



Duch Wood Norfolk

A wild wetland wood with river views, perfect for adventure and conservation.

Details

Price: £159,000 Freehold
Location: Riddlesworth, Thetford, Norfolk
Size: About 12 $\frac{3}{4}$ acres for sale
OS Landranger: OS No 144
Grid ref: TL 956 808
Nearest post code: IP22 2TE

Local manager

Matt Marples
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Description

Stand alone small woodlands are rarely available and ones overlooking a river are even more scarce.

Duch Wood is a perfect example of a wetland wood. Filled with trees suitable for growing in this environment the woodland has flourished into an untouched jungle ready for someone to tame or just enjoy.

The woodland enjoys wonderful views onto the Little Ouse river.

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 is a mix of poplar, willow and asp with oak showing its ancient roots.

Some of the trees could now be harvested and would supply a good timber resource.

Wildlife

Duch Wood forms part of a much larger area of protected woodland and open rough pasture so 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 enter Duch 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.

The woodland is a sanctuary for so many animals from frogs right up to Red deer.

Features

Riparian areas are always alive with wildlife. The woodland is termed a wet wood and has potential with the right planning permissions to create some permanent splashes and ponds further enhancing the woodland.

The entrance into the wood opens up into a "T" shaped hard standing perfect for parking on or setting up camp. Anyone looking for a quiet retreat for occasional camping or recreational vehicle overnighing this would be perfect.

Access, tracks and footpaths

The woodland has its own gate directly from the lane. Beyond the gateway is a substantial hard standing with an excellent stone covering providing secure access to the woodland.

For anyone looking to use a recreational vehicle or caravan this offers the perfect solution.

Duch Wood is private with no public footpaths.

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

Duch Wood provides the opportunity for a new owner to engage in family forestry. Managing a mixed woodland and learning bushcraft skills is a great way to escape modern life. Camping or building woodland hides and all sorts of other outdoor activities can be done here.

For anyone looking at owning a wildlife sanctuary or looking at a conservation project the wood is perfect .

Due to its wild nature and the fact this is a stand alone woodland gives owners much more freedom for a vast array of activities.

The nearby town of Thetford has an excellent variety of shops and a number of pubs are within cycling distance. For the more adventurous there is a wild swimming area just to the south of the woodland on the Little Ouse River.

Local area and history

The woodlands are adjacent to Knettishall Heath [SSSI](#), cited for its large area of heath and grassland on calcareous soils. The woodlands have great wildlife potential with numerous red, roe and muntjac deer residing in them.

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.

