

Walnut Wood Essex

An established rare Walnut orchard set in an attractive meadow.

Details

Price: £135,000 Freehold
Location: Boxted, Colchester , Essex
Size: About 6 $\frac{3}{4}$ acres for sale
OS Landranger: OS No 184
Grid ref: TL 999 322
Nearest post code: CO4 5TN

Local manager

Matt Marples
07979 755 118
matt@woodlands.co.uk



Description

Set at the end of a private track sits a well established Walnut Orchard. This tranquil spot is surrounded by private orchards and woodland.

Patches of daffodils and blue bells are found nestled amongst the walnut trees. The orchard is set on grassland which could easily be sown to become a wild flower meadow.

The trees are well spaced and offer dappled shade in the summer. a great place to relax.

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

The land was planted with Walnut trees and is of international importance. The trees are crop producing with a substantial harvest of nuts.

To say that walnuts are a nutritious food is a bit of an understatement.

Walnuts provide healthy fats, fiber, vitamins, and minerals — and that's just the beginning of how they may support your health. Walnuts have [greater antioxidant activity](#) than any [other common nut](#).

This activity comes from [vitamin E](#), [melatonin](#), and plant compounds called [polyphenols](#)[Trusted Source](#), which are found in particularly large amounts in the papery skin of walnuts.

A [2022 study](#) in healthy adults over age 60 showed that eating a walnut-rich meal reduced the participants' levels of [LDL \(bad\) cholesterol](#).

An attractive line of oak trees dominate the western boundary.

This important woodland environment is protected by a Tree Preservation Order that protects Walnut Wood and the surrounding Woodland from inappropriate forestry practice. This does not preclude the process of normal woodland management but simply requires that all proposals are approved in advance by the local authority. The ultimate aim is to preserve the continuity of the woodland. Both the Forestry Commission and the Local Authority are happy to give support and guidance on woodland management projects.

Wildlife

The mixed habitat of woodland next to open farmland and orchards 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.

Features

Set at the far end of a private track the orchard has a very gentle slope. The trees are well spaced giving plenty of room for future planting or establishing wild flowers.

Access, tracks and footpaths

Accessed via an excellent stone track which provides all year vehicle access directly from the highway.

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

The possibilities for this orchard are endless. From camping to forest bathing. Walnut Wood provides the opportunity for a new owner to engage in small scale family forestry.

Managing a mixed habitat and learning bushcraft skills is a great way to escape modern life. Camping or building wildlife hides and all sorts of other outdoor activities can be done here.

Local area and history

The orchard forms part of an area of privately owned land all covered by our covenant. Much of this area has been planted with valuable walnut trees and was known previously as Orchard Farm.

Orchard Farm, Wet Lane, Boxted, Colchester on the Suffolk/Essex border has been under Countryside Stewardship since 1995 which has ensured the survival of a walnut orchard, cobnut plat, sweet chestnut coppice, and damson terraces in a valley. The walnut trees were planted in 1935 and include East Anglian varieties such as Champion of Ixworth, Bardwel and Stowlangtoft

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.

