



## Pottere Wood Hertfordshire

A natural gem within cycling distance of London.

### Details

**Price:** £59,000 Freehold

**Location:** South Mimms, Potters Bar, Hertfordshire

**Size:** About 2 ½ acres for sale

**OS Landranger:** OS No 194

**Grid ref:** TL 216 022

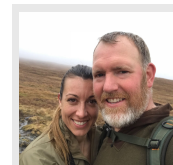
**Nearest post code:** EN6 3NB

### Local manager

**Chris Wiggins**

07745 196014

[chris.wiggins@woodlands.co.uk](mailto:chris.wiggins@woodlands.co.uk)



## Description

Nestled within a short cycling distance from London, Pottere Wood is an enchanting natural woodland that invites you to explore its beauty. Accessible via a charming set of estate gate pillars, this ancient woodland is part of the larger Hawkshead Wood, which is designated as a Site of Special Scientific Interest (SSSI). This distinction underscores its ecological significance and the commitment to preserving its natural heritage for future generations.

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

Pottere Wood boasts a diverse array of tree species, primarily consisting of ancient woodland types such as Pedunculate oak and hornbeam. The rich ground flora reflects varying moisture levels due to the underlying geology, featuring an array of native plants including bluebells, enchanter's nightshade, honeysuckle, and [wood sage](#). Remarkable species like wood sedge, [yellow archangel](#), yellow pimpernel, and [dewberry](#) further highlight the wood's ancient origins. Areas of dense holly provide wildlife cover, and numerous fine mature oaks stand tall, set to thrive for centuries.

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### Wildlife

The surrounding green fields and mixed habitats create a welcoming environment for various wildlife species. Regular visitors include deer, foxes, and [hares](#) that seek refuge in this serene woodland, making it a vibrant sanctuary for biodiversity.

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### Features

The woodland is easily accessed from the stone track. Relatively level, it is filled with trees and shrubs of different ages, providing good all-year cover. A bench sits surrounded by oak trees, and at the far end of the woodland, holly bushes offer good screening for setting up camp.

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### Access, tracks and footpaths

An excellent stone track suitable for most family vehicles leads all the way to the wood allowing an owner year round access without the need for a 4x4.

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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

Pottere Wood presents a multitude of opportunities for family forestry and bushcraft skills, allowing families to engage in hands-on learning experiences. Small clearings provide lovely spots for picnics and wildlife observation, while the tranquil atmosphere makes it ideal for forest bathing—a Japanese practice known as shinrin yoku—promoting relaxation and well-being through deep observation of nature.

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### Local area and history

Historically, Porttere Wood is rooted in the Manor of Mimms Hall, a sub-manor within North Mymms Manor. The area evolved significantly in 1786 when the estate transitioned into Brookmans Park, led by successive generations of lords who resided in the manor for nearly 140 years. The proximity to London, combined with its rural charm, continues to attract visitors and residents to this picturesque Hertfordshire locale.

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### 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.

