



Ouse River Wood Norfolk

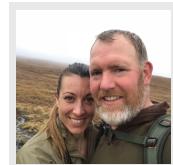
A unique opportunity to own a diverse woodland with river frontage.

Details

Price: £115,000 Freehold
Location: Riddlesworth, Thetford, Norfolk
Size: Nearly 6 acres for sale
OS Landranger: OS No 144
Grid ref: TL 947 813
Nearest post code: IP22 2TE

Local manager

Chris Wiggins
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Description

An exceptional and highly diverse woodland, offering a rare combination of mature woodland, open grassland, wetland habitat and attractive river frontage.

The woodland extends across a predominantly level landscape, providing easy access and a variety of potential recreational, conservation and amenity uses, subject to the necessary consents.

Ouse River Wood comprises a rich mixture of habitats, including areas of mature conifer woodland, broadleaf trees and stands of impressive, large poplars, providing a distinctive character and valuable wildlife habitat. Interspersed areas of grassland and wetland add further ecological diversity, supporting a wide range of flora and fauna.

A particularly attractive feature is the river frontage, providing a peaceful waterside setting and enhancing both the landscape appeal and biodiversity. The combination of woodland, open ground, wetland and water creates an unusually varied natural environment.

Ouse River Wood offers considerable appeal to those seeking a private woodland retreat, recreational amenity, conservation opportunity or long-term natural investment. Its level terrain and varied landscape provide excellent scope for enjoyment and management.

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 wetland area is characterised by a striking stand of large and impressive poplar trees, complemented by scattered silver birch. The coniferous section of Ouse River Wood features mature Scots pine, adding further variety and character to the woodland landscape.

Wildlife

The woodland supports a large range of mammals, including muntjac and roe deer, foxes, badgers, rabbits, squirrels and smaller woodland mammals. Deer movement and feeding activity can be particularly noticeable in quieter areas of the woodland. The tree canopy and woodland edges also provide habitat for a wide variety of birds, including woodpeckers, owls, buzzards and numerous songbirds.

The River Little Ouse adds significant ecological interest. Its banks and associated wet vegetation provide suitable habitat for otters, water voles and water shrews, while kingfishers may be seen along quieter stretches of the river. The river corridor also provides an important feeding route for bats, with species such as Daubenton's bat able to forage over the water, while other species make use of the woodland edges.

Wet woodland and marshy ground provide additional habitat for frogs, toads, newts, insects and other invertebrates. The combination of standing and fallen timber, damp ground, ponds and watercourses can support particularly diverse communities of insects, fungi, mosses and other woodland organisms.

Features

River frontage – The River Little Ouse runs through the area, creating a distinctive river-valley landscape with wet margins, floodplain habitats and important wildlife corridors.

Mixed woodland – Mature and secondary woodland, including areas of Scots pine and mixed planting, gives the landscape a secluded character while providing shelter and habitat for wildlife.

Wet woodland and marshy ground – Damp areas associated with the river provide additional habitat diversity, supporting wetland plants, amphibians, insects and other specialist wildlife.

Riverside meadows and grassland – Open areas alongside the woodland create an attractive contrast between trees, meadow and water. The wider Little Ouse Valley is characterised by wooded valley meadows and fenland.

Access, tracks and footpaths

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

Once on the 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 to Ouse River Wood.

Full vehicular rights of way to Ouse River 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

The woodland area, with its river frontage, provides an ideal setting for woodland management, family time, camping, adventure and wildlife watching. Activities could include managing native trees, creating woodland clearings, and maintaining paths, glades and riverbanks to encourage healthy habitats and biodiversity.

The river frontage could be used for peaceful wildlife watching, nature walks, birdwatching, fishing where permitted, river exploration and environmental activities. Families could enjoy camping, campfire cooking, den building, storytelling, picnics and outdoor games within designated areas.

Adventure activities could include woodland walks, orienteering, treasure hunts, nature trails, bushcraft, shelter building, cycling and other low-impact outdoor activities. Wildlife experiences could include tracking deer and other mammals, identifying birds, watching bats and insects, pond dipping, and exploring the changing wildlife throughout the seasons.

The woodland could therefore provide a balance between conservation and recreation, creating a place where woodland management, family experiences, outdoor adventure, camping and an appreciation of nature can all take place while protecting the river and surrounding wildlife.

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.

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 Riddlesworth became home to the 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 approximately 500 metres, 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 approximately 200 metres, turn right onto 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 that 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 and then past an old pond. After another 200 metres, the entrance to the wood will be on your left.

What3Words: ///urgent.tributes.unable

Nearest postcode: IP22 2TE

Please note that this is a long walk. The new owner will have full vehicular rights to the woodland.

