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Sudbury Wood

Essex

A wonderful mixed woodland bordered by a tranquil stream, offering both scenic beauty and natural charm.

Details

Price: £85,000 Freehold
Location: Boxted, Sudbury, Essex
Size: About 4 acres for sale
OS Landranger: OS No 184
Grid ref: TL 995 323
Nearest post code: CO4 5TN

Local manager

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

Description

Woodlands are a rare treasure in this part of Essex, which makes Sudbury Wood particularly special. Designated as an ideal amenity woodland, it offers both accessibility and a genuine sense of retreat.

The entrance lies at the southeastern corner, beside a gentle stream that marks the beginning of a tranquil journey. As you step into the woodland, the noise of daily life fades away, replaced by a profound sense of peace and seclusion.

In the early morning, sunlight filters through the trees lining the northern boundary, casting a warm, golden glow across the landscape. This natural light unveils stunning views of the surrounding open fields and nourishes a rich array of plant life. Graceful birch and stately oak are among the many species that thrive here, their presence contributing to a diverse and vibrant ecosystem.

Portions of the canopy open to the sky, allowing sunlight to reach the fertile woodland floor. This fosters lush undergrowth and supports a wide variety of flora and fauna. The balance of light, shade, and moisture creates a thriving habitat for wildlife, making Sudbury Wood not only a place of natural beauty but also one of ecological importance.

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

A natural mix of oak, birch, and ash has been thoughtfully planted in a seemingly random pattern, creating a woodland that feels genuinely wild and organic. This intentional yet informal design mirrors nature’s own layout, fostering a deep sense of harmony and balance within the ecosystem.

Now matured, the trees stand tall and proud, offering shelter and sustenance to a wide variety of wildlife. Their presence enriches both the visual landscape and the health of the environment. As the woodland continues to evolve, it will provide a lasting source of joy and inspiration for generations to come—offering cool shade on warm days, a backdrop for family outings, and a peaceful setting for solitary walks.

With each passing season, the woodland transforms—bringing fresh colors, shifting textures, and new discoveries. Beyond its beauty, this living landscape also plays a vital role in carbon sequestration, helping to combat climate change and safeguard the planet’s future.

Sudbury Wood is more than just a place—it's a living legacy, offering enduring benefits to both nature and humankind.

Wildlife

Sudbury Wood benefits from being part of an extensive woodland area, bordered by open green fields. This blend of habitats—dense woodland alongside expansive farmland—creates an ideal environment for wildlife to thrive. Deer are frequent visitors, and sightings of foxes and hares are common. It’s remarkable how many species rely on the woodland as a safe haven, using its shelter and resources for food, rest, and protection. Sudbury Wood truly serves as a sanctuary for wildlife, adding to its ecological value and natural charm.

Features

The woodland slopes gently away from the lane, descending toward a stream that lies just beyond the trees. Along the northern boundary, a cross-stream feeds into this lower waterway, creating a network of natural corridors that serve as vital habitats for local wildlife.

Sudbury Wood is open and inviting, with ample space to set up camp or simply sit quietly and observe the resident Muntjac deer or a hare as it bounds through the undergrowth. The sense of peace here is immediate and lasting.

A simple bench has been placed in the lower part of the wood—an ideal spot to pause, reflect, and perhaps wonder: *is this the one?* The one that calls you back, again and again.

Access, tracks and footpaths

A stone track runs along the southern boundary, leading directly to the woodland entrance and providing excellent vehicle access for the owner. Along the northern edge, a public footpath meanders beside the trees, offering walkers a glimpse into the woodland’s natural beauty.

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

Sudbury Wood offers an ideal opportunity for a new owner to explore family forestry at an entry level. Managing a mixed woodland and developing bushcraft skills provides a rewarding escape from the pace of modern life. Whether it's camping under the canopy, building woodland hides, or simply enjoying outdoor activities together, this woodland invites connection—with nature, with others, and with a simpler way of living.

Local area and history

The property is located near to the village of Boxted on the peripheries of the Dedham Vale Area of Outstanding Natural Beauty. Boxted has good road links to both the A12 and A120. The nearest train station can be found in Colchester with rail links to London and Norwich.

Dedham Vale is an area that has been an Area of Outstanding Natural Beauty since 1970. It is located on the border between the counties of Suffolk and Essex in south eastern England. The area covers a 90km2 area on both sides of the River Stour. It is an open and culturally influenced agricultural landscape that also includes the village of Dedham. Artist John Constable grew up in nearby East Bergholt and has depicted Dedham Vale in several landscape paintings, such as *The Vale of Dedham* (1828).

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.

