



## Monte Wood Norfolk

A secluded wild meadow and pond within a woodland setting.

### Details

**Price:** £85,000 Freehold

**Location:** Riddlesworth, Thetford, Norfolk

**Size:** Nearly 4 acres for sale

**OS Landranger:** OS No 144

**Grid ref:** TL 949 813

**Nearest post code:** IP22 2TE

### Local manager

**Matt Marples**

07979 755 118

[matt@woodlands.co.uk](mailto:matt@woodlands.co.uk)



## Description

The joys of open wild space are hard to express. Although this land has been named Monte Wood it is currently more a wild meadow with a parkland feel.

Protected by the surrounding private land this mixed habitat area is a haven for wildlife.

A place to camp and play in the open, to run wild and make dens in the summer bracken. This area is also ideal for anyone looking to offset their carbon footprint by planting trees.

An old pond is a favourite place for the resident red deer who like to wallow in it. The area around the pond is awash with bluebells in spring adding to the meadows beauty.

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

A number of mature Scots pine and oaks are dotted around the meadow, creating a park like feel. These provide shelter and are a great place to sit under whilst observing wildlife. These trees and the surrounding oaks are evidence that the wild meadow was formerly a woodland. It would be a great project to replant with native trees and watch the woodland grow for future generations to enjoy.

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### Wildlife

As Monte Wood forms part of a much larger area of woodland it has a greater attraction for wildlife. The larger area of woodland is known to be home to [badgers](#), deer and [hares](#). Whilst the tree canopy provides a home for owls, [buzzards](#) and numerous other birds. If you approach Monte Wood carefully you may be rewarded with a sighting of the resident [muntjac deer](#). A herd of red deer are frequent visitors and these along with roe deer enable you encounter three of the six UK deer species if you are both quiet and lucky.

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### Features

The area is level with plenty of wide open areas. Cover from sight is helped by areas of gorse and a scattering of majestic trees. The land is well drained and surrounded by forest on two sides with open areas to the north and east.

An old pond is located in the south western corner is a wildlife magnet. Although currently in need of some restoration a natural water supply is always a useful addition to land.

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### Access, tracks and footpaths

From the main gate access is gained via a newly renovated stoned track leading through other areas of private woodland. Leaving the hustle and bustle of modern life behind, the track is suitable for most family vehicles. Please note the land comes with full vehicular rights of way.

Monte Wood is private with no public footpaths.

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### 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.

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### Activities

The possibilities for this wild meadow are endless. From camping to forest bathing. Monte Wood provides the opportunity for a new owner to engage in 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.

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### Local area and history

The wild meadow and surrounding woodland adjacent to Knettishall Heath SSSI, cited for its large area of heath and grassland on calcareous soils. The wild meadows have great wildlife potential with numerous red, roe and muntjac deer residing in them.

Monte Wood is named in honour of Polish Soldiers who fought so bravely at the battle of Monte Cassino with the allied forces and who were housed in the woodland at the end of the second world war.

The **3rd Carpathian Rifle Division** also commonly known as *Christmas Tree Division* due to the characteristic emblem of a cedar of Lebanon superimposed upon the Polish flag was a division that fought during World War 2 on the [Italian Front](#). The

division participated in the [North African](#) and the Italian Campaigns (1941–1945) as part of the [British Eighth Army](#). The division fought in some of the most difficult battles during the Italian campaigns of 1943-1944 and distinguished itself in numerous actions most notably the [Battle of Monte Cassino](#).

In 1947 the Polish resettlement act which established in law the right of serving members of all Polish forces to stay and become British citizens. The Polish Resettlement Camps became mini Polish nations. Polish schools were established to teach English to adults and children alike, sports were arranged, Polish cultural life celebrated, gardens were planted and facilities 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 Riddleworth became home to 3rd Heavy Machine Gun Battalion. It is important that their history is not forgotten. A memorial is found on the edge of the main woodland by the road.

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## How to find this woodland

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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.

