



## Green Child Wood Suffolk

A fantastic opportunity to own a large long-leasehold woodland.

### Details

**Price:** £195,000 Leasehold  
**Location:** Woolpit, Stowmarket, Suffolk  
**Size:** About 45 acres for sale  
**OS Landranger:** OS No 211  
**Grid ref:** TL 998 614  
**Nearest post code:** IP30 9RR

### Local manager

**Matt Marples**  
07979 755 118  
[matt@woodlands.co.uk](mailto:matt@woodlands.co.uk)



## Description

Green Child Wood offers a new woodland owner an opportunity to experience woodland ownership at a lower price due to it being leasehold. The lease has 139 years to run which ensures enjoyment for generations.

Woodlands very rarely come available in this part of Suffolk due to land ownership being held by large estates. The woodland offers the leaseholder so many possibilities as is free from our normal 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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## Trees

The woodland was at one time almost continuous mature conifer with areas of oak but was thinned to allow a process of natural regeneration. This intervention over 20 years ago set the direction on restoring the woodland to its former glory and creating a woodland filled with silver birch and oak.

The woodland has two very distinctive areas. The area outside the deer fenced enclosure is more mature and has more mixed hardwoods and some mature oak. The area inside the deer enclosure is now at thicket stage and ready for thinning.

The area could be thinned by hand to produce logs, canes or poles providing a new owner a fantastic resource to enjoy and utilise. With today's energy bills set to keep rising such a woodland is now a valuable commodity that will improve dramatically if managed correctly.

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## Wildlife

The woodland has been partly deer fenced, this enclosure maintains security and privacy, however the local [muntjac deer](#) have found their way into the woodland along with [foxes](#) and [badgers](#). [Buzzards](#), woodcock and various songbirds can be seen and heard in the woodland. Outside the enclosure both red and fallow deer have also been seen. Sporting rights are not included in the sale.

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## Features

The woodland has a very gentle slope that falls away from the entrance. It is such a varied wood filled with glades and thickets of young silver birch all at wood fuel stage.

A large number of mature pines and oaks are scattered throughout the woodland. These are perfect roosting spots for raptors and other birds of prey.

A man made addition really adds to the variety of uses this wood could be used for. The Deer fence enclosure which encloses nearly 70% of the woodland is very secure and thus makes this area of wood suitable for so many activities.

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## Access, tracks and footpaths

A number of soft rides bisect the woodland providing access.

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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 woodland being leasehold means that it is so much more affordable than a freehold wood.

The woodland is sold without our normal covenant and could be used for commercial activities associated with modern forestry.

Large areas of the woodland could now be thinned creating a sustainable energy supply. The silver birch thickets are ideal for wood fuel.

The large deer enclosure is perfect for exercising dogs as is already fenced to over 2 metres and has 2 lockable gates.

Wild camping and bushcraft could take place as well as a plethora of other woodland activities.

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## Local area and history

The legend of the green children from Woolpit concerns two children of an unusual skin colour who are reported to have been seen in the village of Woolpit in Suffolk, England, sometime in the 12th century, possibly during the time of Stephen of Blois. The two children, a brother and a sister, seemed perfectly normal, except for their green skin colour. They spoke in an unknown tongue, and the only thing they ate was green beans. Finally, they learned to eat other food and thus lost their green colour, but the boy was sickly and died shortly after they had been baptized. The girl adapted to her new life, but was considered "quite

glitches and immoral in her behaviour." After learning to speak English, she explained that she had come with her brother from St. Martin's Land, an underground world whose inhabitants are green.

The only accounts of the almost contemporary variety can be found in Ralph of Coggeshall's *Chronicum Anglicanum* and William of Newburgh's *History of The Anglicarum* which was written in 1189 and 1220 respectively. From there until the rediscovery in the mid-19th century, only the children were mentioned in Bishop Francis Godwin's *The Man in the Moone*, in which William of Newburgh's account is retold.

Two main attempts to explain the legend of the green children have been made. One is that it is a typical folk tale that describes an imaginative encounter with inhabitants of another world, perhaps one under our feet. The second is that it is a distorted account of historical events. The English anarchist poet and critic Herbert Read praised the story as a fantastic fantasy in his *English Prose Style* published in 1931. It inspired his only novel, *The Green Child*, published in 1934.

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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.

