



## Red Wood Suffolk

A natural semi ancient English broadleaf woodland with good access with a gently sloping topography.

### Details

**Price:** £89,000 Freehold

**Location:** Foxhall, Ipswich, Suffolk

**Size:** About 5 ½ acres for sale

**OS Landranger:** OS No 169

**Grid ref:** TM 219 440

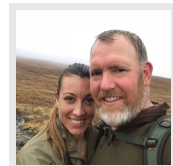
**Nearest post code:** IP10 0AP

### Local manager

**Chris Wiggins**

07745 196014

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



## Description

Red Wood is part of a large unspoilt area of woodland in Suffolk where private ownership by woodland enthusiasts can ensure the ongoing protection of this woodland and provide enjoyment for generations to come.

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

Red Wood holds a good variety of English broadleaf trees. [Oak](#) and [sweet chestnut](#) dominate whilst silver birch forms the mainstay of the younger trees. The woodland has a truly natural feel and would be perfect for anyone looking to re-establish some light coppicing.

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### Wildlife

On our first visit to the woodland a young [red deer](#) stag stood bathed in the morning sunlight. It had just retreated into the depths of the woodland after a night feeding on the surrounding fields of sugar beet.

Many other woodland creatures can be found here including badgers, foxes and squirrels to name but a few. Whilst the trees above host a large variety of birdlife.

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### Features

The woodland is gently sloping with a number of open glades. Bracken fills the wood floor in summer providing privacy and cover from the outside world.

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### Access, tracks and footpaths

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

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

There are no public footpaths running through the wood.

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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

A great family wood, good for camping and numerous outdoor activities. Amazing childhood adventures could take place within this woodland.

For those seeking a tranquil retreat the simple experience of being calm and quiet amongst the trees, observing nature around you whilst breathing deeply. Perhaps the ultimate post Covid remedy.

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### Local area and history

The semi rural district of Foxhall is a short bike ride from the centre of Ipswich with good rail links to London, Essex and Norfolk. Steeped in history Ipswich is one of England's oldest towns and is claimed to be the oldest to have been established and developed by the [English](#), with continuous settlement since early Anglo-Saxon times.

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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 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 with care 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 reach the end.
- The entrance to Red Wood is to the right 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 red paint markings on trees and boundary stakes. The southern boundary is the track edge. The northern and western boundaries are the highway edge apart from the very north western corner which is demarked by a line of stakes. The eastern boundary is a line of stakes and tree markings.

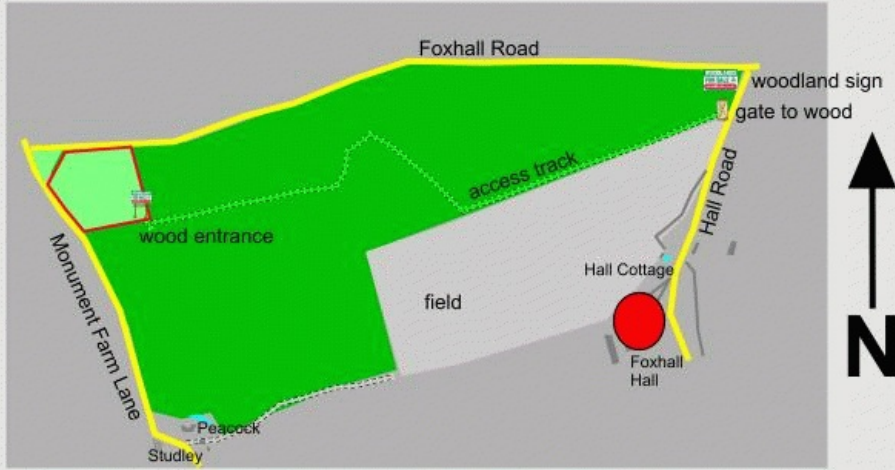


# WOOD LOCATION



# RED WOOD

**WOODLANDS FOR SALE**  
woodlands.co.uk



## Map Legend

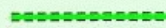
The Wood boundary markings



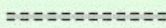
Roads and Public Highways



Tracks with rights of way for Red Wood



Other private woodland tracks



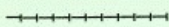
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



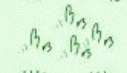
Trees, broadleaves



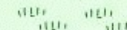
conifers



coppice



Clearings, grasslands



Park here

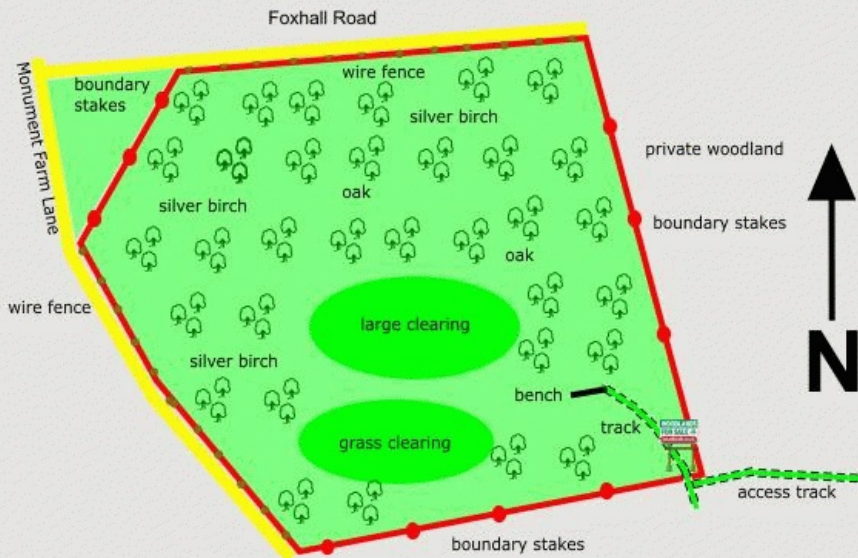


'For Sale' sign location



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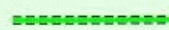
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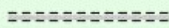
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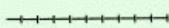
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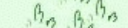
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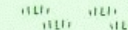
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coppice



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'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.