

Minorca Wood

Minorca Wood Norfolk

A level and secluded woodland with good access, surrounded by areas of privately owned woodland, offering privacy, tranquillity and a strong sense of seclusion.

Details

Price: £59,000 Freehold

Location: Riddlesworth, Thetford, Norfolk

Size: About 2 $\frac{2}{3}$ acres for sale

OS Landranger: OS No 144

Grid ref: TL 950 812

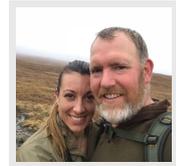
Nearest post code: IP22 2TE

Local manager

Chris Wiggins

07745 196014

chris.wiggins@woodlands.co.uk



Description

Access is via an excellent woodland track suitable for most family vehicles. The route leads through areas of open wild meadow and private woodland. As you travel along the access track and take in the surroundings, you immediately begin to feel invigorated and relaxed as the hustle and bustle of modern life fades away.

Quiet and peaceful, this area of natural woodland has a wonderful sense of permanence. Now fully protected by our covenants, a new owner can enjoy the reassurance of owning a woodland that will continue to thrive for generations to come.

A bench has been placed in a secluded glade — while visiting, take some time to sit and reflect. Listen to the birdsong and enjoy the atmosphere of this tranquil setting. It would also make a perfect spot for camping or a picnic.

Located less than an hour's drive from **Norwich**, and only a short drive from the towns of **Thetford** and **Bury St Edmunds**, the woodland is easily accessible while still offering a truly peaceful rural retreat.

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

Predominately Scots pine with a scattering of oak, silver birch and area of poplars which add variety.

Wildlife

As Minorca Wood forms part of a much larger area of woodland, it has a greater attraction for wildlife. The surrounding woodland is known to be home to deer and hares, while the tree canopy provides habitat for owls, buzzards and numerous other bird species.

If you approach the wood quietly and with care, you may be rewarded with a sighting of the resident Muntjac or Roe deer. On occasion, a herd of Red deer also frequents the woodland. These three species make up half of the six deer species found in the UK.

Features

Minorca Wood is predominantly a plantation of Scots pine, with a scattering of Oak and Silver birch throughout. To the south lies an area of mature Poplar trees within a wetland setting, creating a diverse habitat that is particularly rich in ecology and wildlife.

A bench has been thoughtfully positioned in an ideal spot for quietly observing deer as they drift through the woodland from neighbouring farmland. On the eastern side of the woodland, a large annual deer wallow can also be found, providing further evidence of the wildlife that regularly frequents the area.

Access, tracks and footpaths

Access from the main gate is via a well-maintained stoned track suitable for most family vehicles.

Once on this track, you quickly leave the hustle and bustle of modern life behind as the route passes through other areas of privately owned woodland, creating a peaceful and secluded approach.

Full vehicular rights of way to Minorca Wood will be provided.

The woodland itself is entirely private and benefits from having no public footpaths, ensuring a quiet and undisturbed environment for the owner to enjoy.

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

Minorca Wood offers a wonderful opportunity for a new owner to become involved in family forestry. Managing your own woodland and learning bushcraft skills provides a rewarding way to reconnect with nature and escape the pressures of modern life. Activities such as camping, building wildlife hides, and many other outdoor pursuits can easily be enjoyed here.

The nearby town of Thetford offers an excellent variety of shops and amenities, while several traditional country pubs can be found within cycling distance. For the more adventurous, there is also a wild swimming spot just 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.

Minorca Wood is named in honour of Polish Soldiers who fought so bravely with the allied forces and who were housed in the woodland at the end of the second world war. General Anders' Greatest Victory: The Poles at Ancona, July 1944.

The **3rd Carpathian Rifle Division** also commonly known as *Christmas Tree Division* due to the characteristic emblem of a cedar of Lebanon superimposed upon the Polish flag was a division that fought during World War 2 on the [Italian Front](#). The division participated in the [North African](#) and the Italian Campaigns (1941-1945) as part of the [British Eighth Army](#). The division fought in some of the most difficult battles during the Italian campaigns of 1943-1944 and distinguished itself in numerous actions most notably the [Battle of Monte Cassino](#) and later Ancona.

In 1947 the Polish resettlement act which established in law the right of serving members of all Polish forces to stay and become British citizens. The Polish Resettlement Camps became mini Polish nations. Polish schools were established to teach English to adults and children alike, sports were arranged, Polish cultural life celebrated, gardens were planted and facilities repaired. The advance parties arrived in the autumn of 1946 and during early 1947 the main elements of the division arrived at Brandon Station, Thetford, Norfolk for transportation to their camps. The 3rd Carpathian Division was distributed between numerous camps in Norfolk . The woods at Riddleworth became home to 3rd Heavy Machine Gun Battalion. It is important that their history is not forgotten. A memorial is found on the edge of the main woodland by the road.

