



Lake View Wood

Essex

A compact private retreat surrounded by rolling countryside—perfect for anyone looking to begin a journey in family forestry.

Details

Price: £49,000 Freehold

Location: Boxted, Sudbury, Essex

Size: Nearly 2 acres for sale

OS Landranger: OS No 184

Grid ref: TL 997 324

Nearest post code: CO4 5TN

Local manager

Matt Marples

07979 755 118

matt@woodlands.co.uk



Description

Tucked into a gentle hillside, this compact and well-tended orchard offers a tranquil retreat with views over a series of small lakes on neighbouring land.

Set back from the lane, at the heart of the property, lies a mature walnut orchard—peacefully surrounded by private woodlands and other orchards. The trees are generously spaced, casting dappled shade across the grassland below—an inviting spot for quiet relaxation.

In spring, daffodils and bluebells bloom among the trees, and the open grassland presents an excellent opportunity to establish a wildflower meadow.

To preserve the setting’s natural serenity, purchasers will be asked to enter into a covenant ensuring the peaceful enjoyment of the surrounding woodlands and meadows.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The land is planted with productive walnut trees of international importance, forming a rare and valuable orchard environment. These mature, crop-bearing trees yield a substantial annual harvest of high-quality nuts.

To call walnuts nutritious is something of an understatement. Rich in healthy fats, fibre, vitamins, and minerals, they are a powerhouse of natural goodness. Walnuts boast the highest antioxidant activity of any common nut—thanks to compounds such as vitamin E, melatonin, and polyphenols, particularly concentrated in the nut’s papery skin.

Recent studies continue to highlight their health benefits. A 2022 trial involving healthy adults over 60 found that a walnut-rich diet significantly reduced LDL (bad) cholesterol, supporting cardiovascular health and healthy ageing.

The orchard also plays an important ecological role. It lies within a protected woodland area covered by a Tree Preservation Order (TPO), safeguarding Lake View Wood and its surroundings from inappropriate forestry practices. While routine woodland management is permitted, any substantial interventions must be approved by the local authority—ensuring the long-term integrity and continuity of this unique orchard landscape.

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Wildlife

Lake View Wood forms part of a broader woodland landscape historically known as Orchard Farm—a valuable wildlife habitat that supports a rich tapestry of local biodiversity.

From the smallest woodland mammals to larger browsing deer, the area sustains a thriving ecosystem. Voles, squirrels, and other rodents forage beneath the walnut canopy, while muntjac deer can often be seen moving quietly through the trees. The woodland also provides essential shelter and nesting grounds for a variety of bird species, and the nearby lake attracts ducks and other waterfowl throughout the year.

In an era when natural habitats are increasingly threatened by intensive agriculture and commercial development, the ecological importance of this woodland is difficult to overstate. It represents a rare and resilient environment—protected, productive, and deeply connected to the land’s history.

Features

Nestled on a gentle hillside, this compact orchard features mature, well-spaced trees that thrive in the open air and dappled light. From its elevated position, it offers serene views of a series of small lakes shimmering on the neighbouring land.

Access, tracks and footpaths

Access is via a well-maintained stone track, offering reliable, year-round vehicle access directly from the highway. A public footpath follows the northern and eastern boundaries, but the orchard itself is securely fenced to ensure privacy.

Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

The orchard offers endless possibilities—from peaceful camping and forest bathing to small-scale family forestry. It’s an ideal setting for managing a mixed habitat and embracing traditional bushcraft skills—a rewarding escape from the pace of modern

life. Activities such as wildlife watching, camping, and building woodland hides can all be enjoyed in this tranquil, natural environment.

Local area and history

The property is situated near the village of Boxted, on the edge of the Dedham Vale Area of Outstanding Natural Beauty (AONB). Boxted enjoys convenient road connections to both the A12 and A120, while the nearby town of Colchester offers a mainline railway station with direct services to London and Norwich.

Dedham Vale has been designated an AONB since 1970. Straddling the Suffolk-Essex border in south-eastern England, it covers approximately 90 km² along both sides of the River Stour. This open, gently rolling, and agriculturally influenced landscape is home to the charming village of Dedham, and is famously associated with the artist John Constable, who grew up in nearby East Bergholt. The area inspired many of his works, including the celebrated painting *The Vale of Dedham* (1828).