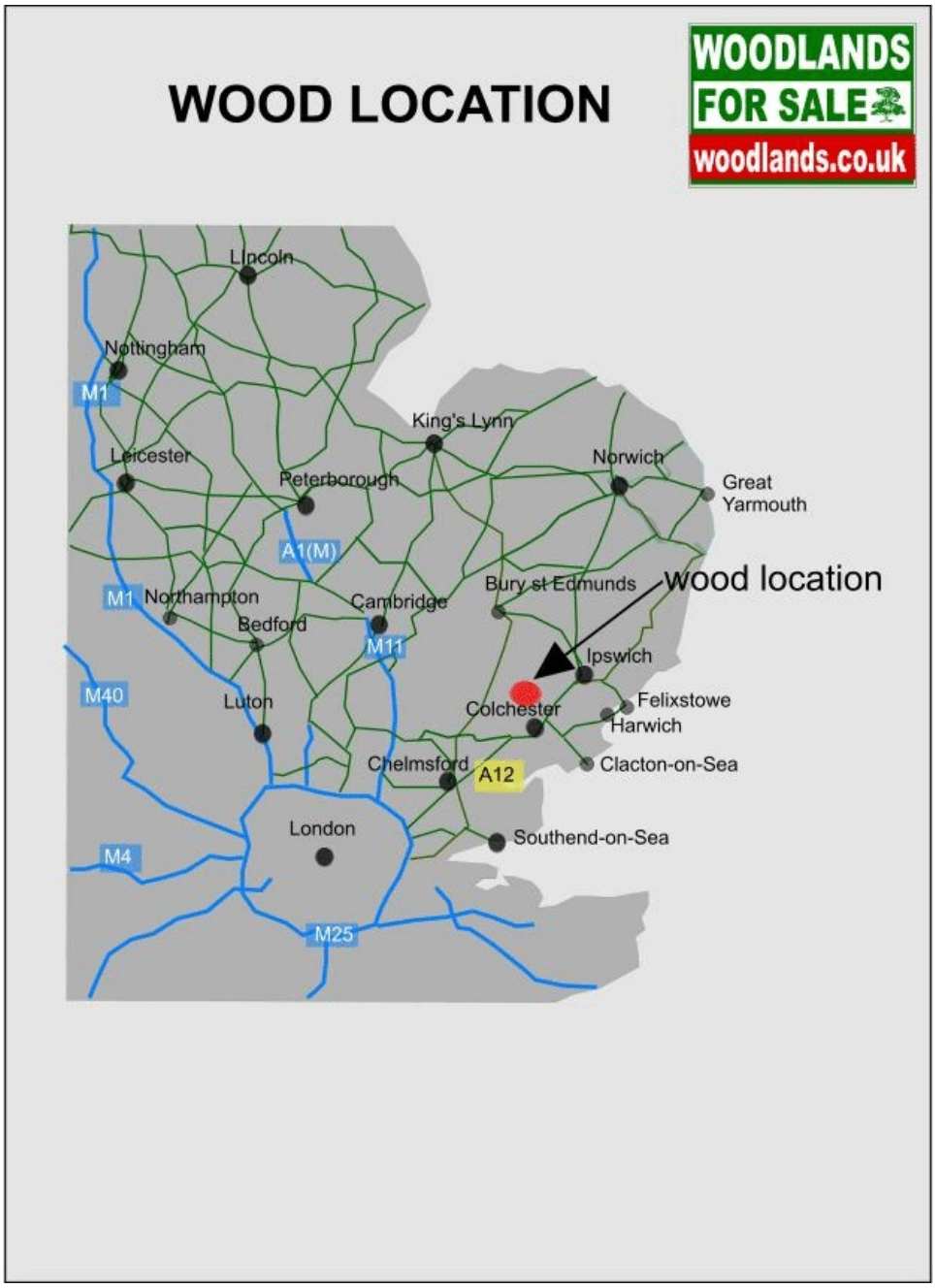
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- 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 see a gate with a Woodlands for sale sign, you can park in the parking area behind this gate. Call for gate code.
- Come back onto the lane turn left and 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.
- Once you own the wood you will have full vehicle access.
- Follow the stone track down the hill and up the other side for approximately 50 metres.
- The wood entrance is on your left.
- The What 3 Words for the wood entrance are hurricane.instant.signed.
- Whats 3 Words for the main entrance gate at Wet Lane cured.stapled.glossed.
- Nearest postcode CO45TN.
- Please note the new owner will have full vehicular rights to the woodland.

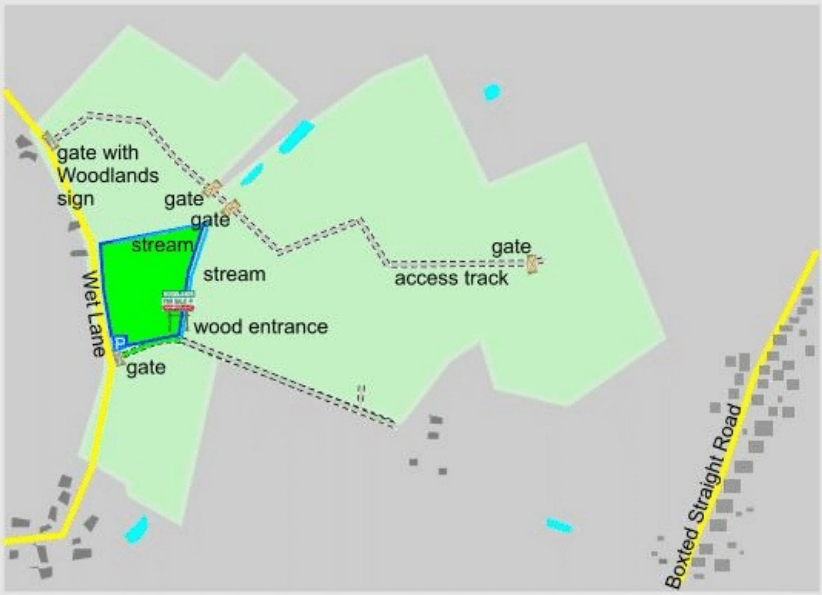
Boundaries:

The boundaries are indicated by blue paint markings on trees and boundary stakes. The northern boundary is the northern edge of the footpath. The western boundary is wood edge with Wet Lane. The eastern boundary is the western bank of the stream .The southern boundary is the northern side of the access track.



WOOD LOCATION

SUDBURY WOOD



Map Legend

The Wood boundary markings — The Wood

Roads and Public Highways

Tracks with rights of way for Sudbury 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

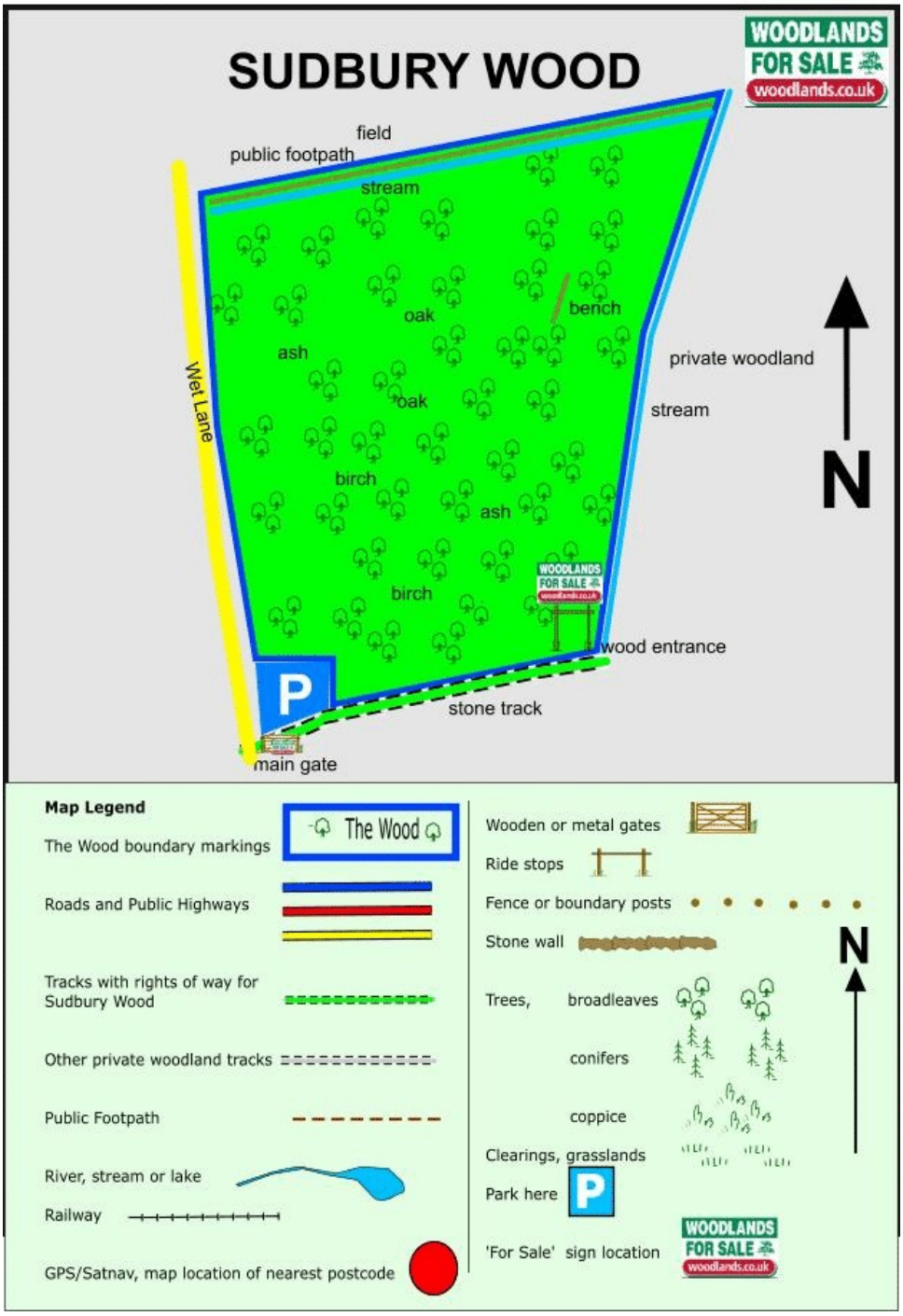
coppice

Clearings, grasslands

Park here — P

'For Sale' sign location

N



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.