



## St. Martins Wood

### Essex

A wonderful mixed woodland bordering a stream.

#### Details

**Price:** £79,000 Freehold

**Location:** Boxted, Sudbury, Essex

**Size:** About 3 ½ acres for sale

**OS Landranger:** OS No 184

**Grid ref:** TL 996 321

**Nearest post code:** CO4 5TN

#### Local manager

**Matt Marples**

07979 755 118

[matt@woodlands.co.uk](mailto:matt@woodlands.co.uk)



**Description**

This is a rare chance to acquire a small but exceptional area of woodland, perfectly suited as an amenity retreat. What makes St Martin’s Wood truly special is its ideal balance of accessibility and seclusion—easily reached via an excellent stone track, yet offering a deep sense of peace and privacy.

Upon entering, to the right lies a spacious clearing encircled by mature trees—an ideal spot for quiet reflection, picnics, or woodland activities. To the left, a meandering path invites further exploration into the heart of the wood.

The morning sun gently filters through the trees along the eastern boundary, where the woodland opens up, allowing light to nurture a variety of native species including birch and hazel. The rich, fertile soil supports a diverse ground flora, adding seasonal interest and ecological value.

St Martin’s Wood is a beautifully mixed woodland, with trees of varying species and ages. In places, the open canopy allows sunlight to reach the forest floor, encouraging natural regeneration and creating an ever-changing, vibrant landscape.

This woodland is a sanctuary, a place to unwind, reconnect with nature, and enjoy the timeless beauty of the British countryside.

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 has a genuinely natural feel, with the majority of trees having regenerated naturally over time. This self-sown character lends the woodland a quiet authenticity, free from heavy intervention. A delightful mix of native species—including oak, sycamore, ash, beech, and hazel—creates both visual variety and ecological richness. The trees are well spaced, offering a light, open structure that allows ample room for future growth and encourages the continued development of a thriving, self-sustaining woodland.

**Wildlife**

St Martin’s Wood also benefits from being part of a much larger expanse of woodland, bordered by open green fields. This blend of woodland and adjacent farmland creates a mosaic of habitats that is particularly valuable for wildlife. The area acts as a natural sanctuary, regularly visited by deer, foxes, hares, and a variety of bird species. It's remarkable just how much wildlife finds shelter and sustenance here, making the woodland not only a peaceful retreat for people but also a haven for nature.

**Features**

Nestled in the heart of the countryside, St Martin’s Wood is a small but truly exceptional area of mixed woodland, offering the perfect blend of accessibility and seclusion. Easily reached via a well-maintained stone track, the woodland remains wonderfully private, offering a peaceful escape for those seeking nature, recreation, or quiet reflection.

From the entrance, a spacious sunlit clearing to the right is surrounded by mature trees, making it an ideal spot for relaxation or woodland activities. To the left, a narrow path winds deeper into the trees, encouraging exploration.

The woodland follows the contours of a shallow valley, with a gentle stream marking its western boundary. On the far side of the stream, a dense hedgerow forms a natural and private border, enhancing the sense of enclosure and tranquillity.

This woodland feels beautifully natural, with the majority of trees having regenerated without intervention. A rich and varied mix of oak, sycamore, ash, beech, and hazel thrives here. The trees are well spaced, creating an open, light-filled structure with plenty of room for future growth, as well as diverse understorey vegetation.

To the north, a small glade offers a sheltered, sunny space—perfect for camping in summer or as a base for woodland exploration. Following the path along the eastern boundary, you’ll find a bench tucked beneath the trees—a peaceful place to sit quietly and observe the passing wildlife.

The woodland’s open canopy in parts allows sunlight to reach the ground, supporting a rich ground flora and encouraging biodiversity. Morning sun filters through the trees on the eastern edge, casting dappled light and illuminating the woodland floor.

Importantly, St Martin’s Wood forms part of a much larger block of woodland, surrounded by open farmland. This mixture of habitats creates an ideal environment for wildlife. Deer, foxes, hares, and a wide range of birds are frequently seen here, using the woodland as a safe and undisturbed sanctuary.

Whether you're looking for a quiet retreat, a space for recreation, or simply a place to immerse yourself in nature, St Martin’s Wood is a rare and enchanting opportunity.

**Access, tracks and footpaths**

A stone track runs along the northern boundary, connecting the woodland to the public highway and providing excellent vehicle

access right up to the entrance.

Despite its ease of access, the woodland remains entirely private, with no public footpaths crossing it, ensuring peace, solitude, and a true sense of retreat.