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

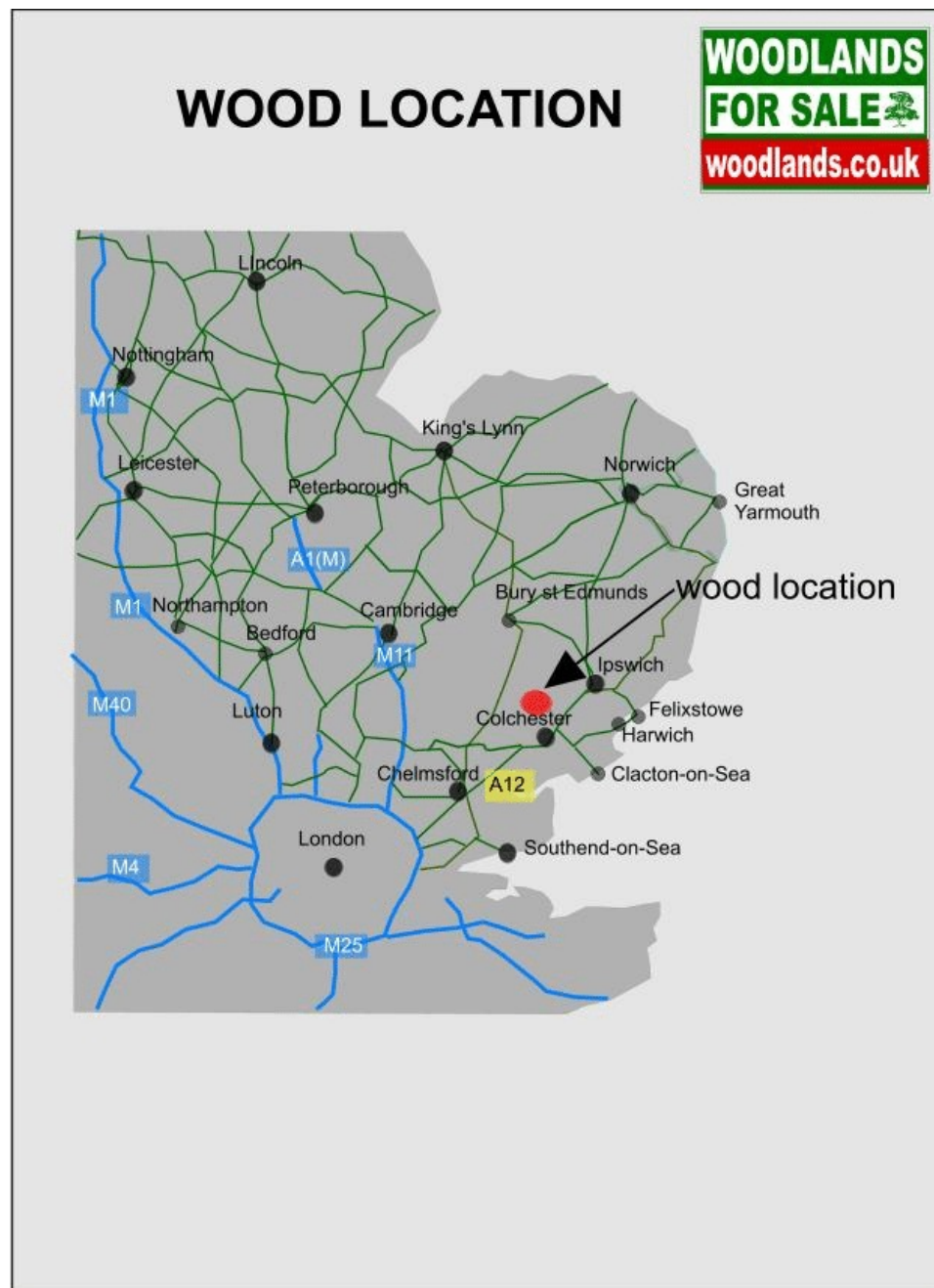
Directions

- To view this woodland please call the local manager Matt on 07979 755188 for the combination code to the car park.
- From the A12 Colchester head east at Junc 28 exit Sudbury A134.
- At the roundabout take the 3rd exit onto Cuckoo Farm Lane
- At the next roundabout take the 1st exit staying on Cuckoo Farm Lane.
- At the next roundabout take the 1st exit onto Axial Way continuing onto Severalls Lane.
- After 2 miles at a roundabout take the first exit staying on Severalls Lane.
- At the T junction turn right onto Straight Road.
- After 0.7 mile turn left into Mill Road.
- After 0.3 of a mile turn right into Ellis Road.
- After 0.6 of a mile Ellis Road becomes Wet Lane.
- After 150 metres you will pass a gate with a Woodlands for sale sign, go past this.
- After another 300 metres you will see another Woodlands gate: this is the access gate.
- Once you own the wood you will have full vehicle access and key to the gate.
- A private car park for wood owners is on the right.
- Follow the stone track down the hill through the gates and up the hill on the other side.
- The wood entrance is on your left after 60 metres
- The What 3 Words for the wood entrance are unity.outcasts.cleansed.
- What 3 Words for the main entrance gate at Wet Lane are triads.clashing.shipwreck.
- Nearest postcode CO4 5TN.
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

Boundaries:

The boundaries are clearly marked with red paint on trees and boundary stakes:

- The southern boundary follows the northern edge of the access track.
- The eastern boundary is indicated with stakes and painted trees along its length.
- The western boundary follows the edge of the track.
- The northern boundary is indicated by the hedgerow beyond the footpath.



WOOD LOCATION



LAKE VIEW WOOD

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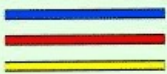


Map Legend

The Wood boundary markings



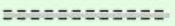
Roads and Public Highways



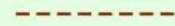
Tracks with rights of way for
Lake View Wood



Other private woodland tracks



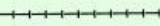
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



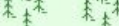
Stone wall



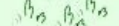
Trees, broadleaves



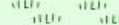
conifers



coppice



Clearings, grasslands



Park here

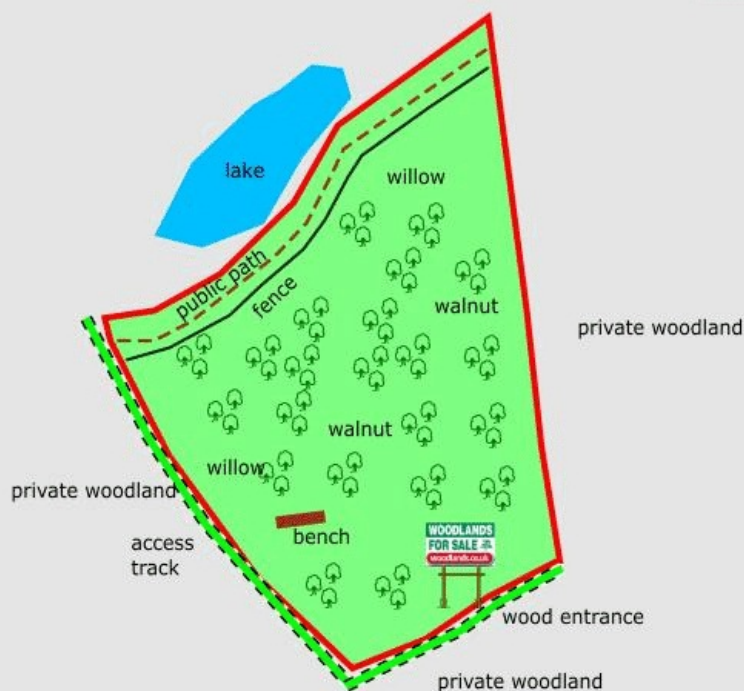


'For Sale' sign location



LAKE VIEW WOOD

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The Wood boundary markings



Roads and Public Highways



Tracks with rights of way for Lake View Wood



Other private woodland tracks



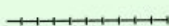
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River, stream or lake



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Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



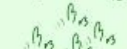
Trees, broadleaves



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.