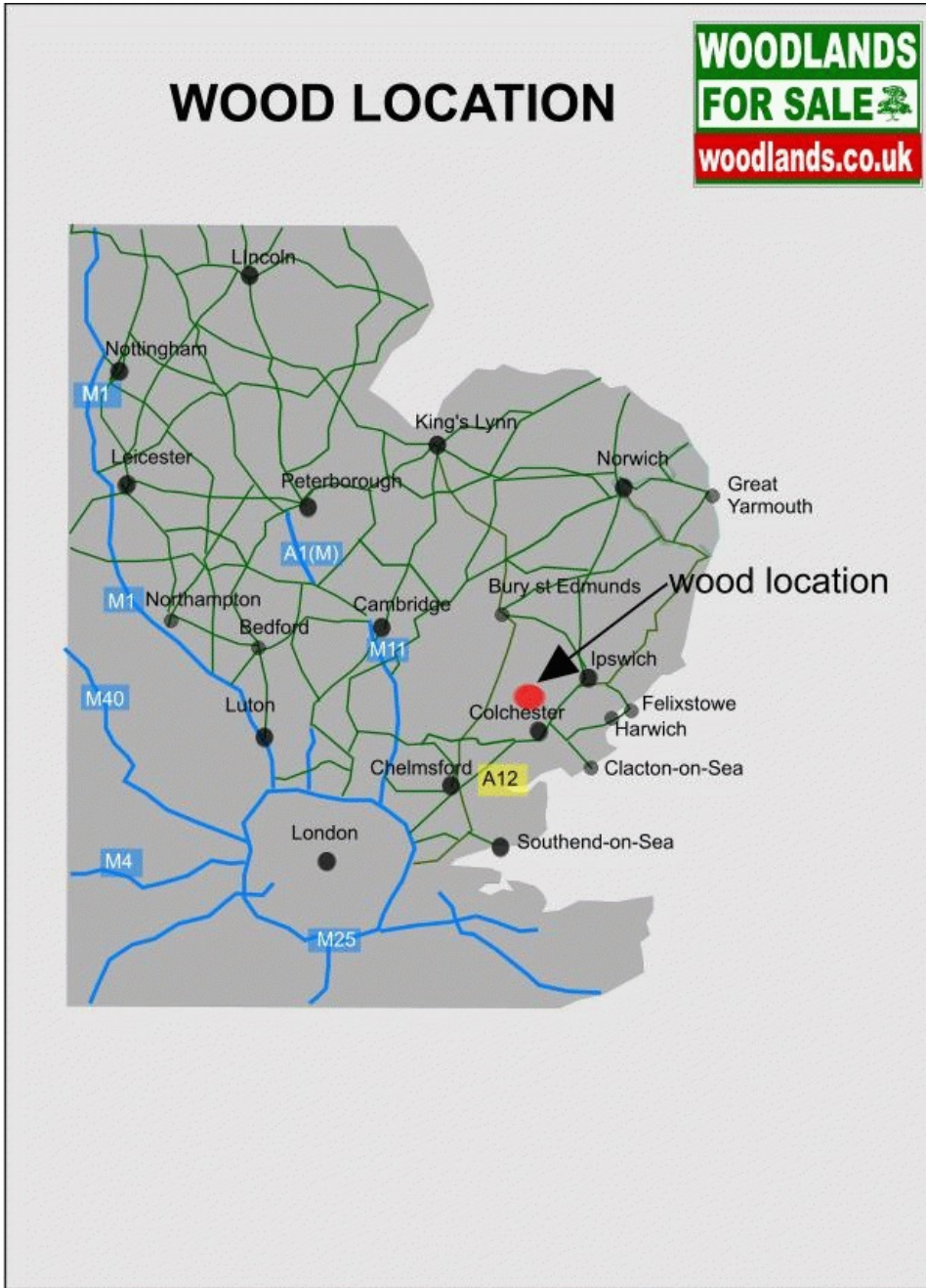
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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 pass a gate with a Woodlands for sale sign, go past this.
- 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.
- Follow the stone track down the hill through the gates and up the hill on the other side.
- The track bends left and right and at the end of the long straight, just before a gate the woodland entrance is on the right.
- The What 3 Words for the wood entrance are dollars.dares.lamenting.
- Whats 3 Words for the main entrance gate at Wet Lane are triads.clashing.shipwreck.
- Nearest postcode CO4 5TN.
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

Boundaries:

The boundaries are indicated by pink paint markings on trees and boundary stakes. The northern boundary is the southern edge of the access track. The western boundary is a line of stakes and paint markings on trees along its length. The eastern and the southern boundary are wire fences.

