



## Stans Wood

### Norfolk

A manageable-sized woodland, Stans Wood offers the opportunity to enjoy and engage in family forestry within an established woodland setting.

#### Details

**Price:** £39,000 Freehold

**Location:** Riddlesworth, Thetford, Norfolk

**Size:** Over 1 ½ acres for sale

**OS Landranger:** OS No 144

**Grid ref:** TL 949 813

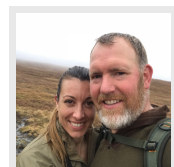
**Nearest post code:** IP22 2TE

#### Local manager

**Chris Wiggins**

07745 196014

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



## Description

Towering pine trees form a striking high canopy, leaving the woodland floor open and accessible during the winter months. In summer, lush bracken carpets the ground, providing privacy and valuable cover for wildlife. Selected areas of bracken can be easily cleared to create ideal spaces for camping or picnics.

Visitors are encouraged to pause and reflect on the thoughtfully placed bench within the woodland. Listen to the gentle rustle of leaves blending with a melodious chorus of birdsong. Moments like these are rare and precious—embrace the peace and serenity that only a woodland setting can offer.

Located less than an hour's drive from Norwich and just a short distance from the towns of Thetford and Bury St Edmunds, the woodland is both tranquil and conveniently accessible.

Protected in perpetuity by our covenants, a new owner can take pride in owning a woodland that will be preserved and allowed to thrive 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

The majority of Stans Wood is dominated by Scots pine trees. At the western end of the woodland stand several impressive mature oaks, alongside a small number of Lawson's cypress. A single, beautiful wild cherry adds seasonal interest, complemented by numerous birch trees scattered throughout the wood.

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## Wildlife

As Stans Wood forms part of a much larger woodland landscape, it holds strong appeal for a wide variety of wildlife. The surrounding woods are known to support populations of deer and hares, while the tree canopy provides nesting and roosting sites for owls, buzzards, and many other bird species.

Those who approach the woodland quietly may be rewarded with sightings of resident muntjac or roe deer, and on occasion a herd of red deer is also known to pass through. Together, these represent three of the six native deer species found in the UK.

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## Features

A gently undulating woodland of mature Scots pine offers numerous ideal spots for setting up camp. The trees are well spaced, allowing easy access throughout the woodland. A thoughtfully positioned bench provides the perfect place to quietly observe deer as they drift through from the neighbouring farmland.

Open farmland borders the northern edge of the woodland, allowing light to penetrate freely so the wood is naturally bathed in light.

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## Access, tracks and footpaths

Access from the main gate is via a newly renovated stone track, suitable for most family vehicles. Once on this track, you quickly leave the hustle and bustle of modern-day life behind, passing through areas of privately owned woodland on the approach to Stans Wood.

Full vehicular rights of way to Stans Wood will be provided. The woodland is entirely private, with no public footpaths.

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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

Stans Wood offers a wonderful opportunity for a new owner to engage in family forestry. Woodland management and learning bushcraft skills provide a rewarding way to step away from modern life, while camping, building wildlife hides, and a wide range of other outdoor activities can be enjoyed within the woodland.

The nearby town of Thetford offers an excellent selection of shops, and several pubs are within easy cycling distance. For those seeking adventure, a popular wild swimming spot can be found just south of the woodland along the Little Ouse River.

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## 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.

Stans Wood is named after the writers much loved sausage dog called Stan, as he is a long skinny dog just like the shape of Stans Wood.

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 Riddleworth became home to 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.

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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.