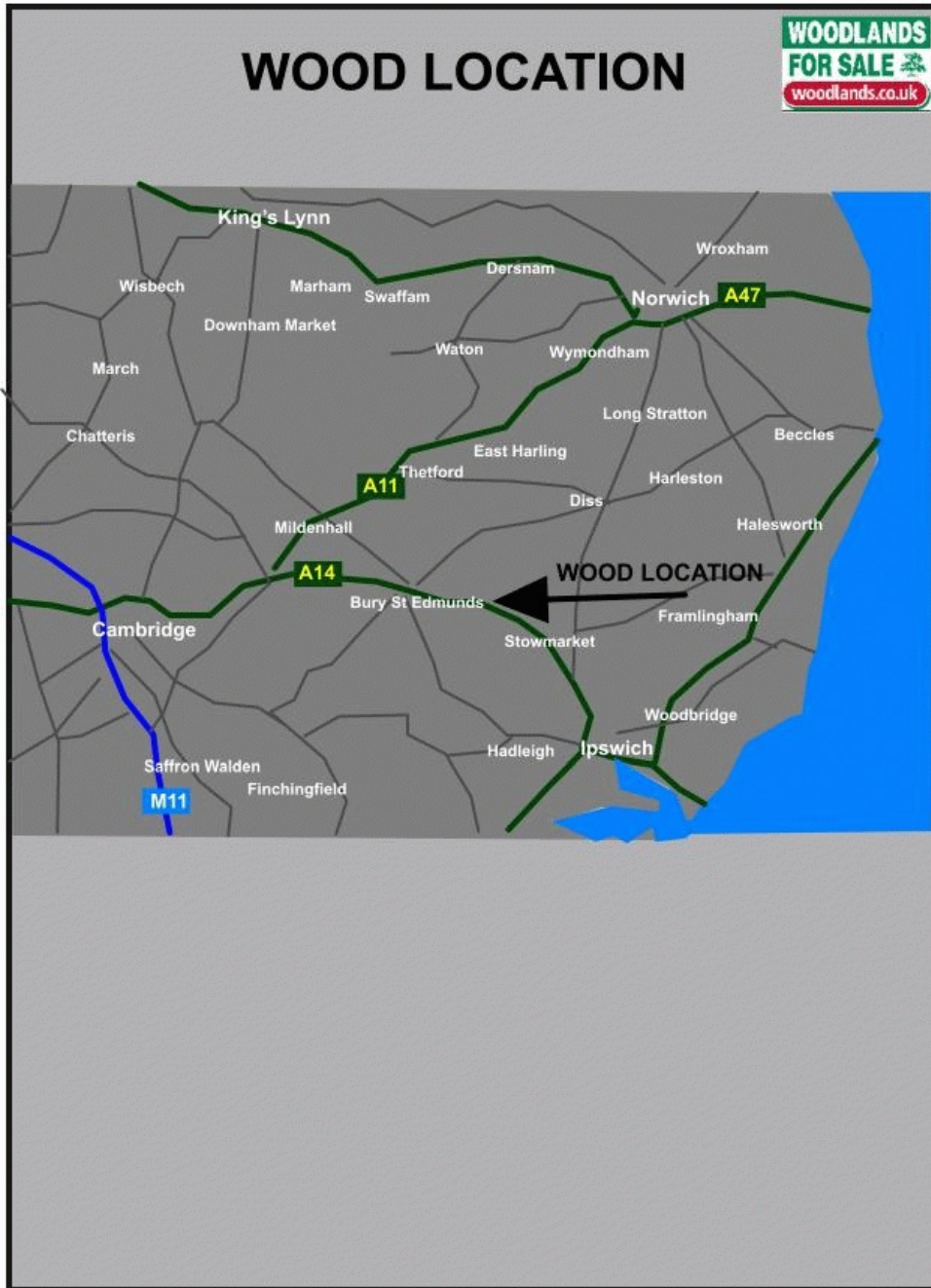
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

## Directions

- From Bury St Edmunds take the A14 East.
- From Stowmarket take the A14 West.
- At Junction 47 Woolpit and Elmswell. Head south to Woolpit on The Heath Road.
- Follow The Heath Road for 1.5 miles though Woolpit Heath.
- You will reach a Y junction with Wood Road on your left.
- Turn left heading North. You will pass a number of houses on your right.
- After 500 metres you will see the woodlands sign and a metal gate.
- This is the entrance to the woodland.
- Please call before viewing to get the combination for the lock for the deer enclosure.
- **Satnav/GPS note:** the postcode IP30 9RR is for the point shown by the red dot on the location map.
- What3words is willing.barrel.gurgled.

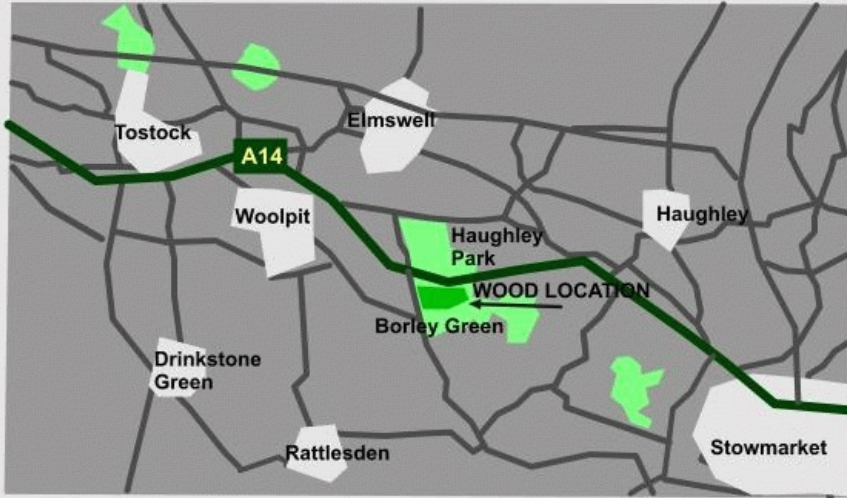
**Boundaries:**

The boundaries are indicated by purple paint markings on trees and boundary stakes. The northern boundary is a line of stakes then the highways fence. The eastern boundary is a ditch. The southern boundary is a ditch then the track edge at its southern end and the western boundary are indicated by paint markings and survey stakes.