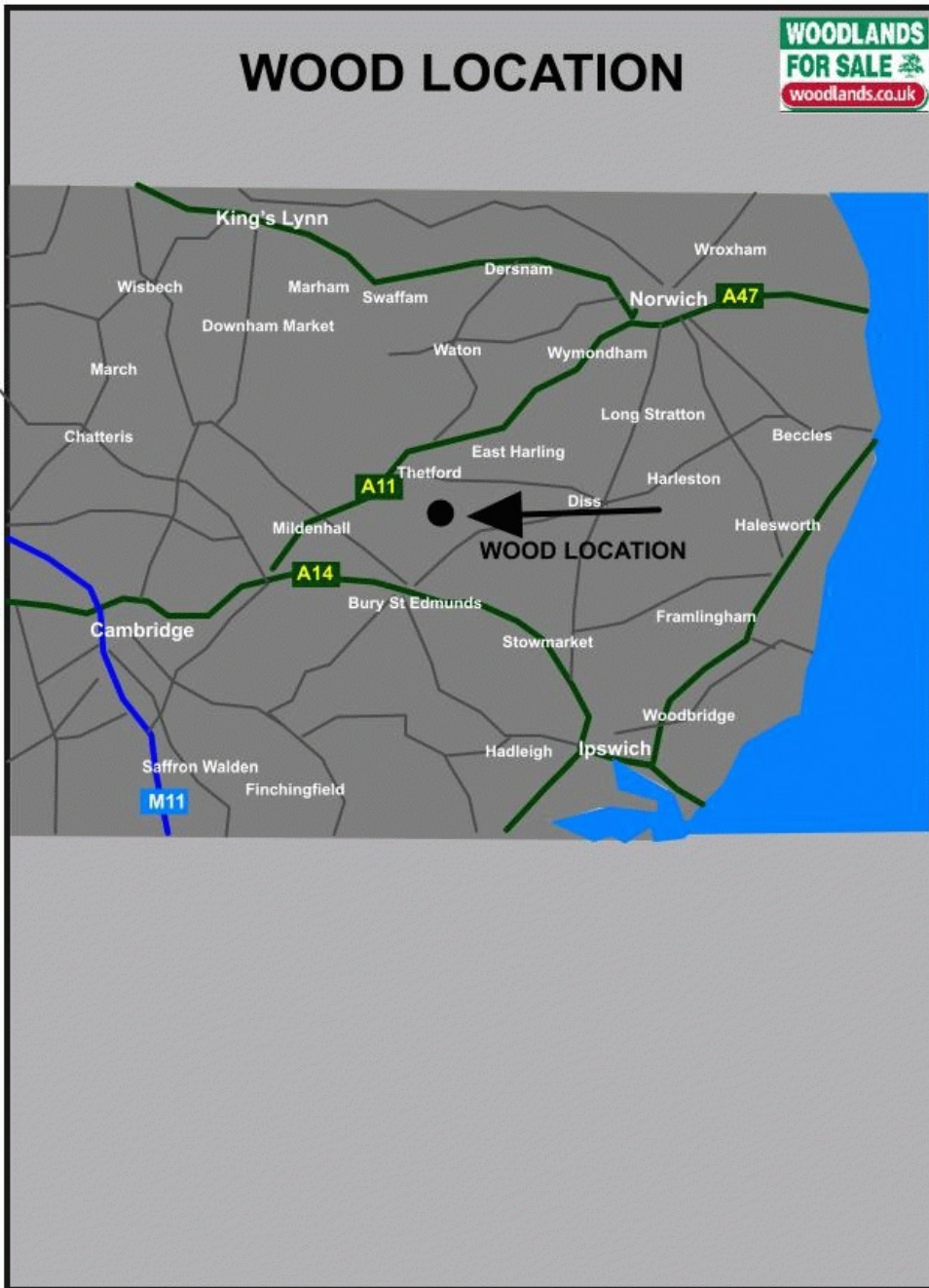
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- Leaving Thetford take the A1066 heading east towards Diss.
- After approximately 4 miles there is a small industrial estate on the left.
- After approx. 500m 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 sign on the right.
- You will pass a small memorial on the right
- After 400 metres you will see a metal gate on your left. This is the wood entrance.
- Go past the entrance and over the bridge and there is parking on the right.
- The What 3 words for the wood entrance are secures.doctor.musically.
- OS 1:50,000 Map No.144 Grid Ref TL 954 813 Nearest postcode IP22 2TE.

Boundaries:

The boundaries are indicated by red paint markings on trees and boundary stakes. The northern and southern boundaries are the wire fence. The eastern and the western boundary are the ditch bank not including the ditch.