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### Rights and covenants

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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

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St Martin's Wood offers the opportunity for a new owner to engage in small-scale, family forestry. Managing a mixed woodland and learning bushcraft skills is a wonderful way to disconnect from modern life. Activities such as camping, building woodland hides, and exploring the natural environment can all be enjoyed here.

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### Local area and history

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The property lies just beyond the edge of Dedham Vale, a protected landscape that has been designated an Area of Outstanding Natural Beauty since 1970. Covering 90 km<sup>2</sup> along the Essex-Suffolk border, Dedham Vale is a culturally and agriculturally rich landscape steeped in artistic and historical significance.

This region is famously known as "Constable Country", immortalised by the 19th-century artist John Constable, who grew up in nearby East Bergholt. His iconic painting *The Vale of Dedham (1828)* captures the timeless charm of the surrounding scenery—a landscape that remains largely unchanged to this day.

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### How to find this woodland

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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

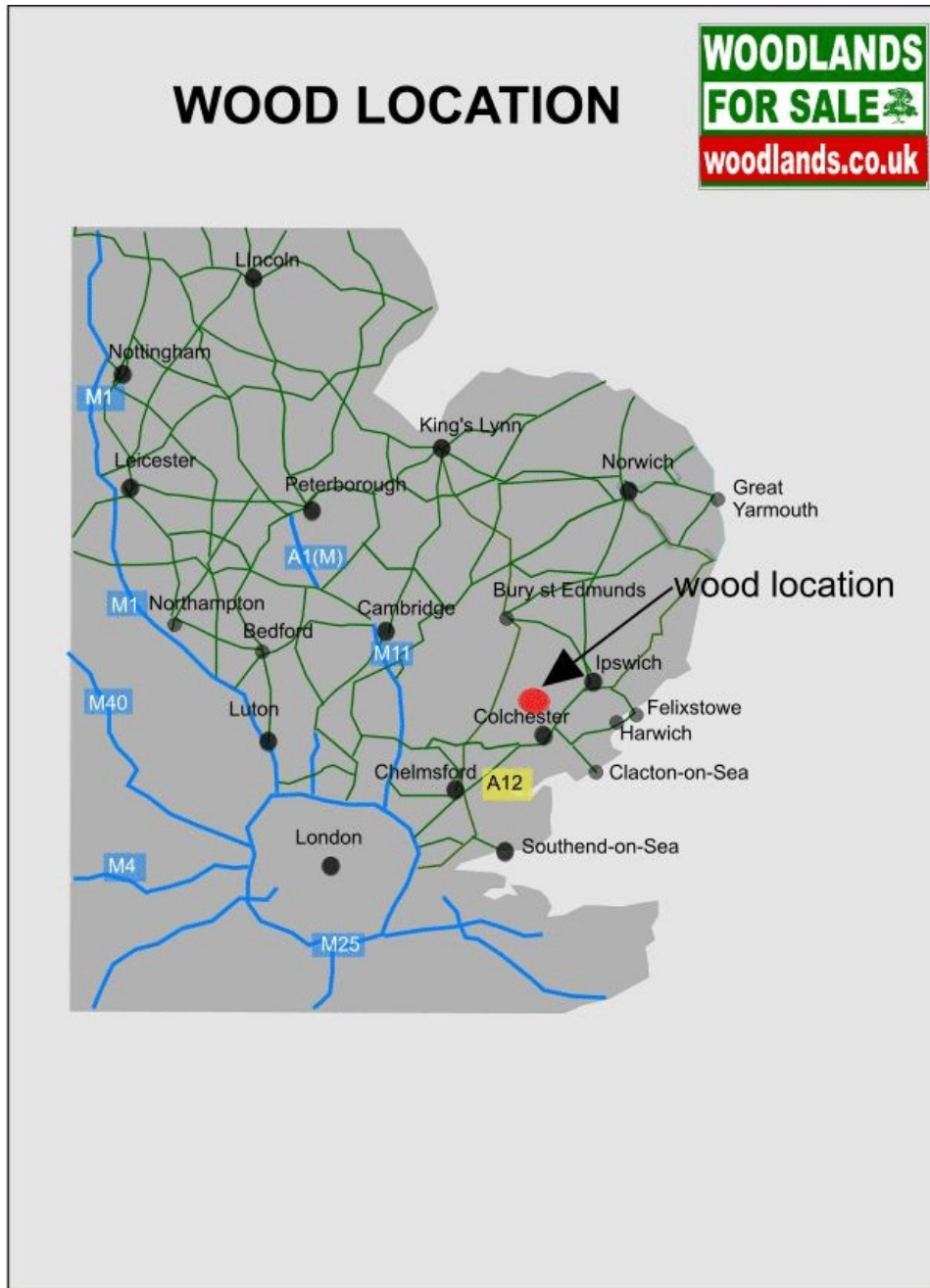
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- To view this woodland please call the local manager Matt on 07979 755188 for the combination code to the car park.
- From the A12 Colchester head east at Junc 28 exit Sudbury A134.
- At the roundabout take the 3rd exit onto Cuckoo Farm Lane
- At the next roundabout take the 1st exit staying on Cuckoo Farm Lane.
- At the next roundabout take the 1st exit onto Axial Way continuing onto Severalls Lane.
- After 2 miles at a roundabout take the first exit staying on Severalls Lane.
- At the T junction turn right onto Straight Road.
- After 0.7 mile turn left into Mill Road.
- After 0.3 of a mile turn right into Ellis Road.
- After 0.6 of a mile Ellis Road becomes Wet Lane.
- After 150 metres you will pass a gate with a Woodlands for sale sign, go past this.
- After another 300 metres you will see another Woodlands gate: this is the access gate.
- Once you own the wood you will have full vehicle access and key to the gate.
- A private car park for wood owners is on the right.
- Once you own the wood you will have full vehicle access.
- Follow the stone track down the hill and up the other side for approximately 50 metres.
- The wood entrance is on your right.
- The What 3 Words for the wood entrance are samplers.slimmer.mixes
- Whats 3 Words for the main entrance gate at Wet Lane cured.stapled.glossed.
- Nearest postcode CO45TN.
- Please note the new owner will have full vehicular rights to the woodland.