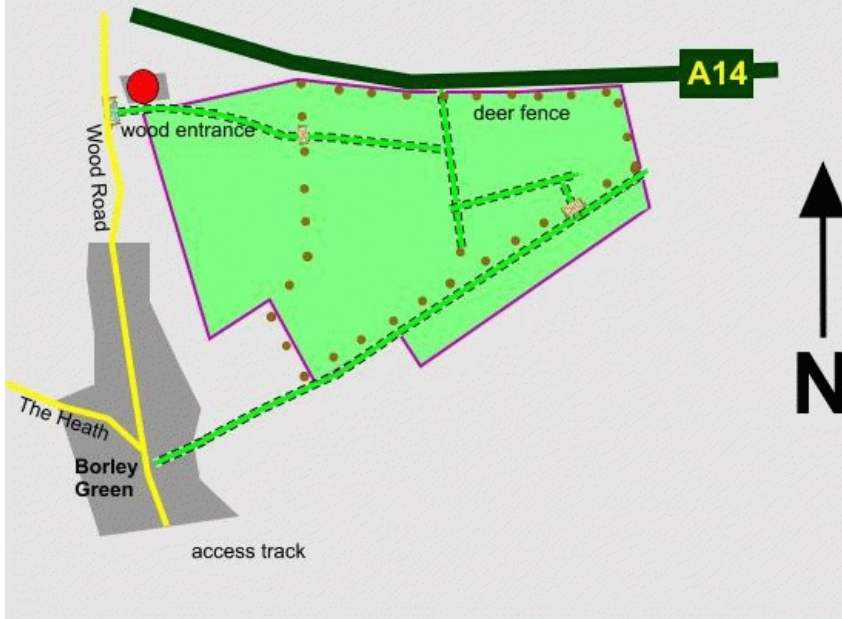


# WOOD LOCATION



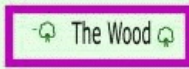
# GREEN CHILD WOOD

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## Legend

Wood boundary markings



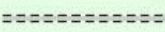
County and Public Highways



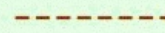
Woodland with rights of way for Child Wood



Private woodland tracks



Footpath



Wooden or metal gates



Ride stops



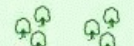
Fence or boundary posts



Stone wall



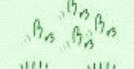
Trees, broadleaves



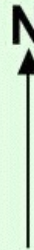
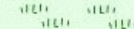
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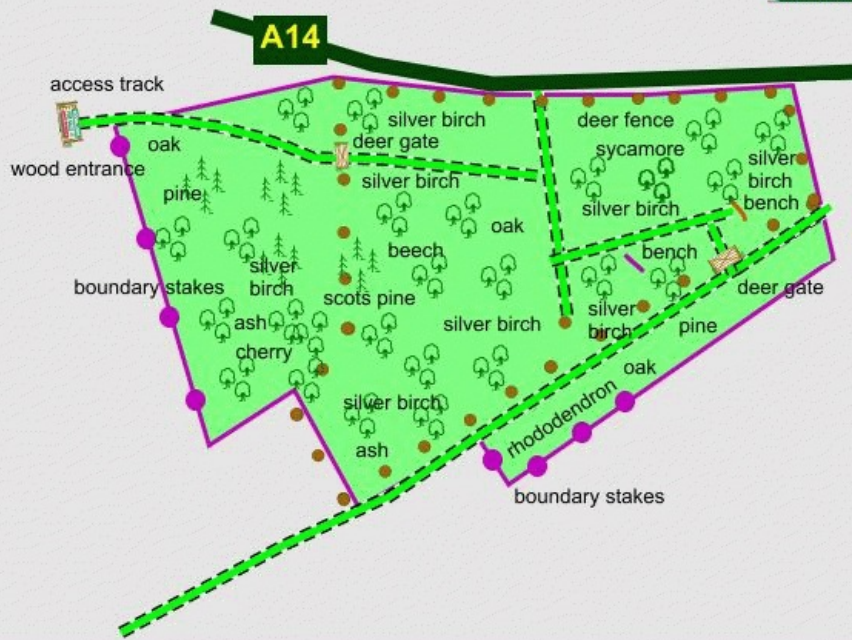


Clearings, grasslands



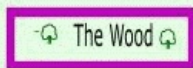
# GREEN CHILD WOOD

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## Map Legend

The Wood boundary markings



Roads and Public Highways



Tracks with rights of way for Green Child Wood



Other private woodland tracks



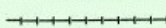
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



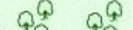
Fence or boundary posts



Stone wall



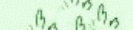
Trees, broadleaves



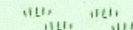
conifers



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.