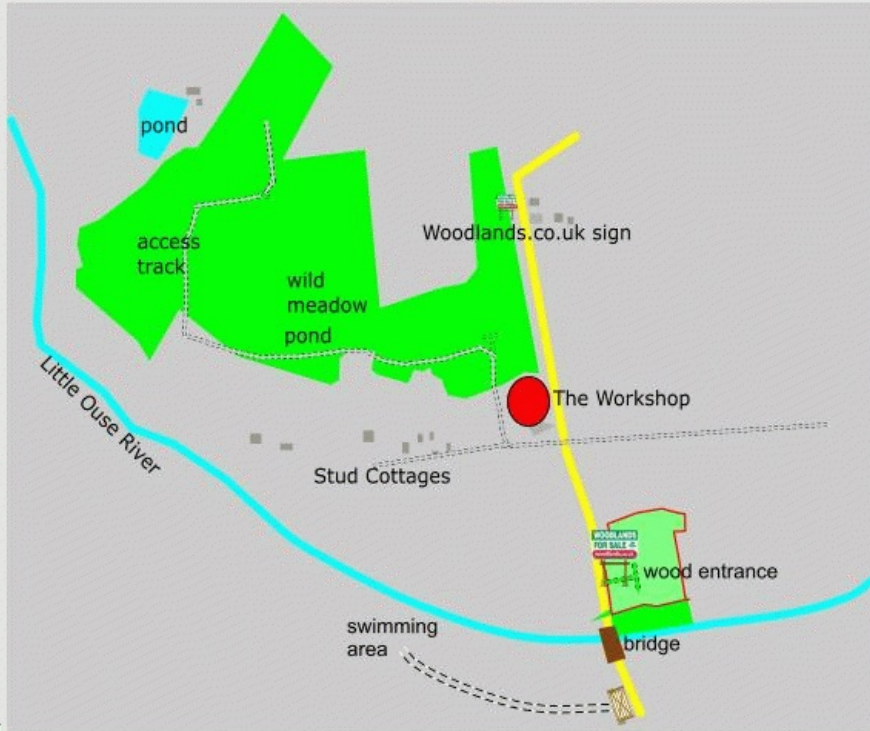
WOOD LOCATION

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DUCH WOOD

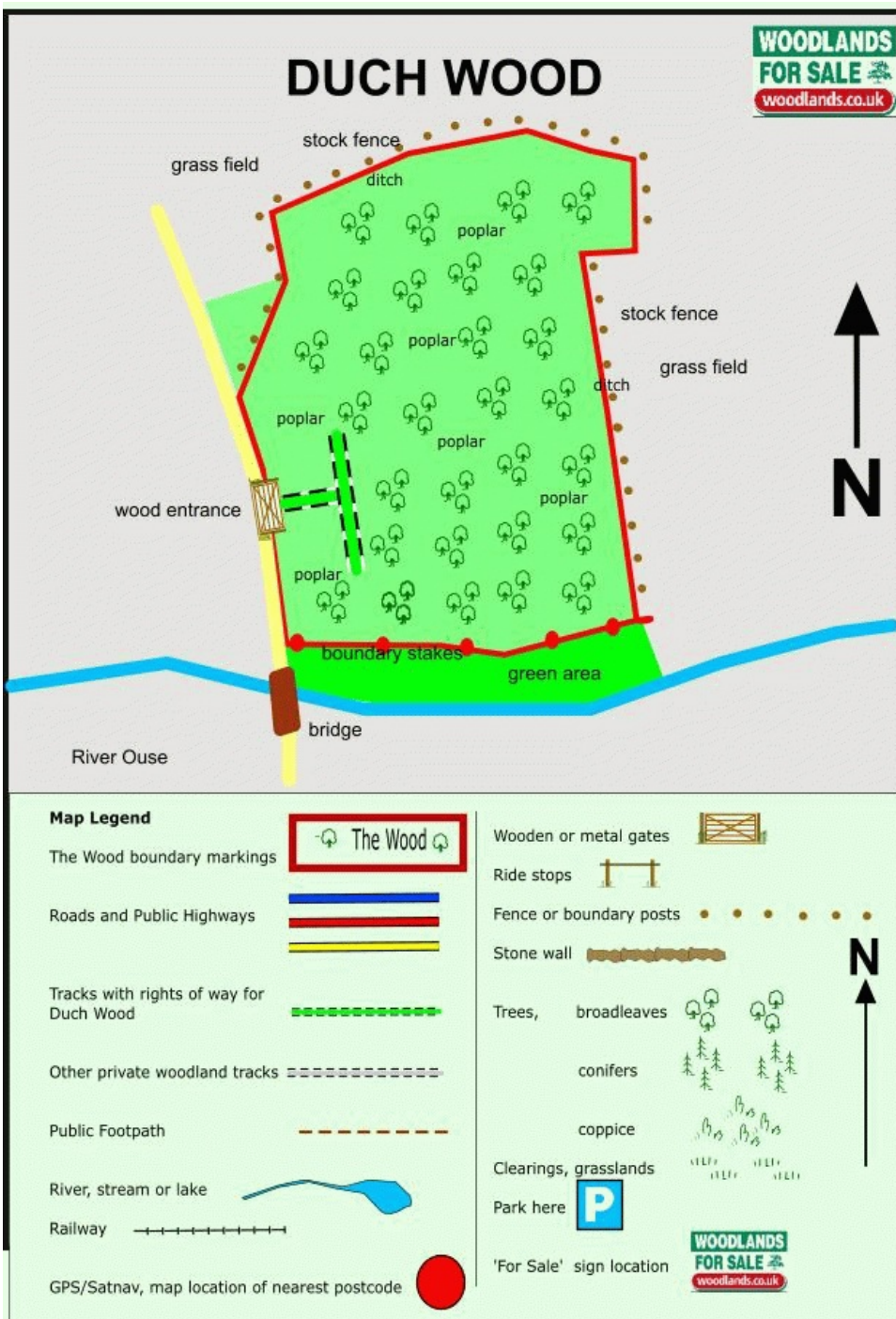
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Map Legend

The Wood boundary markings		Wooden or metal gates	
Roads and Public Highways		Ride stops	
Tracks with rights of way for Duch Wood		Fence or boundary posts	
Other private woodland tracks		Stone wall	
Public Footpath		Trees, broadleaves	
River, stream or lake		conifers	
Railway		coppice	
GPS/Satnav, map location of nearest postcode		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.