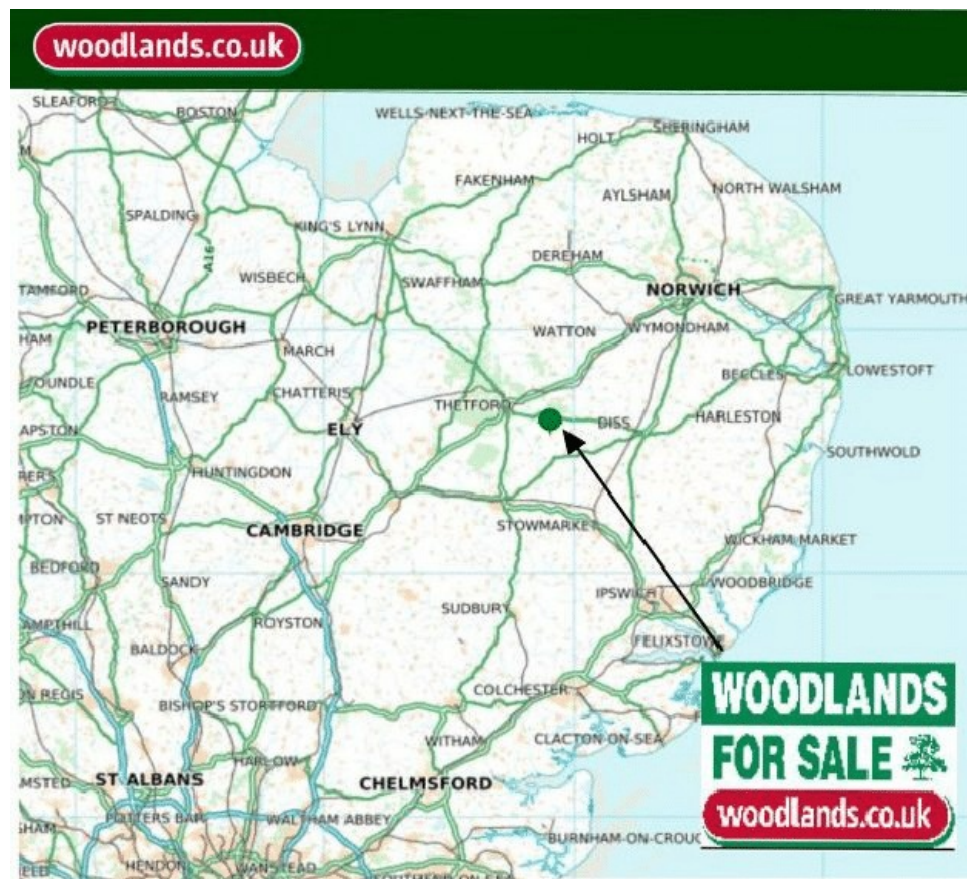
Boundaries:

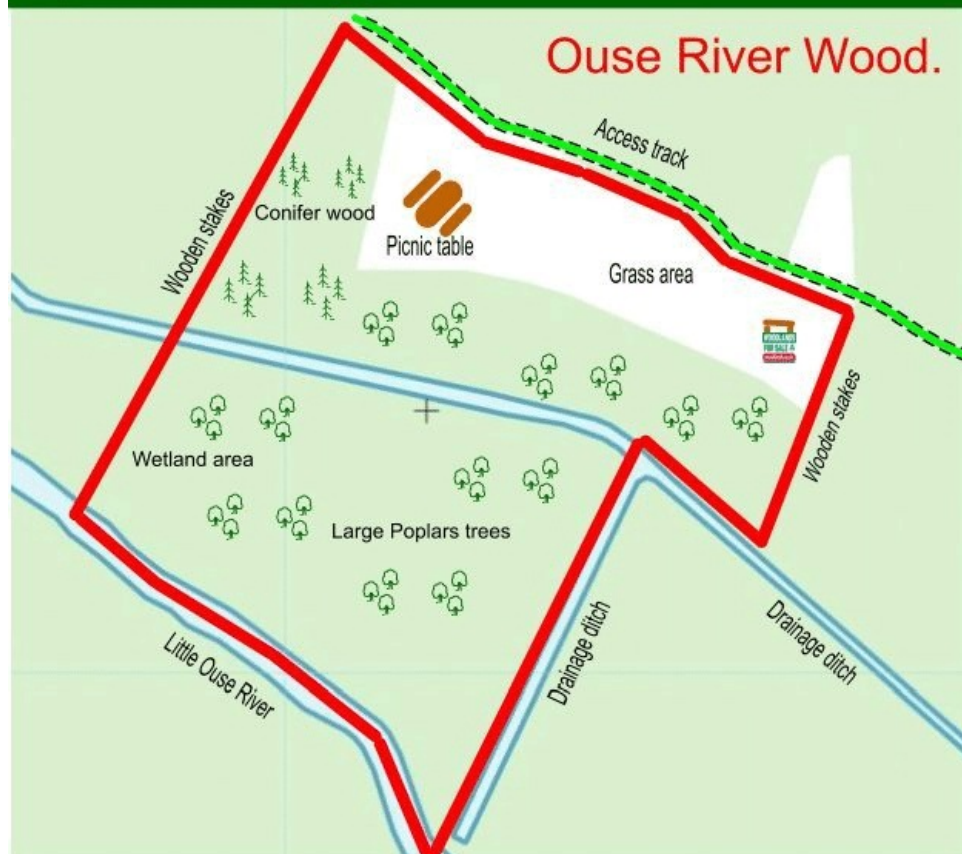
The boundaries of Ouse River Wood are indicated by red markings on trees and wooden stakes.

The northern boundary is a stone-surfaced track.

The western and eastern boundaries are indicated by red painted wooden stakes.

The southern boundary follows the centre of the Little Ouse River.





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.