



Staggard Wood

Essex

An enchanting walnut orchard overlooking a lake in tranquil surroundings.

Details

Price: £69,000 Freehold
Location: Boxted, Sudbury, Essex
Size: About 3 acres for sale
OS Landranger: OS No 184
Grid ref: TL 997 324
Nearest post code: CO4 5TN

Local manager

Matt Marples
07979 755 118
matt@woodlands.co.uk



Description

It's increasingly rare to find small parcels of amenity land that retain a true sense of openness and natural charm. Staggard Wood stands out, bordered by extensive private and protected land that enhances its seclusion and serenity. The well-established walnut orchard offers expansive, picturesque clearings—ideal for camping, picnicking, or simply relaxing in nature. Beyond its beauty, the orchard serves as a valuable and sustainable source of food, making it both a peaceful retreat and a practical asset for its owner.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The area is predominantly composed of walnut trees, thoughtfully planted as a nut-producing woodland. Walnuts are a nutritional powerhouse, rich in alpha-linolenic acid (ALA)—a plant-based omega-3 fatty acid known for its anti-inflammatory properties. Remarkably, walnuts are the only tree nuts with significant levels of this essential nutrient, which plays a key role in supporting heart health and reducing inflammation throughout the body.

What a privilege it is to have such a wholesome and sustainable food source right at your fingertips—nourishing both body and soul from the very landscape itself.

Such is the importance of this woodland environment it is protected by a Tree Preservation Order that protects Staggard Wood and the surrounding woodland from inappropriate forestry practice. This does not preclude the process of normal woodland management but simply requires that all proposals are approved in advance by the local authority. The ultimate aim is to preserve the continuity of the woodland. Both the Forestry Commission and the Local Authority are happy to give support and guidance on woodland management

Wildlife

Walnut Orchard enjoys the rare privilege of being part of a vast and varied landscape of orchards and woodland, encircled by open green fields. This diverse patchwork of habitats—where mature trees blend seamlessly into open farmland—offers a perfect refuge for wildlife. The area teems with life: deer are frequent and graceful visitors, while foxes and hares slip quietly through the undergrowth. It's truly remarkable how much wildlife seeks sanctuary in this woodland, flourishing in its tranquil and protected setting.

Features

This is a mature hillside orchard, where well-spaced trees create a sense of openness and allow for easy movement across the land. The gentle slope of the hillside leads the eye—and the land itself—down toward a tranquil lake just beyond the boundary, offering stunning views of the water and the surrounding countryside. Whether wandering among the trees or pausing to take in the landscape, the setting offers a deep sense of peace and natural beauty.

Access, tracks and footpaths

The orchard is easily accessed year-round via an excellent stone track, which leads directly from the highway to the property. Along the northern boundary, a public footpath runs parallel to the land, thoughtfully fenced off to ensure privacy and prevent trespass into the orchard itself. This careful balance of accessibility and seclusion enhances both convenience and security.

Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

The orchard offers endless possibilities, whether you envision it as a wildflower meadow with space for occasional camping, a peaceful retreat, or even grazing land for animals. Its natural openness and structure make it wonderfully versatile and adaptive, with the option to add fencing for additional security. The setting is also ideal for beekeeping, providing a rich and undisturbed environment for pollinators. Known as Staggard Wood, the orchard carries a vision—encouraging future owners to plant more nut trees, further enhancing the area's biodiversity and deepening its role as a thriving natural sanctuary.

Local area and history

The Orchard forms part of a larger area of privately owned land, all safeguarded by protective covenants. Much of this land has been thoughtfully planted with valuable walnut trees and was historically known as Orchard Farm.

Orchard Farm, located on Wet Lane in Boxted, Colchester—right on the Suffolk/Essex border—has been under Countryside Stewardship since 1995. This stewardship has preserved a rich mix of natural features, including a walnut orchard, a cobnut plat,

sweet chestnut coppice, and damson terraces nestled within a picturesque valley. The walnut trees, planted in 1935, include notable East Anglian varieties such as Champion of Ixworth, Bardwell, and Stowlangtoft.

The property benefits from its proximity to the village of Boxted, situated on the edge of the Dedham Vale Area of Outstanding Natural Beauty (AONB). Boxted enjoys excellent road connections to both the A12 and A120, while the nearest train station in Colchester offers rail links to London and Norwich.

Designated as an AONB since 1970, Dedham Vale spans approximately 90 square kilometers along both sides of the River Stour, straddling the counties of Suffolk and Essex in southeastern England. The landscape is an open, culturally rich agricultural area that includes the village of Dedham itself. The area is famously associated with the artist John Constable, who grew up in nearby East Bergholt and captured the beauty of Dedham Vale in iconic works such as *The Vale of Dedham* (1828).

