



Patience Wood Hertfordshire

A protected natural woodland within easy reach of Central London.

Details

Price: £55,000 Freehold
Location: South Mimms, Potters Bar, Hertfordshire
Size: About 2 ½ acres for sale
OS Landranger: OS No 194
Grid ref: TL 219 026
Nearest post code: EN6 3NB

Local manager

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



Description

A manageable sized woodland that has so much to offer anyone looking for a truly natural woodland. Patience Wood is part of the Redwell Wood Site of Special Scientific Interest (SSSI). The SSSI status describes this woodland as a complex site comprising both ancient woodland of the Pedunculate oak/hornbeam type and heathland which is rare in Hertfordshire.

The ground flora includes bluebells, enchanter's nightshade, [honeysuckle](#), [wood sage](#), foxglove and other species indicative of the woodlands ancient origins such as wood sedge, yellow archangel, yellow pimpernel and dewberry.

Patience Wood is located just a short drive from London, accessed via an excellent stoned track from the highway. Upon entering the main woodland a world of peace and tranquility envelopes you, the nearby towns left far behind as birdsong replaces traffic noise. Whilst visiting do take some time to sit and relax on a bench located near the eastern boundary.

Conveniently located being only a short distance from both the M25 and M1.

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 woodland has a wonderful mix of oak, [hornbeam](#) and silverbirch. Some large rhododendron bushes provide excellent cover for wildlife along the northern edge.

Wildlife

Patience Wood and the surrounding land is under the protection of the green belt and as such the numerous woodland species that can be found here have enjoyed a stable environment beyond the invasive urban spread. It is perhaps for this reason that there is much evidence of elusive woodland creatures thriving in Patience Wood.

Numerous animal trails are in evidence across the forest floor. The gnarled bark and fallen branches provide perfect nesting for birds of prey. Deer, [stoat](#) and weasels are all present.

Features

A drainage ditch located in the centre of the woodland keeps the ground well drained.

There is a bench located close to some oak trees in the eastern section of the woodland. Please take some time to sit and take in the atmosphere whilst visiting.

Access, tracks and footpaths

A stoned bridal path leads the whole way to the wood from the highway providing year round vehicular access. This access is protected by lockable bollards to which the owner will be provided with a key.

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

An ideal wood for family forestry, observing wildlife and just getting away from modern day life.

Local area and history

The woodland is named after Patience Moffat. Local legend has it that "[Little Miss Muffet](#)" was Patience Moffat, daughter of Dr. Thomas Moffat (possibly Moffett or Moufet), who lived in the area from 1553 to 1604. He had invited a poet over for Christmas. During his stay he overheard Miss Moffat tell her father of how she was eating her curds and whey when a spider came down from the ceiling and frightened her. The poet made an alteration to the name Miss Moffat and wrote the rhyme. However, the traceable origins of the rhyme are murky, as it did not appear in a printed version until 1805. The local connection is celebrated by the inclusion of a spider's web in the badge of nearby Brookmans Park School.

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.

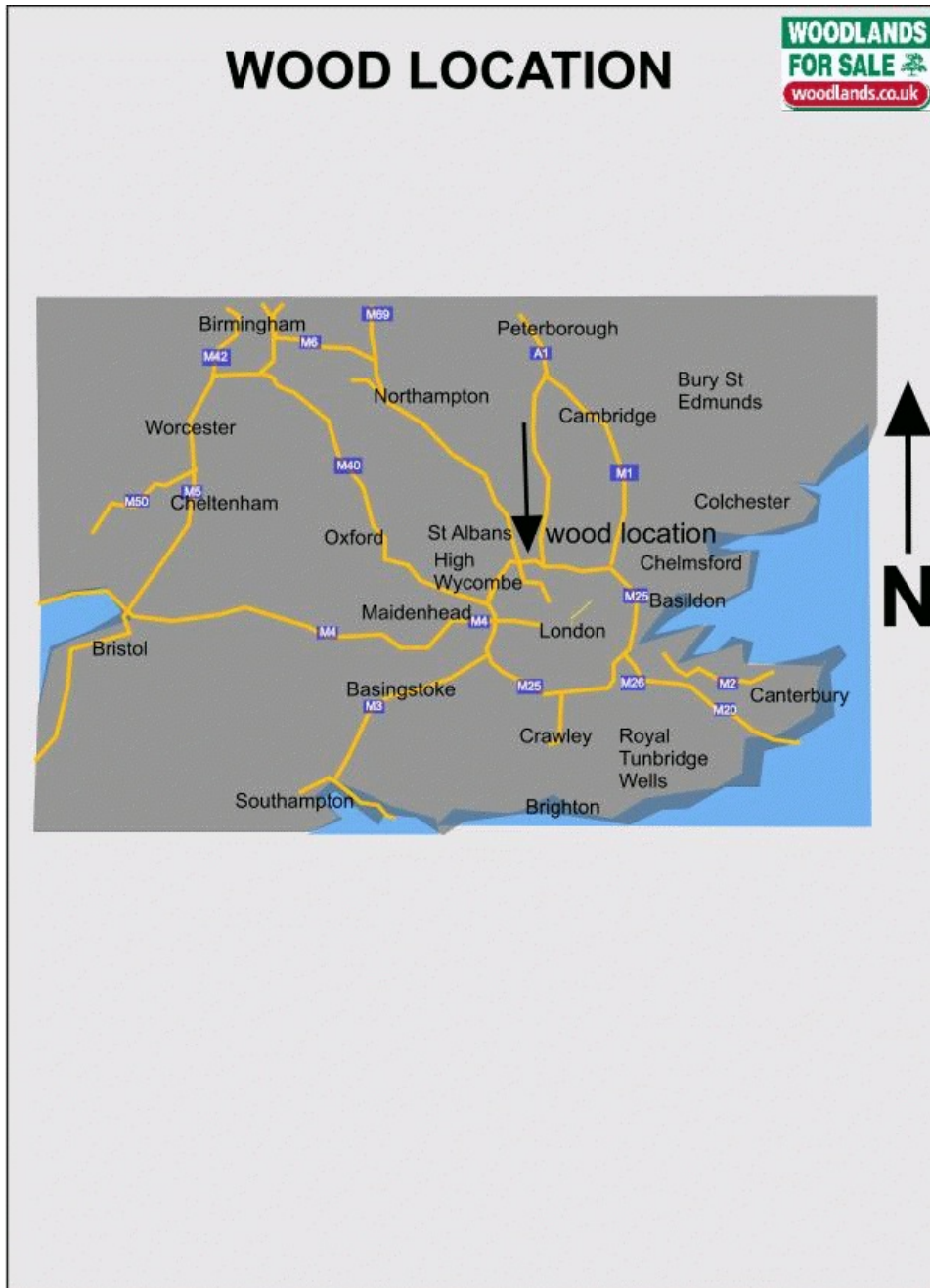
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