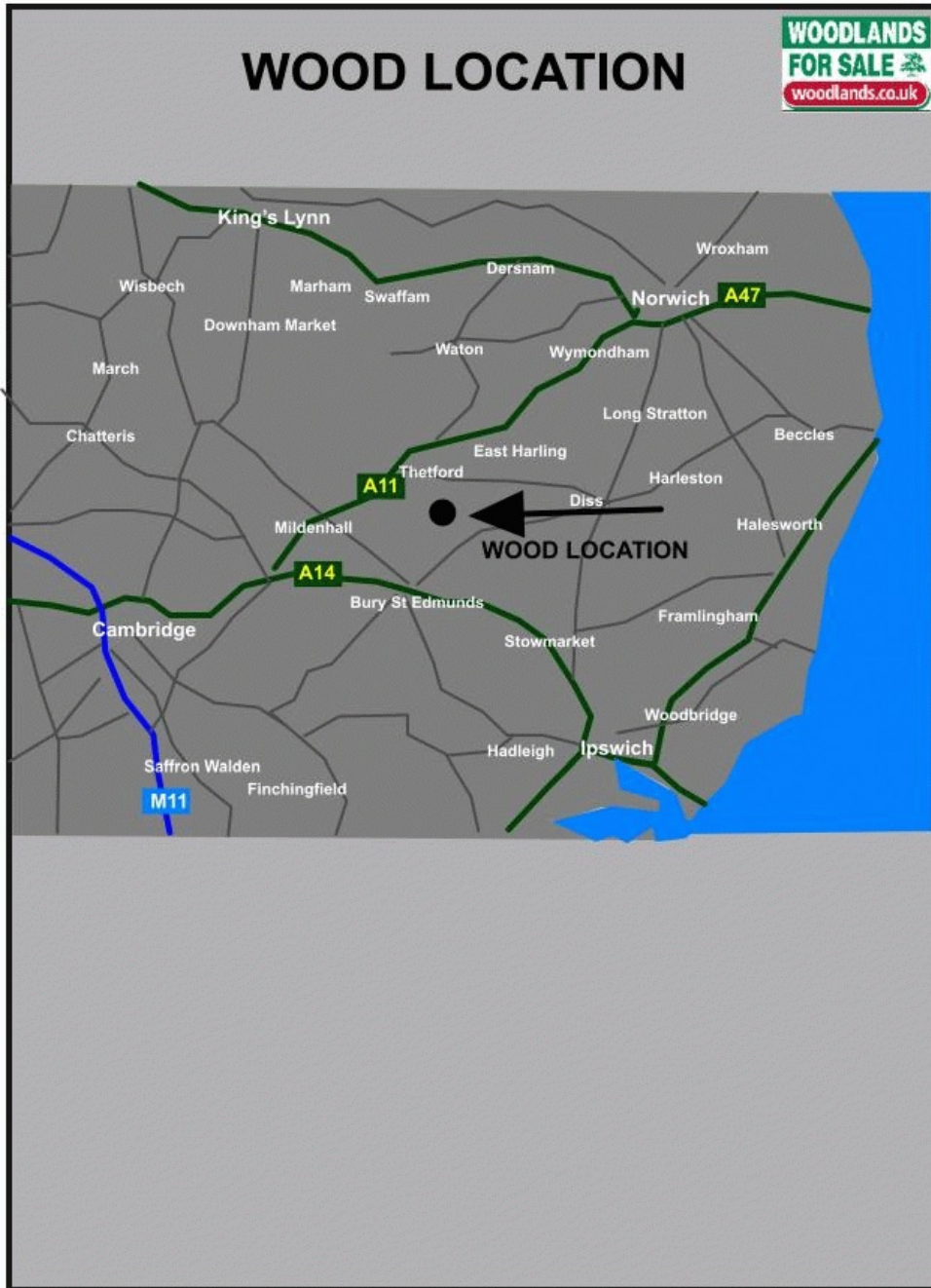
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

## Directions

- Leaving Thetford take the A1066 heading east towards Diss.
- After approximately 4 miles there is a small industrial estate on the left.
- After approx. 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 for sale sign on the right.
- You will pass a small memorial on the right and after 200 metres turn right into a stone track.
- After 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, along the edge of a meadow,
- The entrance to Monte Wood is on your right.
- The What 3 words for the wood entrance are `overcomes.chestnuts.care`.
- The What 3 words for the main parking area are `urgent.tributes.unable`.
- Nearest postcode IP22 2TE
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

**Boundaries:**

The boundaries are indicated by purple paint markings on trees and boundary stakes. The northern and eastern boundaries are a line of stakes . The western boundary is the edge of the wood and a line of painted survey stakes around the pond. The southern boundary is a line of painted survey stakes on the northern edge of the access track..