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

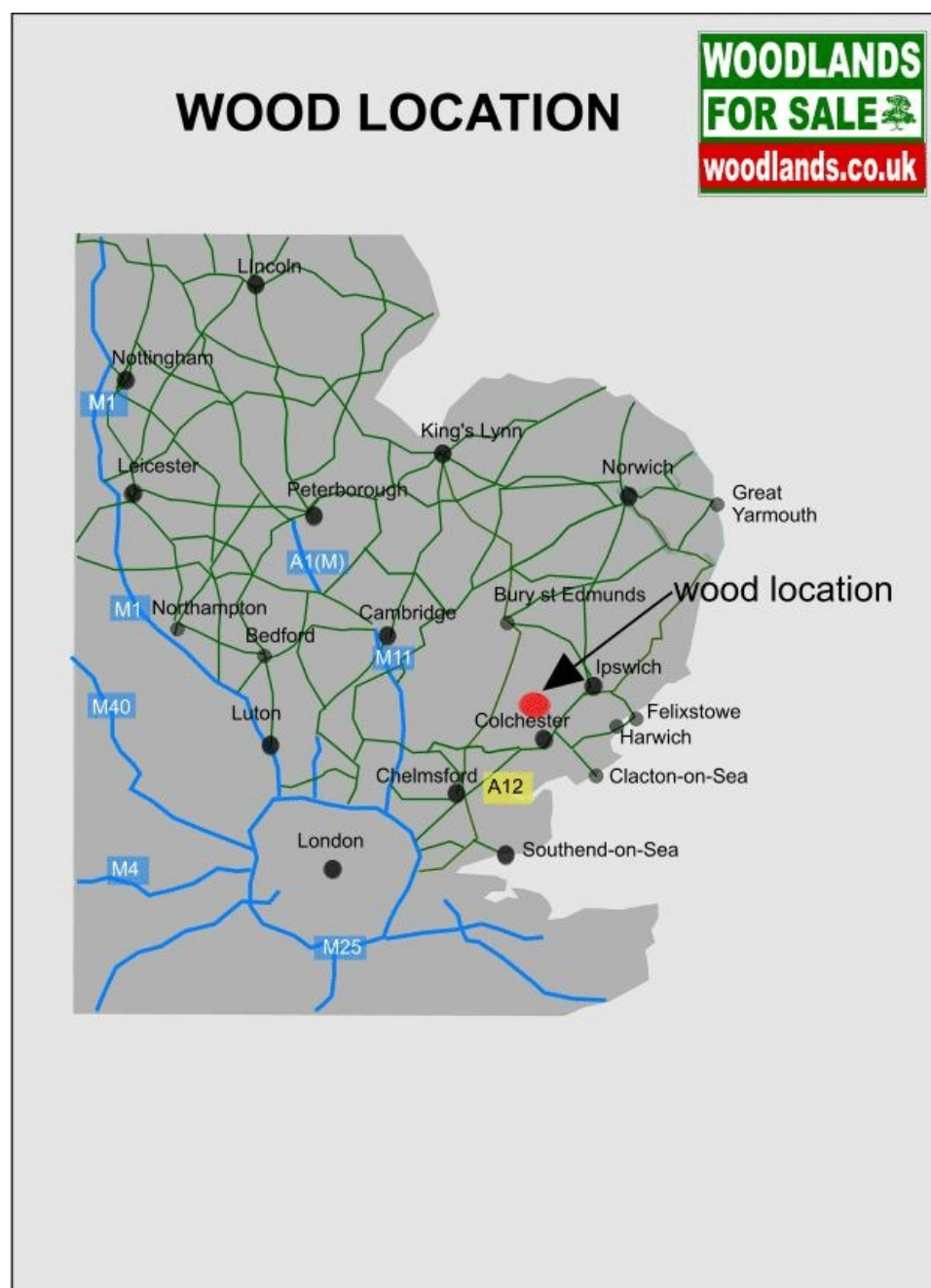
Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- 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 on to 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.
- Follow the stone track down the hill through the gates and up the hill on the other side.
- The track bends left and right and the wood entrance is on your left near the top of the hill.
- The What 3 Words for the wood entrance are recap.task.chambers.
- Whats 3 Words for the main entrance gate at Wet Lane are triads.clashing.shipwreck.
- Nearest postcode CO4 5TN.
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

Boundaries:

The boundaries of the orchard are indicatively marked with royal blue paint on trees and boundary stakes. The southern boundary follows the northern edge of the access track, while the western and eastern boundaries are defined by a line of stakes and blue paint markings on trees running along their entire length. The northern boundary is delineated by the hedgerow on the opposite side of the footpath.