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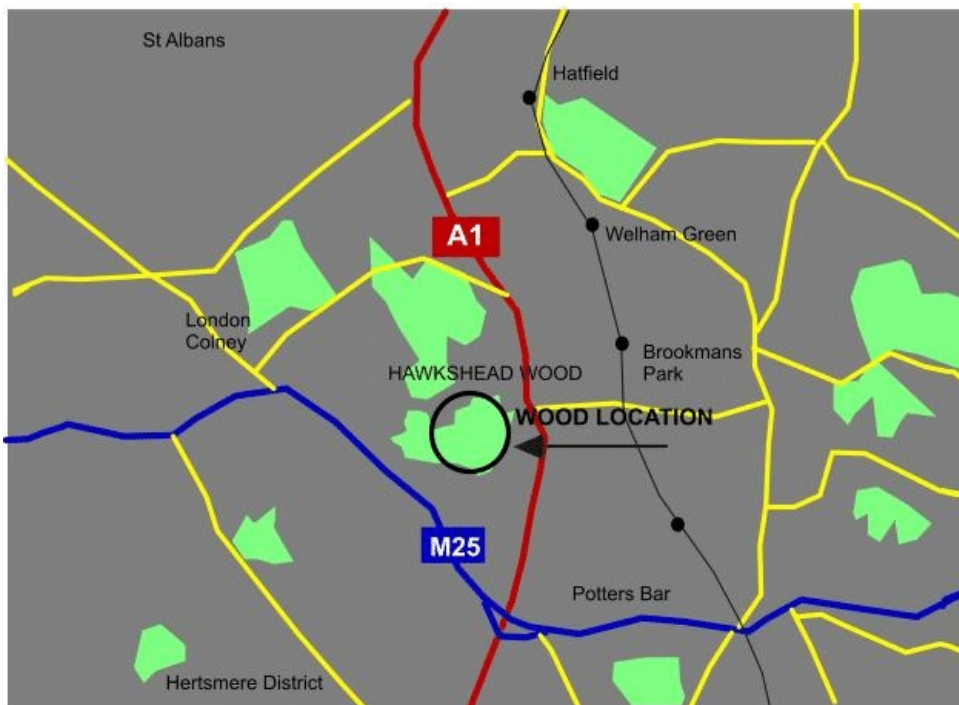
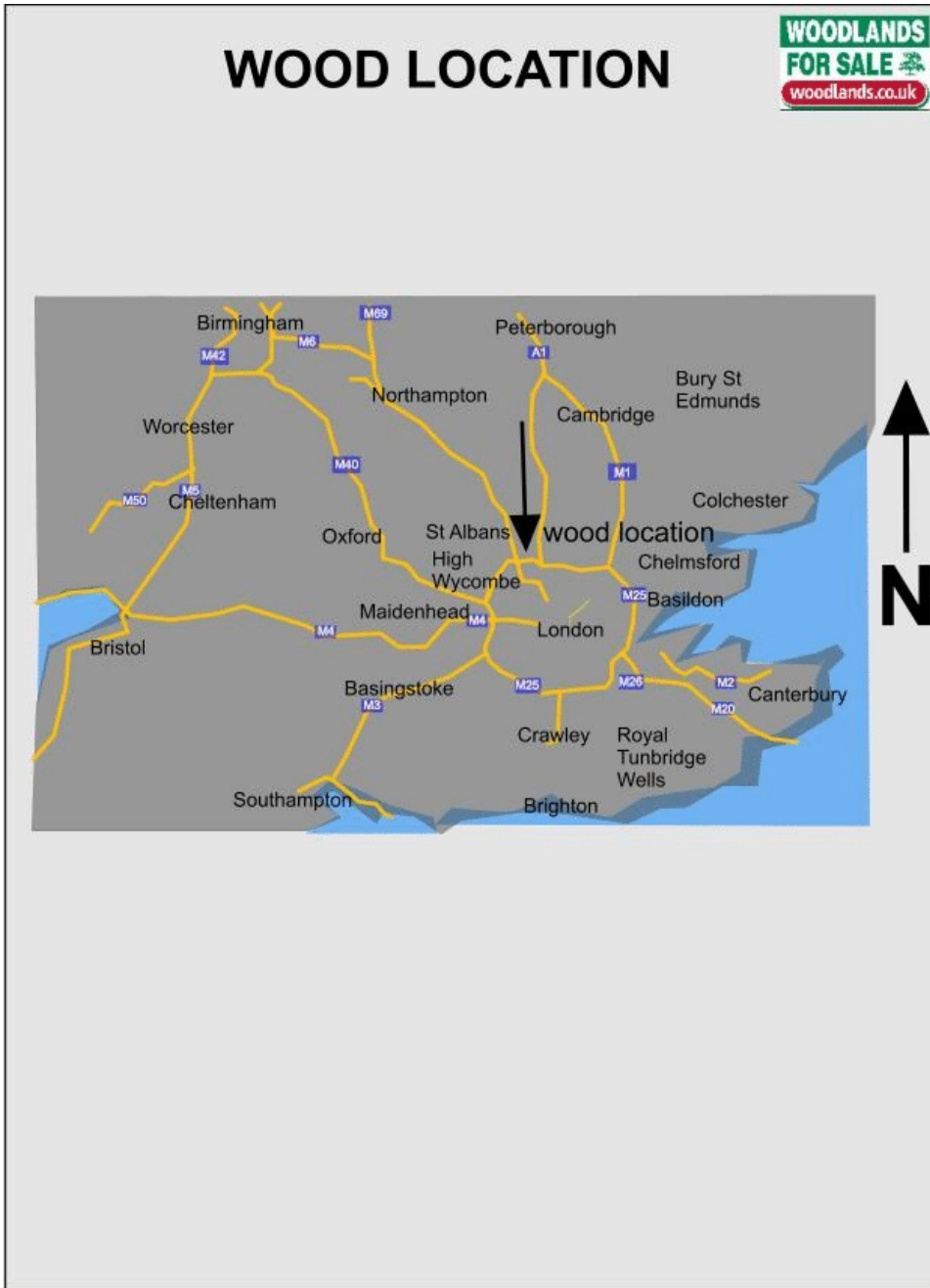
### Directions

- From Welcome Break South Mimms Services M25.
- Head south on Bignells Corner toward St Albans Rd for 433 ft.
- Turn right onto Swanland Rd for 0.2 mile.
- At the roundabout, take the 1st exit onto St Albans Rd for 0.5 mile.

