Sowerbys Wood, Norfolk - About 2 acres, £55,000

The woodland near Riddlesworth is a mixed broadleaf woodland with a varied canopy of mature deciduous trees, including oak, ash, beech and hazel. The woodland floor is characterised by areas of leaf litter, grasses, bracken and seasonal ground flora, with occasional shrubs and young tree regeneration creating a layered structure.

The woodland has a natural, semi-rural character, with a mixture of mature trees, younger growth and occasional open glades. Fallen branches, standing deadwood and decaying leaf litter provide valuable habitat for fungi, insects and woodland wildlife. The dense canopy provides shade during the summer, while openings allow light to reach the woodland floor and support a more diverse range of plants.

The woodland forms an attractive and ecologically valuable feature within the wider countryside around Riddlesworth, providing habitat, shelter and connectivity for birds, mammals, invertebrates and other woodland species.

Trees

Predominantly mature oak and beech, with some birch and hazel.

Wildlife

As Sowerbys Wood forms part of a much larger area of woodland, it has a greater attraction for wildlife. The larger woodland area is known to be home to badgers, deer and hares, while the tree canopy provides a habitat for owls, buzzards and numerous other bird species.

If you approach Sowerbys Wood carefully, you may be rewarded with a sighting of the resident muntjac deer. A herd of red deer are also frequent visitors, and these, along with roe deer, mean you could encounter three of the six UK deer species if you are both quiet and lucky.

Features

One of the most striking features of woodlands is the sense of tranquillity and peace they offer. The rustling leaves, birdsong and absence of urban noise create a serene atmosphere, making woodlands ideal places for relaxation and reflection.

Woodlands are not only places of natural beauty but also vital ecosystems that play crucial roles in maintaining biodiversity, filtering air and water, and providing habitats for countless species. They are places where the wonders of nature are on full display, inviting exploration and appreciation.

A bench has been built beneath a canopy of oak trees. From this vantage point, you become an observer of the woodland's secrets. The forest is alive with activity—birds flit among the branches, squirrels dart playfully, and dappled sunlight dances across the forest floor. The gentle rustling of leaves above provides a soothing backdrop, a whispered symphony of nature's melodies.

Access, tracks and footpaths

Access from the main gate is via a well-maintained stone 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 Sowerbys 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

Sowerbys Wood provides the opportunity for a new owner to engage in family forestry. Managing a woodland and learning bushcraft skills are great ways

to escape modern life. Camping, building wildlife hides and enjoying all sorts of other outdoor activities can be done here.

The nearby town of Thetford has an excellent variety of shops, and a number of pubs are within cycling distance. For the more adventurous, there is a wild swimming area just to the south of the woodland on the Little Ouse River.

Local area and history

The woodlands are adjacent to Knettishall Heath SSSI, which is designated for its large areas of heath and grassland on calcareous soils. The woodlands have great wildlife potential, with numerous red, roe and muntjac deer residing in the area.

The woodland also has an important historical connection to the Polish soldiers who fought so bravely alongside the Allied forces and were housed in the woodland at the end of the Second World War.

General Anders' Greatest Victory: The Poles at Ancona, July 1944

The **3rd Carpathian Rifle Division**, also commonly known as the *Christmas Tree Division* due to its characteristic emblem of a cedar of Lebanon superimposed upon the Polish flag, was a division that fought during the Second World War on the **Italian Front**. The division participated in the North African and Italian campaigns (1941–1945) as part of the **British Eighth Army**.

The division fought in some of the most difficult battles of the Italian campaigns of 1943–1944 and distinguished itself in numerous actions, most notably the **Battle of Monte Cassino** and, later, at Ancona.

In 1947, the Polish Resettlement Act established in law the right of serving members of the Polish Armed Forces to remain in Britain and become British citizens. The Polish Resettlement Camps became mini Polish communities. Polish schools were established to teach English to adults and children alike, sports were organised, Polish cultural life was celebrated, gardens were planted and facilities were repaired.