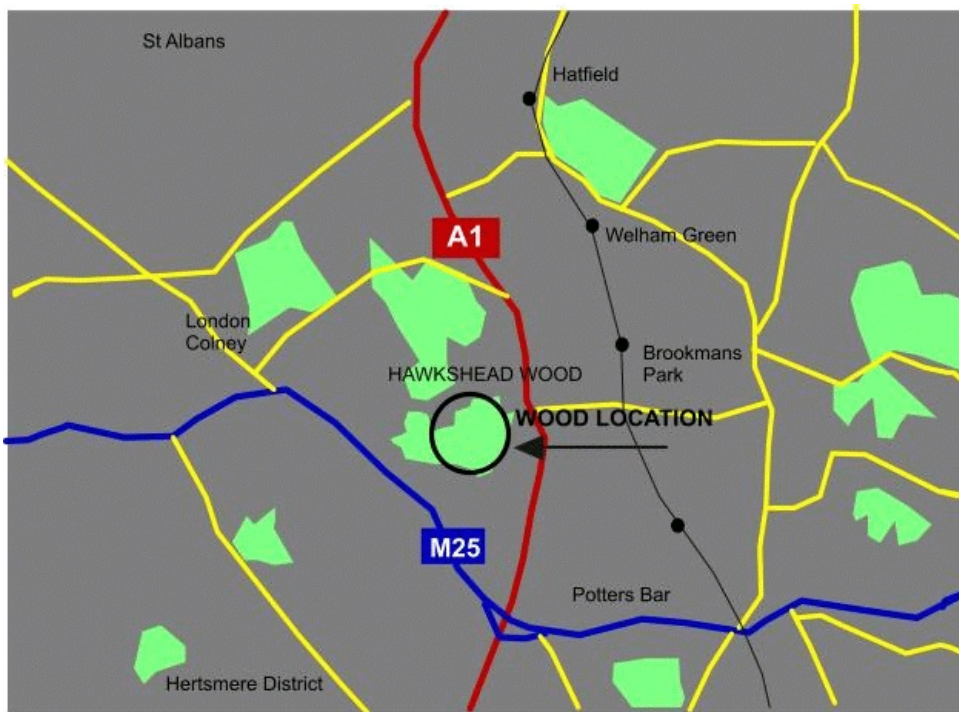
Directions

- From Welcome Break South Mimms Services M25.
- Head south on Bignells Corner toward St Albans Rd for 433 ft.
- Turn right onto Swanland Rd for 0.2 mile.
- At the roundabout, take the 1st exit onto St Albans Rd for 0.5 mile.
- At the roundabout, take the 1st exit onto St Albans Rd/B556 for 0.9 mile.
- Turn right onto Blackhorse Lane for 0.3 mile.
- Then turn left at Blackhorse Lane for 0.4 mile.
- The road bends sharply right. At this corner the entrance to the woodland is on your left beside the house called Lodge House. At postcode EN6 3NB.
- Head up the stone track, please do drive slowly past Lodge House.
- 50 Metres past Lodge House is a parking area on the right of the track please park here and put a note saying viewing woodland.
- Walk back down the track past the house and turn left up the bridal way.
- The entrance to Patience Wood is on the left after 200 metres. Full vehicle access to this entrance is included and keys for the bollards will be provided.
- **Satnav/GPS note:** the postcode EN6 3NB is for the point shown by the red dot on the location map.
- **What3words** location for the main woodland entrance is flood.intent.mint.
- For Patience Wood it is detect marker parade.