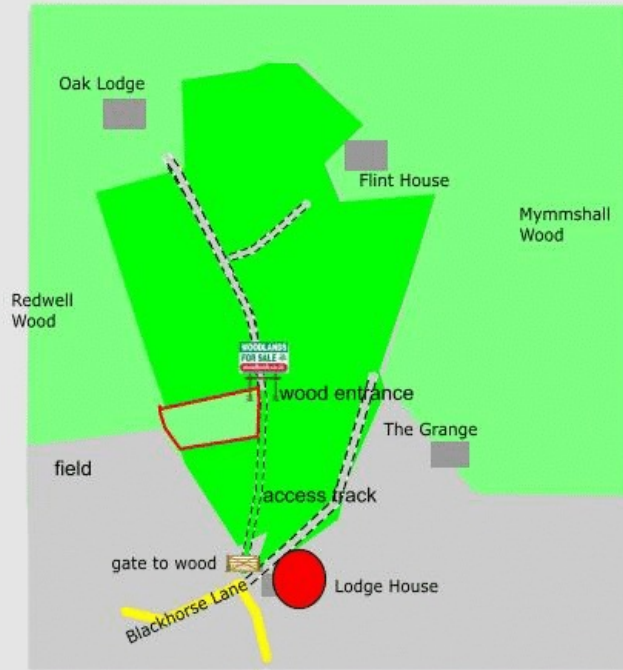
- At the roundabout, take the 1st exit onto St Albans Rd/B556 for 0.9 mile.
- Turn right onto Blackhorse Lane for 0.3 mile.
- Then turn left at Blackhorse Lane for 0.4 mile.
- The road bends sharply right. At this corner the entrance to the woodland is on your left beside the house called Lodge House. At postcode EN6 3NB.
- Head up the stone track, please do drive slowly past Lodge House.
- 50 Metres past Lodge House is a parking area on the right of the track please park here and put a note saying viewing woodland.
- Walk up the hill along the stone track.
- About 200 metres, Mimshall Wood will be on your left.
- **Satnav/GPS note:** the postcode EN6 3NB is for the point shown by the red dot on the location map.
- **What3words** location for the main woodland entrance is flood.intent.mint.
- For Pottere Wood it is flesh.towel.defeat.

**Boundaries:**

The boundaries are indicated by red paint markings on trees and boundary stakes. The northern, southern and western boundaries are a line of stakes and paint markings on trees. The eastern boundary is the western edge of the stone access track.



# POTTERE WOOD

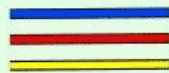


## Map Legend

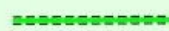
The Wood boundary markings



Roads and Public Highways



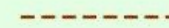
Tracks with rights of way for Pottere Wood



Other private woodland tracks



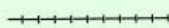
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



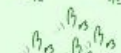
Trees, broadleaves



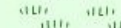
conifers



coppice



Clearings, grasslands



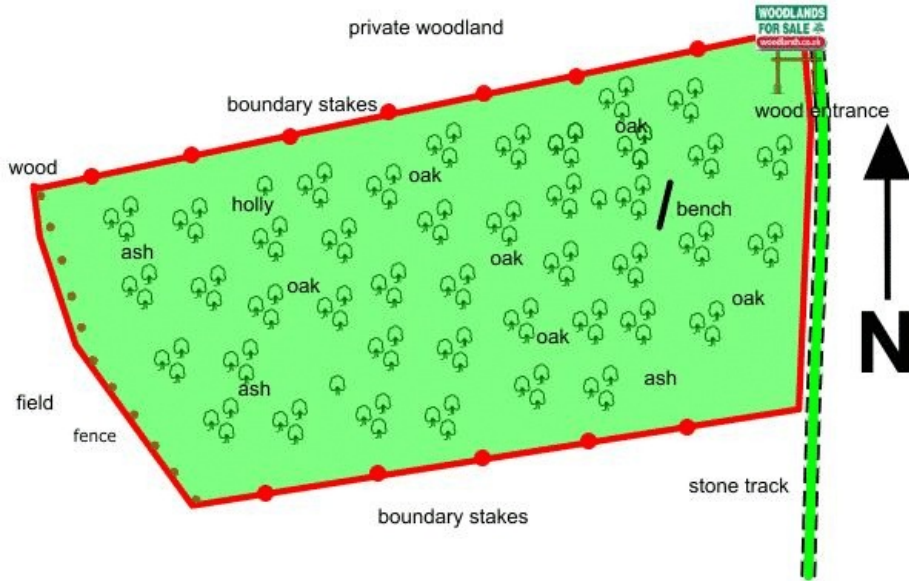
Park here



'For Sale' sign location



# POTERRE WOOD



**Map Legend**

The Wood boundary markings	The Wood	Wooden or metal gates	
Roads and Public Highways		Ride stops	
Tracks with rights of way for Poterre Wood		Fence or boundary posts	
Other private woodland tracks		Stone wall	
Public Footpath		Trees, broadleaves	
River, stream or lake		conifers	
Railway		coppice	
GPS/Satnav, map location of nearest postcode		Clearings, grasslands	
		Park here	
		'For Sale' sign location	

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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.