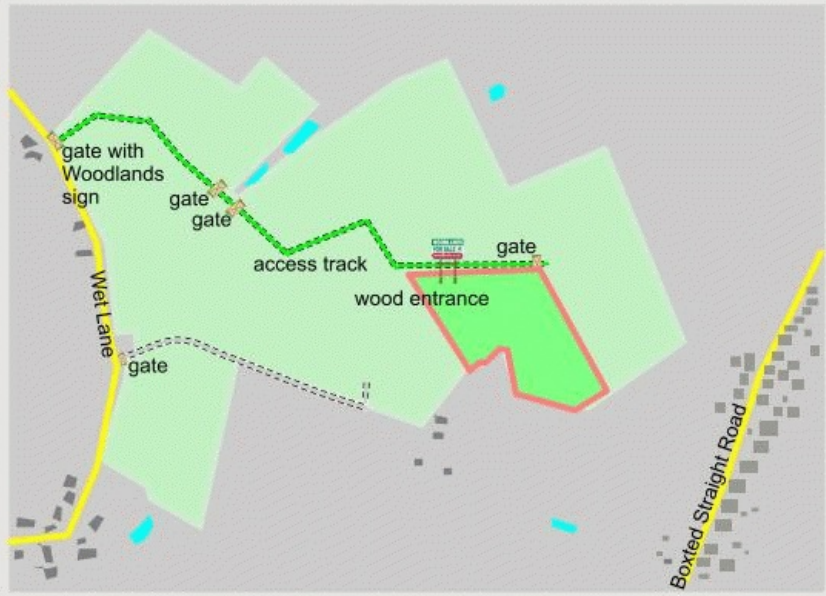


WOOD LOCATION



WALNUT WOOD

WOODLANDS FOR SALE
woodlands.co.uk



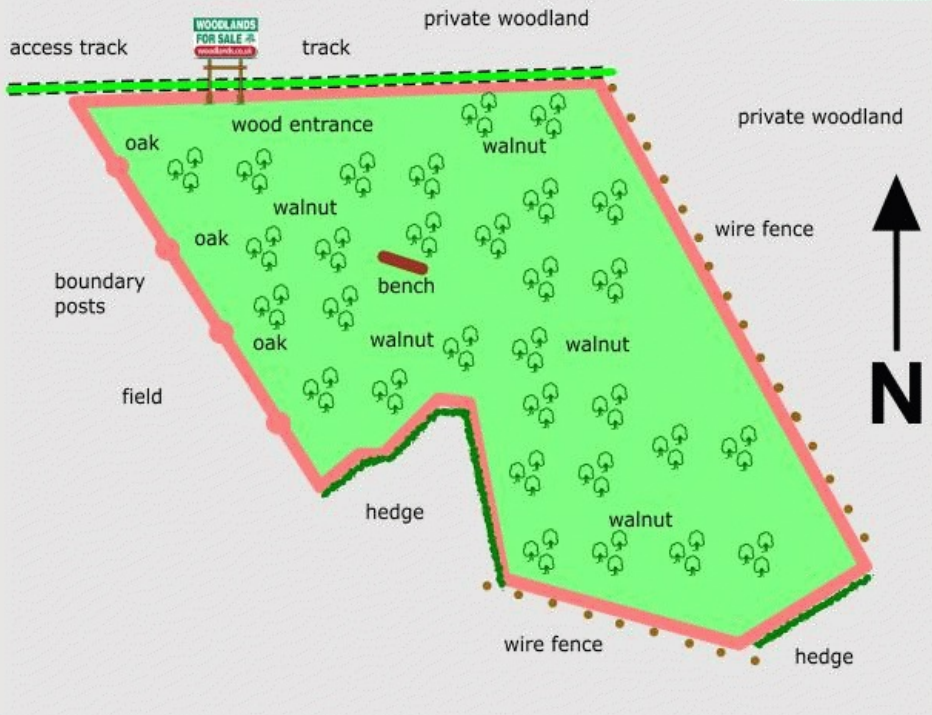
Map Legend

- The Wood boundary markings
- Roads and Public Highways
- Tracks with rights of way for Walnut 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



WALNUT WOOD

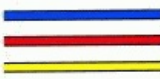


Map Legend

The Wood boundary markings



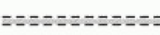
Roads and Public Highways



Tracks with rights of way for Walnut Wood



Other private woodland tracks



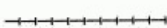
Public Footpath



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



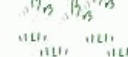
conifers



coppice



Clearings, grasslands



Park here



'For Sale' sign location



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.