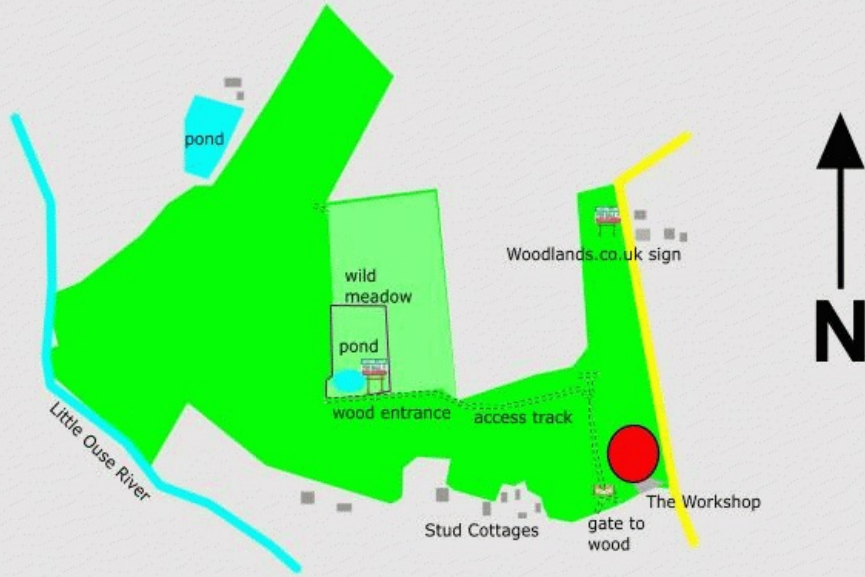


# WOOD LOCATION



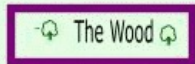
# MONTE WOOD

**WOODLANDS  
FOR SALE**  
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## Map Legend

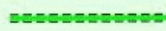
The Wood boundary markings



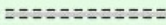
Roads and Public Highways



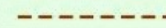
Tracks with rights of way for Monte Wood



Other private woodland tracks



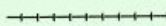
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



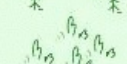
Trees, broadleaves



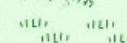
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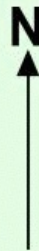
Clearings, grasslands



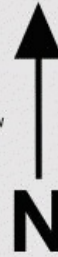
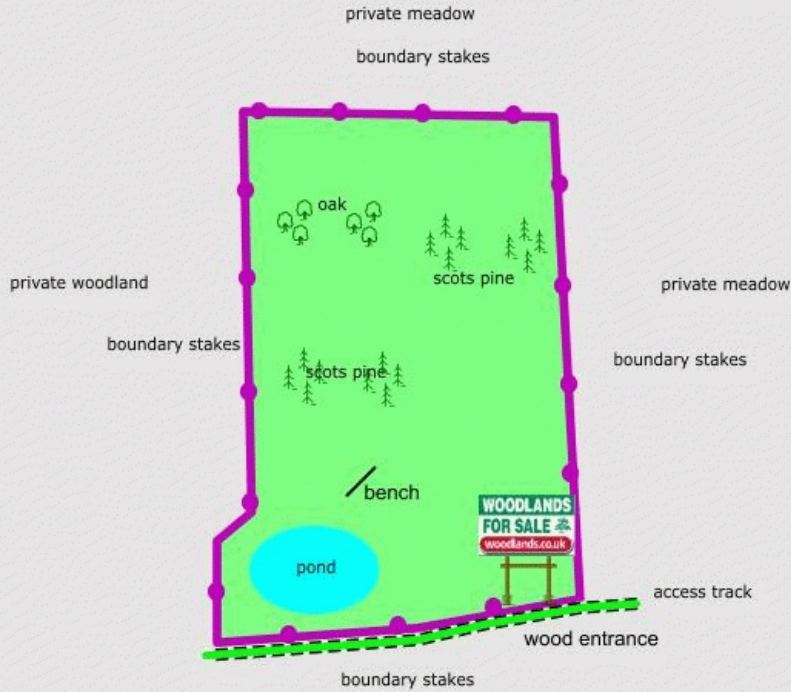
Park here



'For Sale' sign location

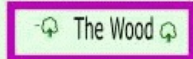


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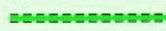
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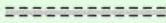
Roads and Public Highways



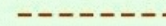
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Other private woodland tracks



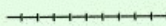
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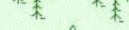
Trees, broadleaves



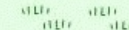
conifers



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.