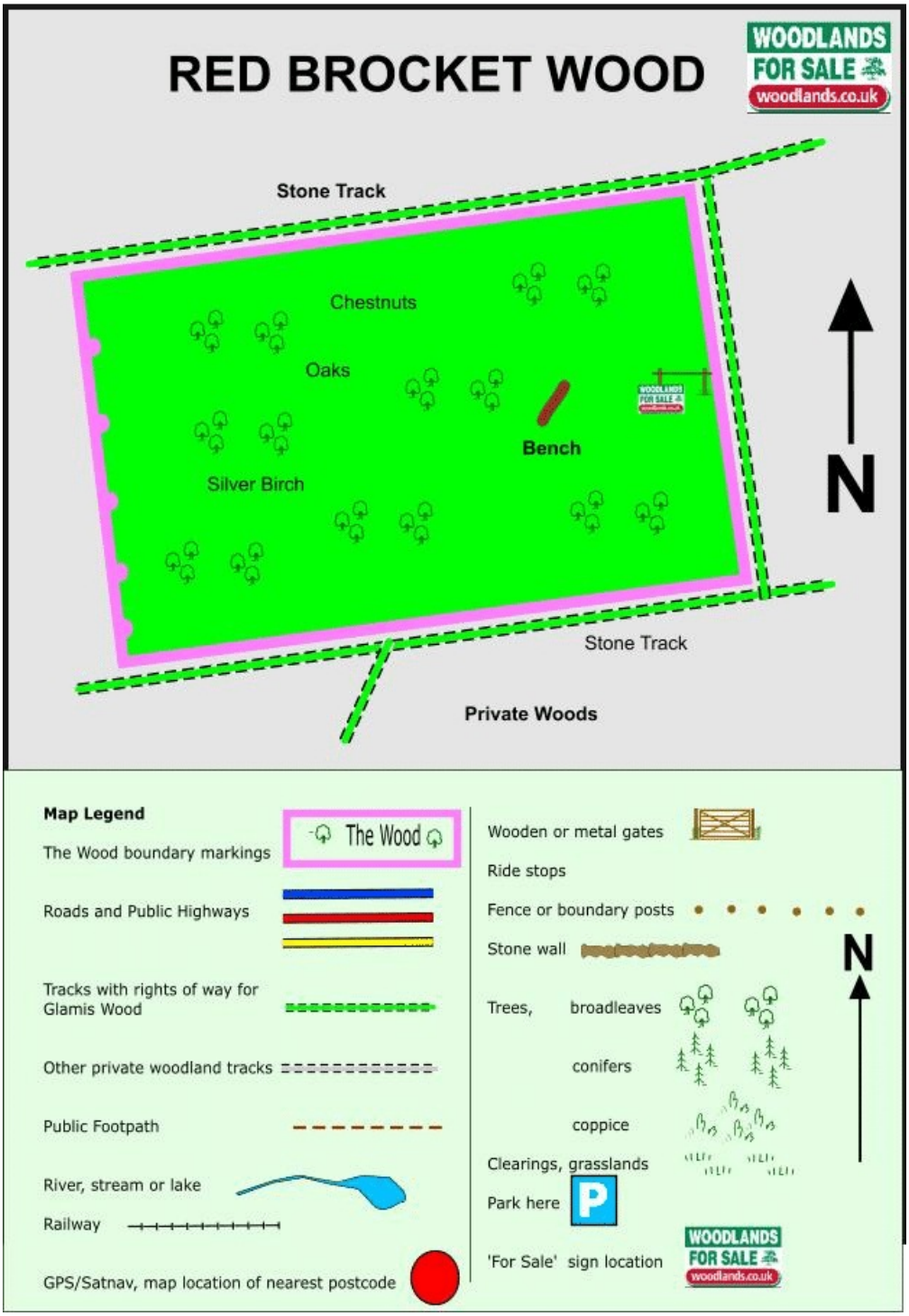
coppice

Clearings, grasslands

Park here — P

'For Sale' sign location

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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.