Boundaries:

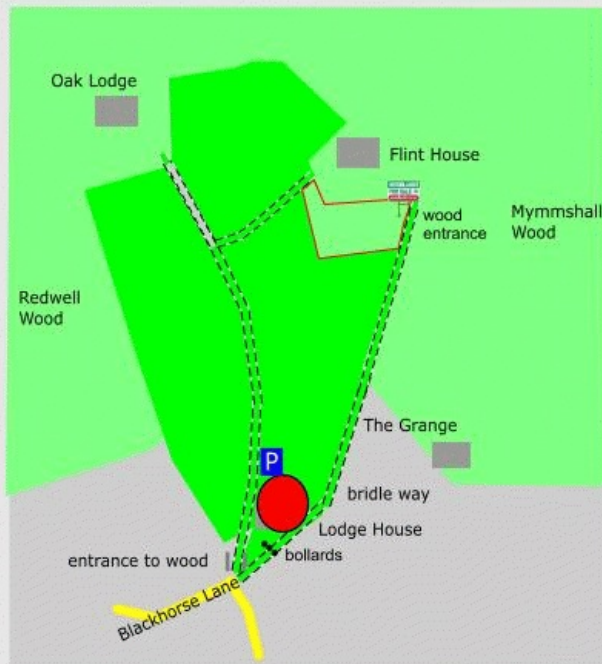
The boundaries are indicated by red paint markings on trees and boundary stakes. The northern boundary is a fence apart from the western corner which is the edge of a tarmac track. The southern and western boundaries are a line of stakes and paint markings on trees. The eastern boundary is the western edge of the stone access track.





PATIENCE WOOD

WOODLANDS FOR SALE
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Map Legend

The Wood boundary markings



Roads and Public Highways



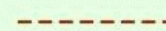
Tracks with rights of way for Patience Wood



Other private woodland tracks



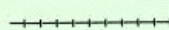
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



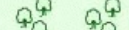
Fence or boundary posts



Stone wall



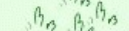
Trees, broadleaves



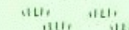
conifers



coppice



Clearings, grasslands



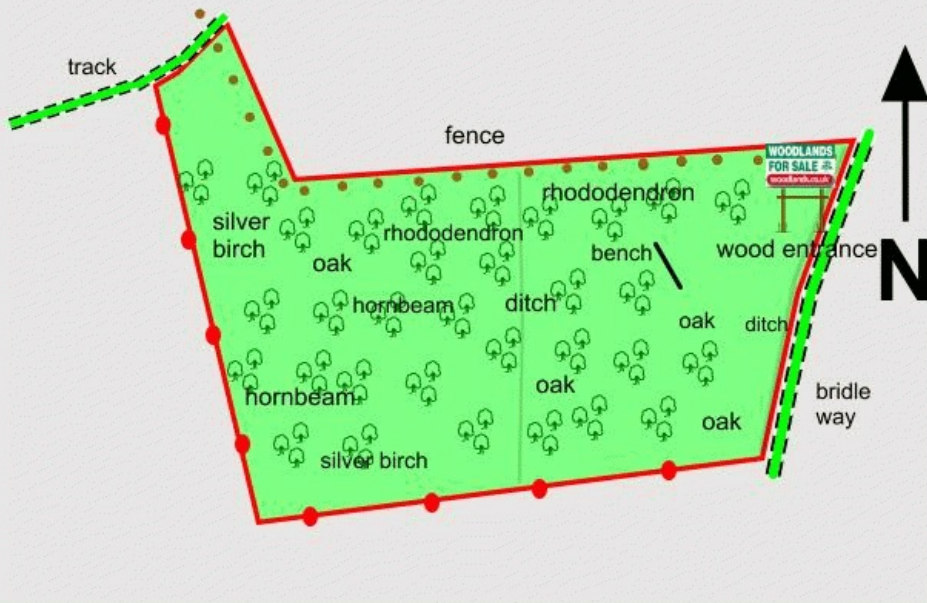
Park here



'For Sale' sign location



PATIENCE WOOD



Map Legend

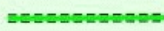
The Wood boundary markings



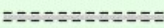
Roads and Public Highways



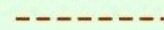
Tracks with rights of way for Patience Wood



Other private woodland tracks



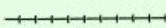
Public Footpath



River, stream or lake



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GPS/Satnav, map location of nearest postcode



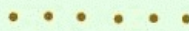
Wooden or metal gates



Ride stops



Fence or boundary posts



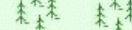
Stone wall



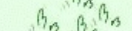
Trees, broadleaves



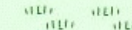
conifers



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.