## Boundaries:

The boundaries are indicated with purple paint on trees and boundary stakes.

- The northern boundary follows the southern edge of the access track.
- The western boundary is defined by a hedge on the upper western bank of the stream.
- The eastern and southern boundaries are marked with painted trees and survey stakes.

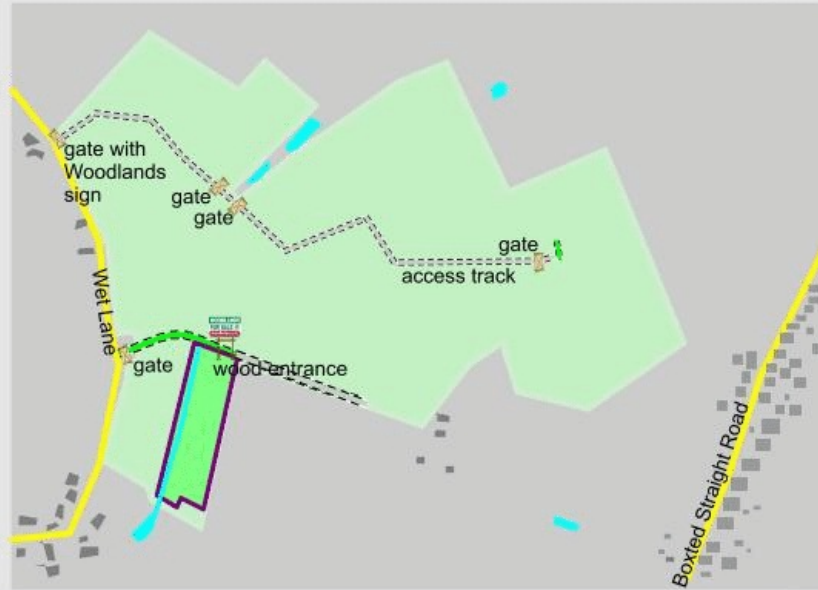


# WOOD LOCATION



# ST MARTINS WOOD

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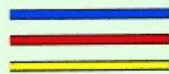


## Map Legend

The Wood boundary markings



Roads and Public Highways



Tracks with rights of way for St Martins Wood



Other private woodland tracks



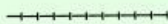
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



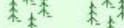
Stone wall



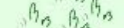
Trees, broadleaves



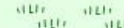
conifers



coppice



Clearings, grasslands



Park here



'For Sale' sign location





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## Map Legend

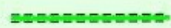
The Wood boundary markings



Roads and Public Highways



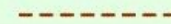
Tracks with rights of way for St Martins Wood



Other private woodland tracks



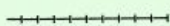
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River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



Trees, broadleaves



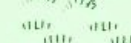
conifers



coppice



Clearings, grasslands



Park here



'For Sale' sign location



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.