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.

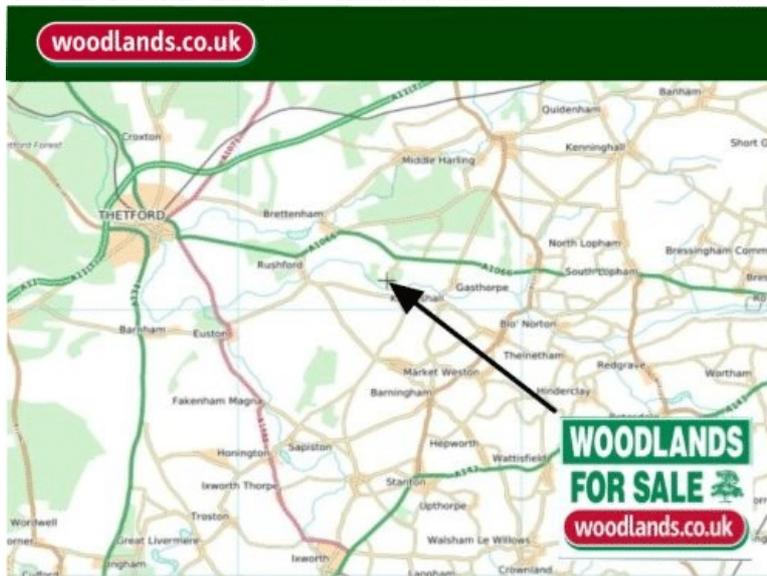
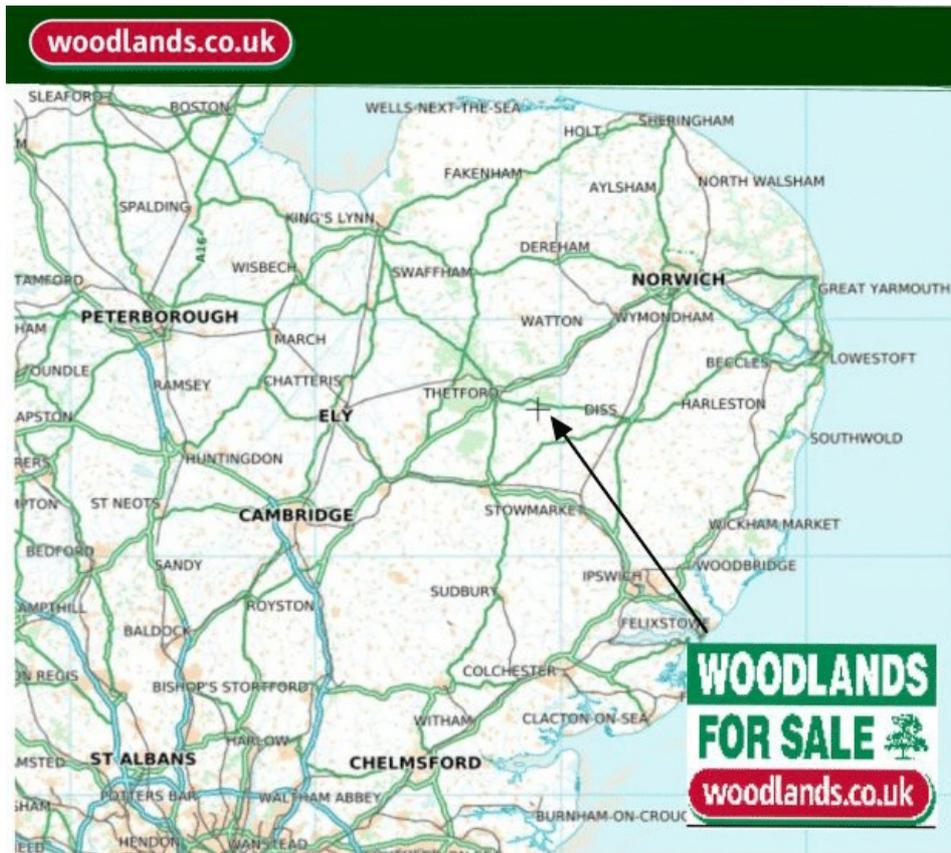
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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 and after 200 metres turn right into a stone track.
- After 100 metres you will see a parking area and a metal gate on your right. Park to one side of the gate making sure it is not blocked.
- Walk around the side of the gate and follow the track in front of you.
- After a couple of hundred metres turn left and follow the track through the wood, past the edge of a meadow, then past an old pond and after another 100 metres and the wood entrance is on your left.
- The What 3 words for the wood metal gate are ///urgent.tributes.unable
- Nearest postcode IP22 2TE
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

Boundaries:

The boundaries of Minorca Wood are indicated with blue paint. A stone track marks the north boundary, wooden stakes indicate the east and west boundaries. The south boundary is indicated by a drainage ditch.





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.