The advance parties arrived in the autumn of 1946, and during early 1947, the main elements of the division arrived at Brandon Station, Thetford, Norfolk, for transportation to their camps. The 3rd Carpathian Division was distributed between numerous camps in Norfolk. The woods at Riddlesworth became home to the **3rd Heavy Machine Gun Battalion**.

It is important that their history is not forgotten. A memorial can be found on the edge of the main woodland by the road.

Price: £55,000 Freehold
Location: Riddlesworth , Thetford , Norfolk
Size: About 2 acres for sale













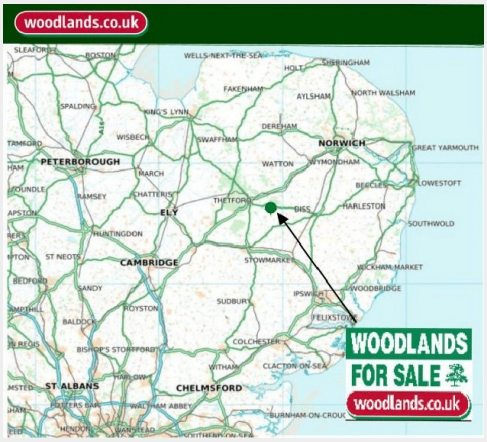


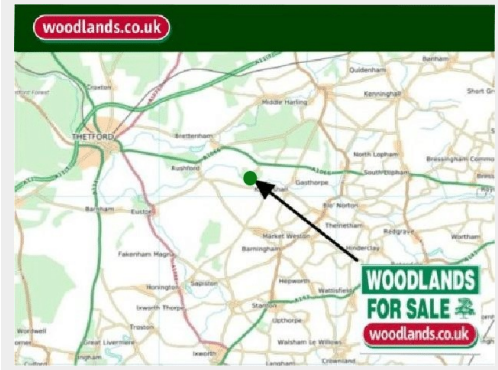
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Boundaries:

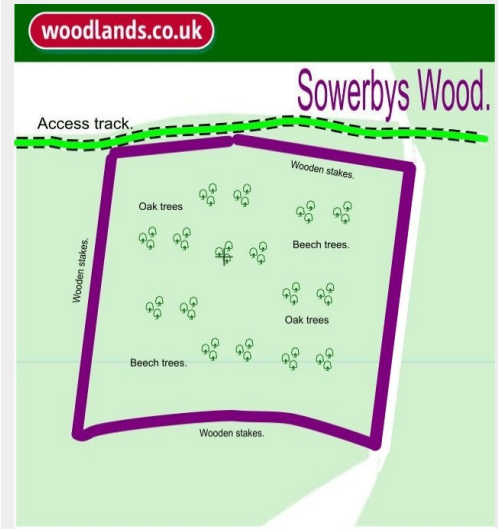
The boundaries of Sowerbys Wood are indicated by wooden stakes and purple paint.

- **East boundary:** Indicated by wooden stakes along the western edge of a grass track.
- **South boundary:** Indicated by wooden stakes close to the woodland edge.
- **West boundary:** Indicated by wooden stakes where the woodland type changes from coniferous to broadleaf trees.
- **North-west corner:** The boundary starts along a stone track and is then indicated by wooden stakes.





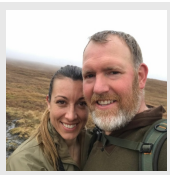




Click a map to see a bigger version in a new window. These maps automatically appear full size when this page is printed.

More woods for sale in East Anglia >>

Local manager



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

Read more about Chris.

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.

Print these sales details

Location

Grid ref: TL 950 812
Nearest post code: IP22 2TE

Maps

- See our map of the area below.
- See our detailed map below.
- See map of the area from Bing maps
- See aerial photos of the area from Google maps

Directions

Leaving Thetford, take the A1066 heading east towards Diss.

- After approximately 4 miles, there is a small industrial estate on the left.
- After approximately 500 metres, 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. After approximately 200 metres, turn right onto a stone track.
- After approximately 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. The woodland entrance is then on your left.
- The What3words location for the woodland metal gate is ///urgent.tributes.unable.
- Nearest postcode: IP22 2TE.
- The new owner will have full vehicular rights to the woodland.

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.

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