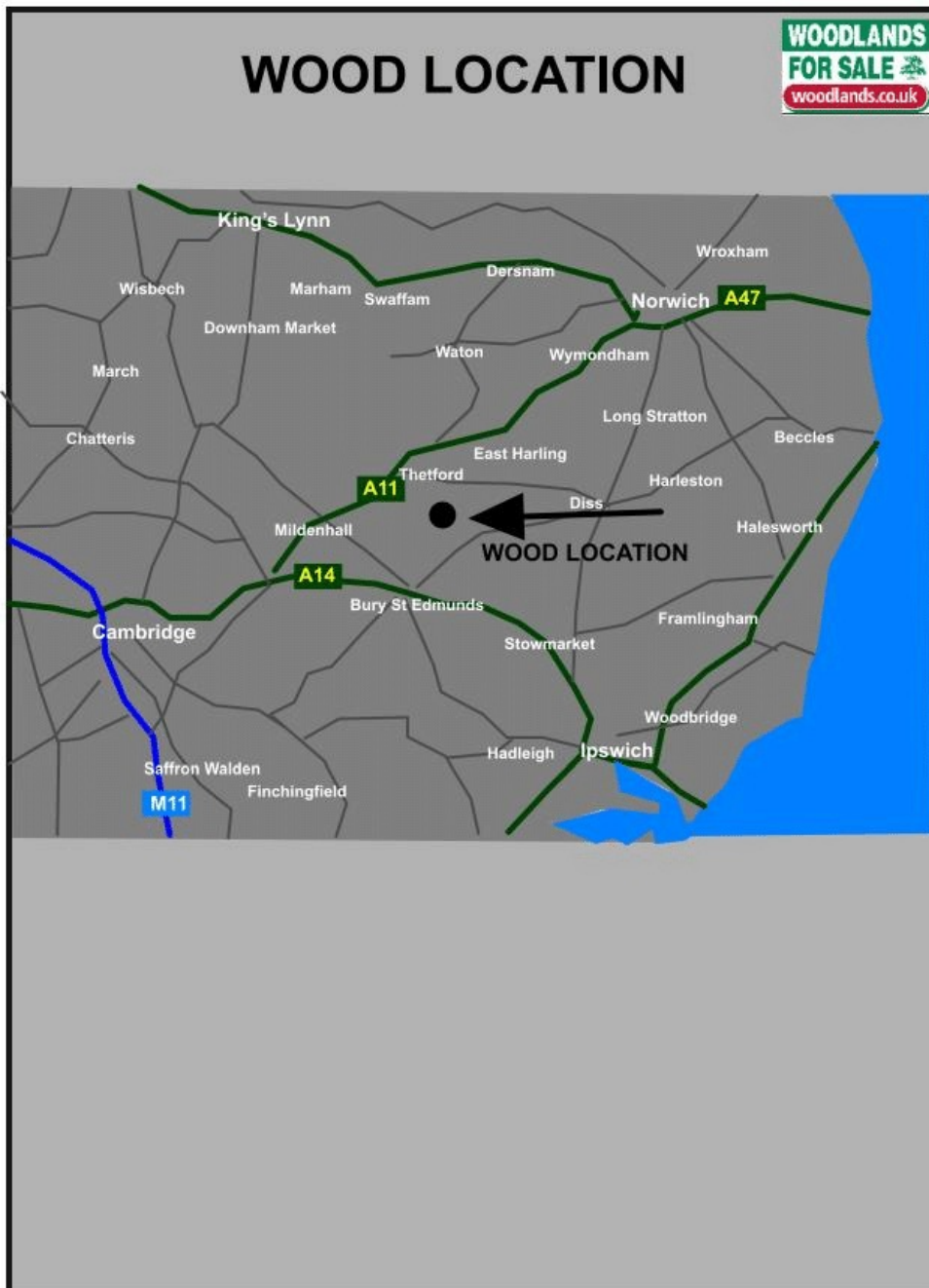
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

## Directions

- Leaving Thetford take the A1066 heading east towards Diss.
- After approximately 4 miles there is a small industrial estate on the left.
- After approx. 500m 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 and after 200 metres turn right into 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 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 the wood entrance will be in front of you.
- The What 3 words for the wood entrance are consented.bungalows.tune
- The What 3 words for the wood metal gate are urgent.tributes.unable.
- OS 1:50,000 Map No.144 Grid Ref TL 954 813 Nearest postcode IP22 2TE

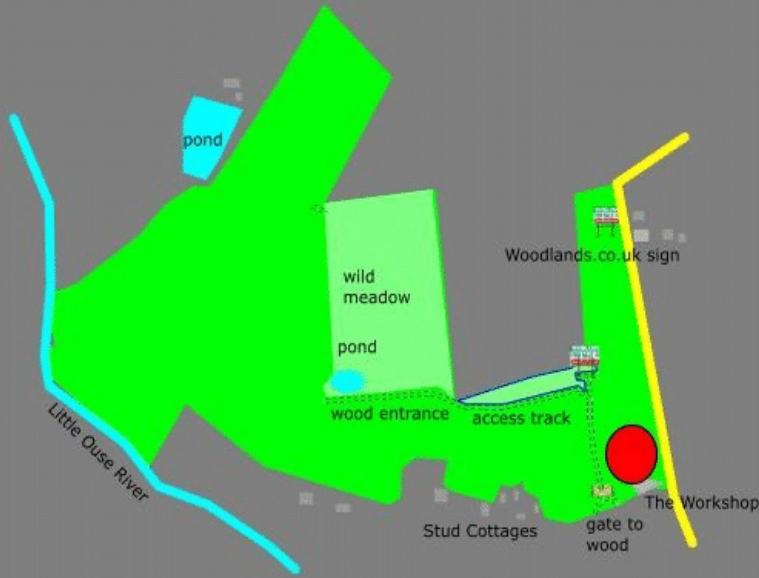
## Boundaries:

All boundaries of Stans Wood are marked with Blue paint on trees and wooden stakes. The southern boundary is the stone track and the northern boundary looks out over fields.



