



Great Hart Wood Suffolk

An attractive established woodland close to Ipswich with excellent access.

Details

Price: £75,000 Freehold

Location: Foxhall, Ipswich, Suffolk

Size: About 4 acres for sale

OS Landranger: OS No 169

Grid ref: TM 221 439

Nearest post code: IP10 0AP

Local manager

Matt Marples

07979 755 118

matt@woodlands.co.uk



Description

For anyone looking to indulge in family forestry Great Hart Wood is ideal.

From the browsing [red deer](#) and the woodland birds in the canopy, the tree cover at Great Hart Wood supports a unique woodland ecosystem. The importance of this biodiversity is difficult to overstate in a time when so much of the surrounding land is given over to the pressures of commercial agriculture and food production.

Great Hart Wood is a true refuge from the frantic pace of modern life. Located along a well made woodland track. For centuries the seasons have come and gone and the woodland has seen the passing of many generations. It has supported both animal and human life in many different ways; as a source of wood fuel and building material.

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 morning sun illuminates mature oak and [sweet chestnut trees](#) that fill the woodland. The sunlight has encouraged the growth of bracken and ferns that cover the woodland floor. There are further stands of [Silver birch](#), holly and sycamore.

Wildlife

This is an important local wildlife area that continues to support thriving populations of deer, bird life and small woodland mammals.

Features

The woodland is level and surrounded on three sides by private woodland.

Access, tracks and footpaths

The woodland has the benefit of an excellent stoned access track suitable for most family vehicles providing all year access to the woodland.

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

There are no public footpaths running through the wood.

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 scale of this woodland and the extent of the mature trees here make this an ideal woodland for ongoing small scale forestry management projects and also more importantly as an escape to nature.

For days out enjoying this very picturesque part of Suffolk, Great Hart Wood is an ideal base for camping expeditions with family or friends. A short journey to the coastal delights of Aldeburgh, Bawdsey and Orford and a cycle trip from the centre of Ipswich.

Those with the knowledge of or keen interest in learning about tree care and maintenance are able to help this young woodland fulfill its long term potential.

Local area and history

Foxhall is a civil parish a few miles east of Ipswich.

Foxhall was recorded in the Domesday book as "Foxehola".The history and meaning ('fox-hole') of the name Foxhall and many other place-names in the parish are studied in a paper by Briggs. The survey mentions 1 holding under Foxhall: 15 acres valued at 2 shillings held by the Abbot of Ely.

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

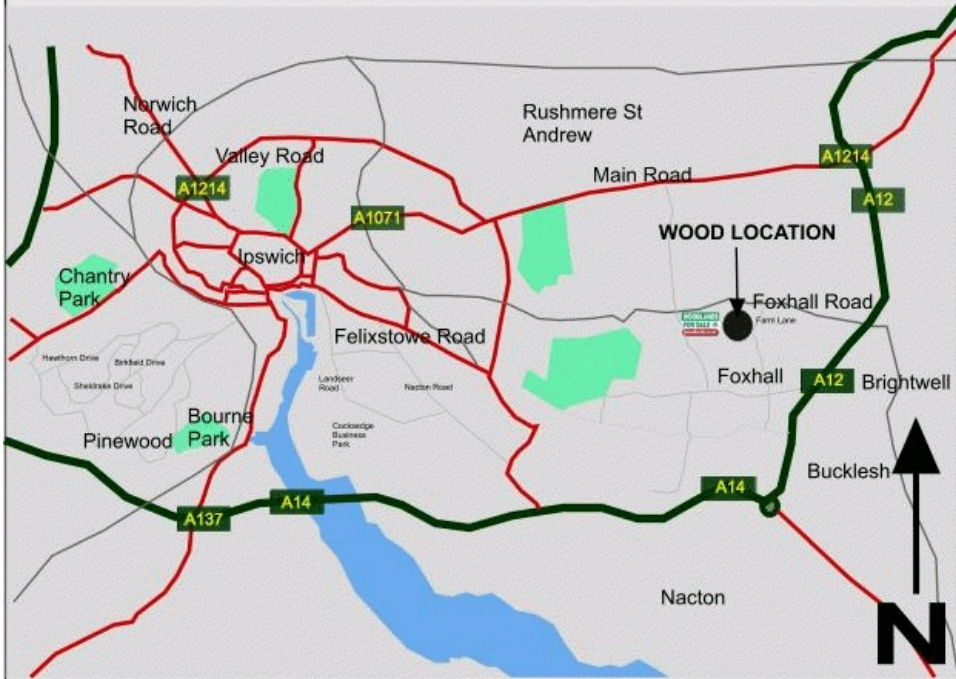
- From the A12 take the Foxhall turn off, signposted Foxhall and Nuffield Hospital.
- Follow the Foxhall road for approximately 1.5 miles.
- At the first cross roads turn left into Hall Road.
- The entrance to the woodland is 80 metres on the right behind a new metal five bar gate.
- Climb over the gate with care 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 and carry on following this for 500 metres.
- The entrance to Great Hart Wood is to the right of the track.
- **Sat nav/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 purple paint markings on trees and boundary stakes. The southern boundary is the track edge. The northern is the highways edge. The eastern and western boundaries are a line of stakes and tree markings.

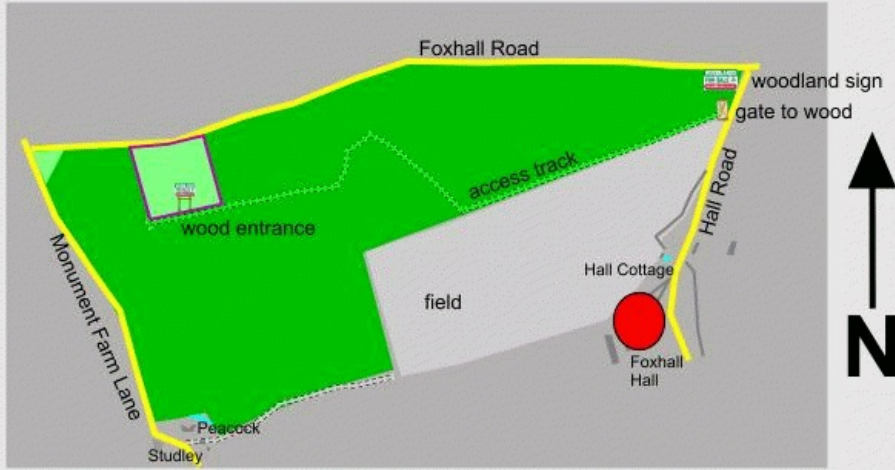


WOOD LOCATION



GREAT HART WOOD

WOODLANDS FOR SALE
woodlands.co.uk

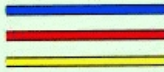


Map Legend

The Wood boundary markings



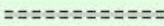
Roads and Public Highways



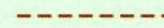
Tracks with rights of way for Great Hart Wood



Other private woodland tracks



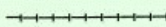
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



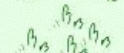
Trees, broadleaves



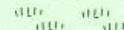
conifers



coppice



Clearings, grasslands



Park here



'For Sale' sign location

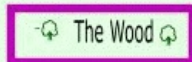


GREAT HART WOOD



Map Legend

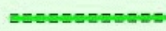
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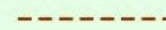
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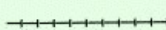
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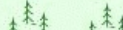
Stone wall



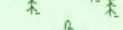
Trees, broadleaves



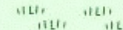
conifers



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.