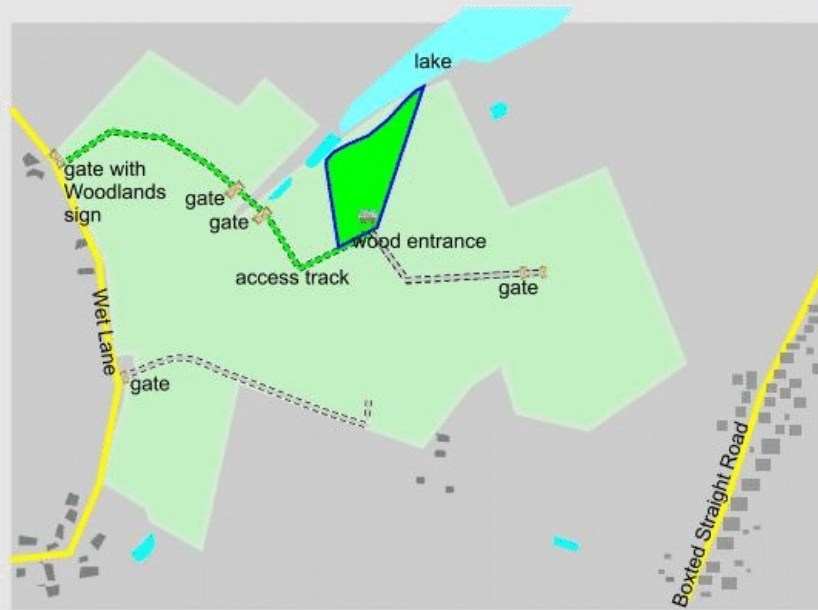


WOOD LOCATION



STAGGARD WOOD

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



Map Legend

The Wood boundary markings



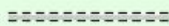
Roads and Public Highways



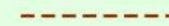
Tracks with rights of way for Staggar Wood



Other private woodland tracks



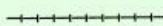
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



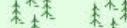
Stone wall



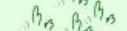
Trees, broadleaves



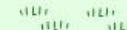
conifers



coppice



Clearings, grasslands

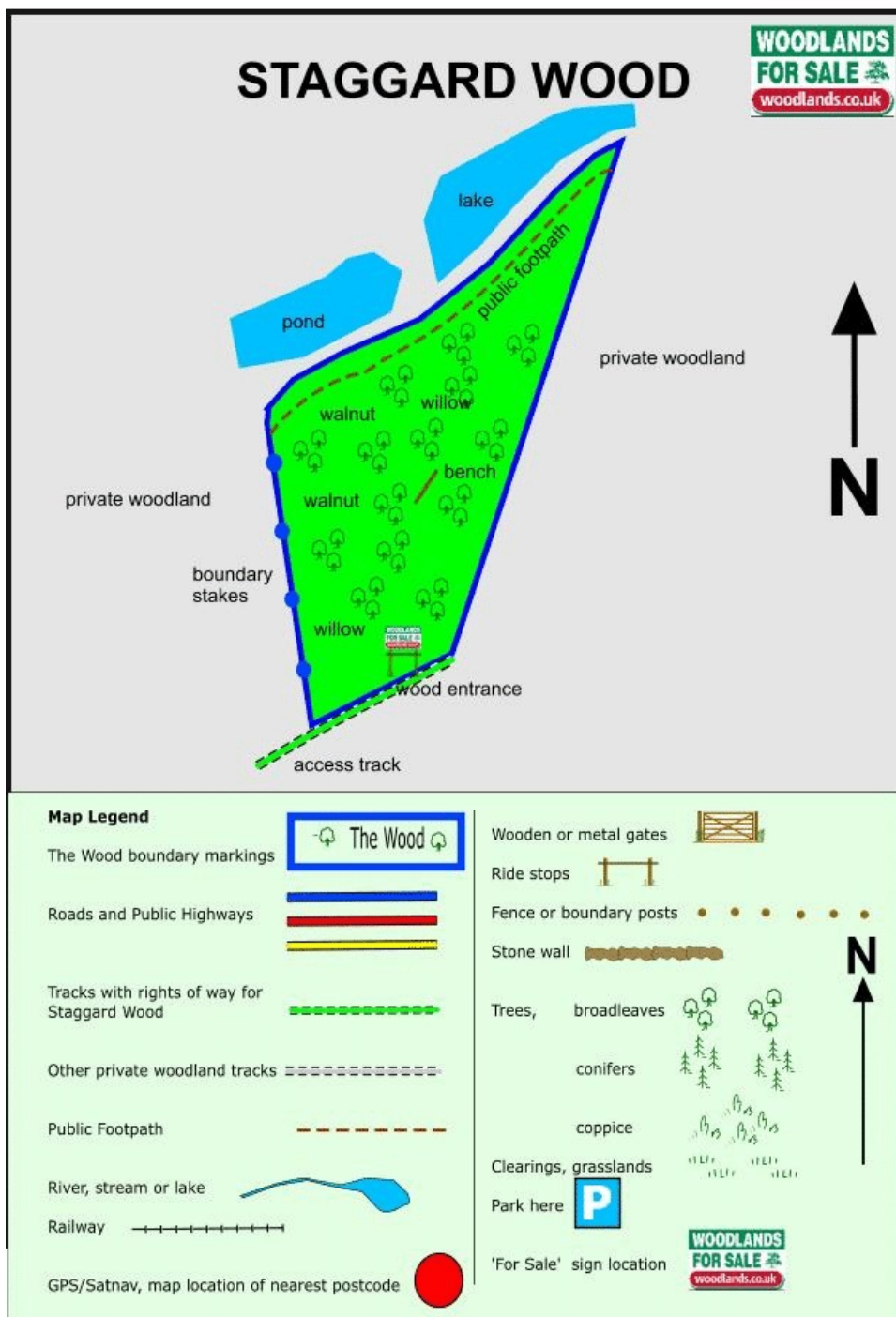


Park here



'For Sale' sign location





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.