# STANS WOOD

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FOR SALE  
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## Map Legend

The Wood boundary markings



Roads and Public Highways



Tracks with rights of way for Monte Wood



Other private woodland tracks



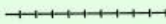
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



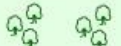
Fence or boundary posts



Stone wall



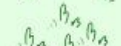
Trees, broadleaves



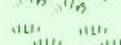
conifers



coppice



Clearings, grasslands



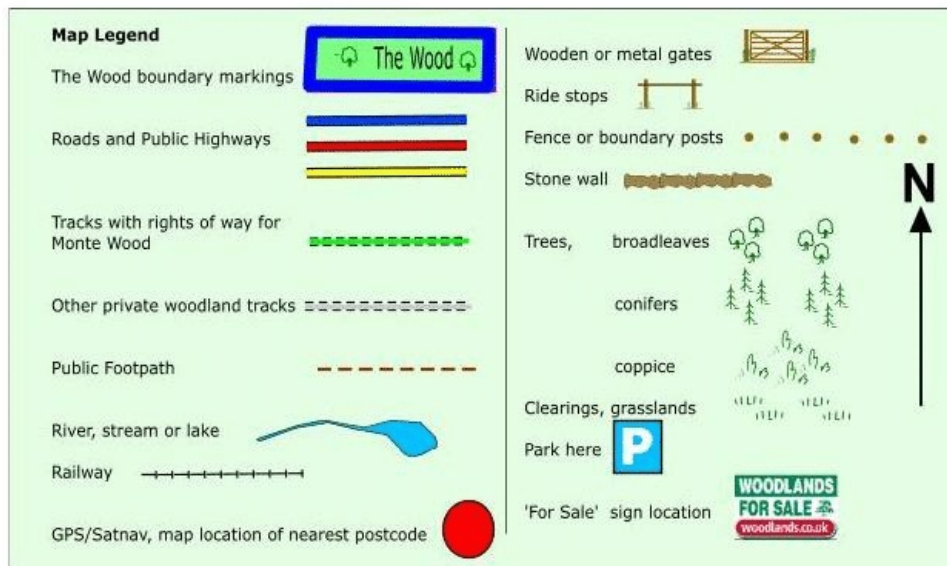
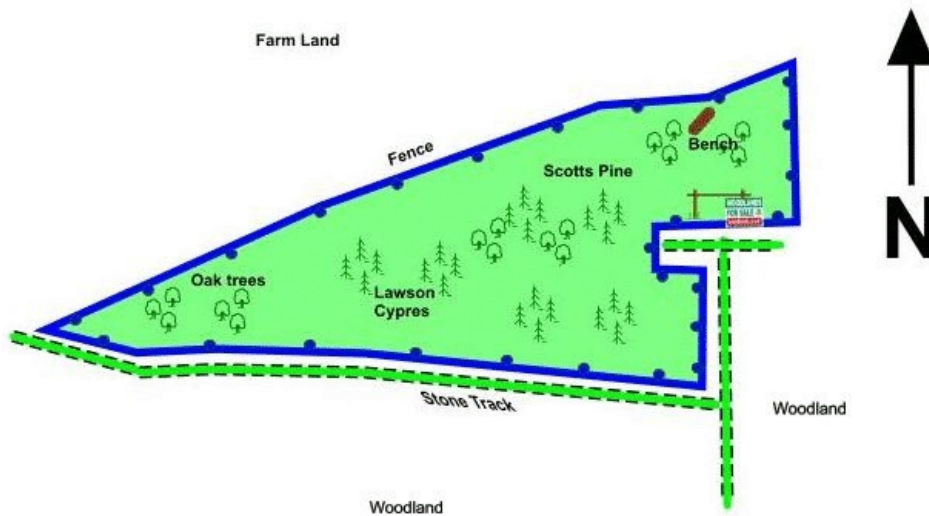
Park here



'For Sale' sign location



# STANS WOOD



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.