



Little Owl Wood Suffolk

A well managed mixed woodland, ideal for family forestry.

Details

Price: £89,000 Freehold

Location: Foxhall, Ipswich, Suffolk

Size: Over 5 acres for sale

OS Landranger: OS No 169

Grid ref: TM 221 436

Nearest post code: IP10 0AP

Local manager

Matt Marples

07979 755 118

matt@woodlands.co.uk



Description

A well established mixed broadleaf woodland within a short distance to both public transport and shops. Little Owl Wood is a haven in which to escape.

Gently undulating and well stocked with trees this woodland is ready for anyone looking at getting away from it all.

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 predominantly silver birch. Silver birch is a cool climate tree that is known for its pleasing aesthetic. It is spread throughout Europe and Asia in almost every temperate region. The silver birch especially favours being on the margins of old-growth forests.

The trunk with stark white bark draws your eye when its foliage has dropped. The tree's light yellow catkins hang lazily against its dark green leaves in the spring. These green leaves eventually turn a bright yellow in the fall, contrasting with the striking bark. There is not a season without a visual delight.

Wildlife

This woodland is a wildlife haven, on a recent visit we spotted a Little Owl perched in one of the oak trees. Although mainly nocturnal, the Little Owl can be spotted in the day hunting invertebrates (especially worms), small mammals, reptiles, amphibians and small birds. It is often seen perched in old parkland trees, along a hedgerow, or on a rock; from these positions, it quietly scans the ground for prey. When it spots something, it swoops down and catches its victim with either its claws or beak. Little Owls breed between March and August, forming monogamous pairs and nesting in hollow trees.

If you sit quietly you may be lucky and see a group of [red deer](#) pass through as they leave the fields for the sanctuary of cover. Red deer are a native species having migrated to Britain from Europe 11,000 years ago.

Features

The woodland is accessed via a newly repaired stone track. The track meanders through a larger area of private woodland before arriving at Foster Wood. The woodland has a number of small deer racks which is a term used to describe regularly used tracks made by deer. With very little work these racks can be enlarged to make internal footpaths for the owner of this delightful wood.

Access, tracks and footpaths

The woodland has the benefit of an excellent stoned access track suitable for most family vehicles providing year-round access.

The woodland is subject to an overage agreement to again deter development and add another layer of protection to the woodland.

There are no public footpaths running through the wood.

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

Little Owl Wood provides the opportunity for a new owner to learn about woodland management. Practicing bushcraft, spotting birds, camping privately with family and friends or simply immersing in nature – there is lots on offer in this charming wood.

Local area and history

The woodland has a wonderful feeling of permanence about it due to the maturity of the trees. The nearby village of Foxhall was known as Foxehola in the Domesday book and this area has probably been woodland long before the Domesday book was written.

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 the A12 take the Foxhall turn off, signposted Foxhall and Nuffield Hospital.
- Follow the Foxhall road for approximately 1.5 miles.
- At the first cross roads turn left into Hall Road.
- The entrance to the woodland is 80 metres on the right behind a new metal five bar gate.
- Climb over the gate and follow the woodland ride along the side of the field for 400 metres before turning right into the woodland.
- The stoned track bends left and carry on following this until you see a stoned track on the left. Take this track.
- After 200 metres at the junction turn right and follow this track for 200 metres, the entrance to Little Owl Wood is directly in front of you at the end of the track.
- **Satnav/GPS note:** the postcode IP10 0AP is for the point shown by the red dot on the location map.

Boundaries:

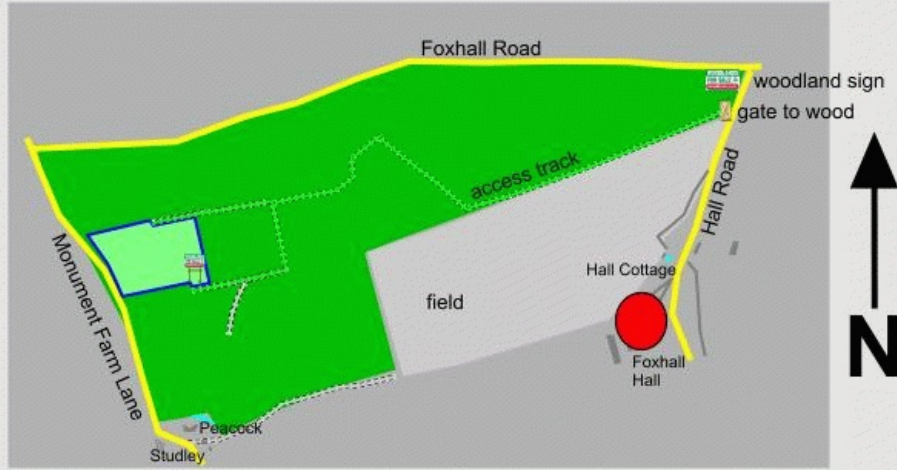
The boundaries are indicated by blue paint markings on trees and boundary stakes. The western boundary is the old fence line just back from the lane edge. The northern and southern boundaries are the track edge and then a line of stakes and tree markings. The eastern boundary is a line of stakes and paint markings on trees.



WOOD LOCATION



LITTLE OWL WOOD

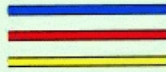


Map Legend

The Wood boundary markings



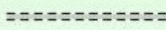
Roads and Public Highways



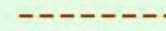
Tracks with rights of way for Little Owl Wood



Other private woodland tracks



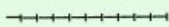
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



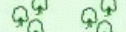
Fence or boundary posts



Stone wall



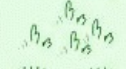
Trees, broadleaves



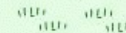
conifers



coppice



Clearings, grasslands



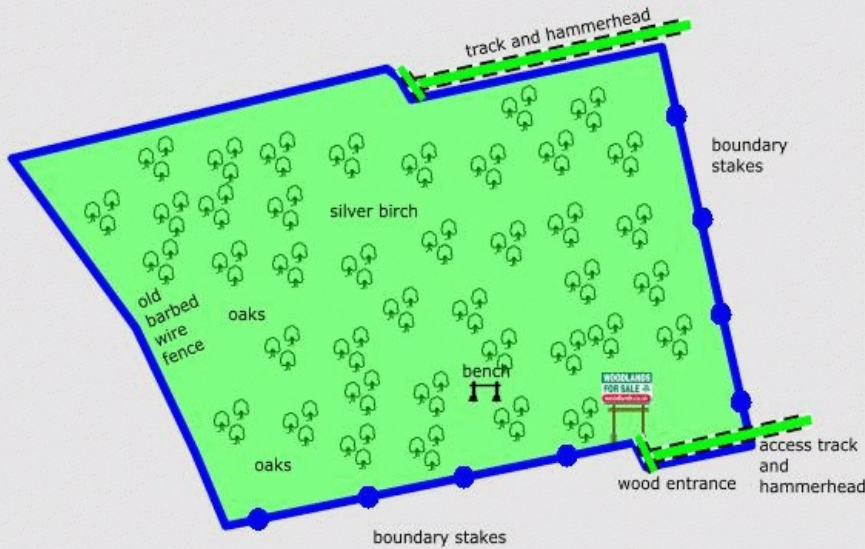
Park here



'For Sale' sign location



LITTLE OWL WOOD



Map Legend

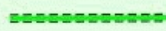
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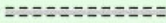
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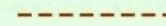
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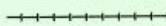
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Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



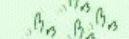
Trees, broadleaves



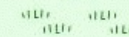
conifers



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.