



Wojtek Wood

Norfolk

A secluded wild meadow within a woodland setting.

Details

Price: £89,000 Freehold

Location: Riddlesworth, Thetford, Norfolk

Size: 4 $\frac{2}{3}$ acres for sale

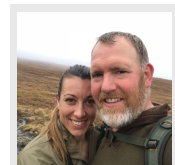
Nearest post code: IP22 2TE

Local manager

Chris Wiggins

07745 196014

chris.wiggins@woodlands.co.uk



Description

The joys of open wild space are hard to express. Although this land has been named Wojtek Wood it is currently more a wild meadow with a parkland feel.

Protected by the surrounding private land this mixed habitat area is a haven for wildlife.

A place to camp and play in the open, to run wild and make dens in the summer bracken. This area is also ideal for anyone looking to offset their carbon footprint by planting trees.

The area around is awash with bluebells in spring adding to the meadows beauty.

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 east boundary is lined with mature oak trees and the south east corner too. The southern half has bracken covering while the northern half has a large area of grass with some gorse.

Wildlife

As Wojtek Wood forms part of a much larger area of woodland it has a greater attraction for wildlife. The larger area of woodland is known to be home to [badgers](#), deer and [hares](#). Whilst the tree canopy provides a home for owls, [buzzards](#) and numerous other birds. If you approach Wojtek Wood carefully you may be rewarded with a sighting of the resident [muntjac deer](#). A herd of red deer are frequent visitors and these along with roe deer enable you encounter three of the six UK deer species if you are both quiet and lucky.

Features

Wojtek Wood is a charming area of woodland situated on level ground, offering an appealing mix of open and wooded character. The land is predominantly sandy in nature, providing free-draining soils throughout.

The southern half of the wood is largely covered with bracken, giving a natural, informal woodland feel, while the northern half is predominantly grassed, creating a more open and accessible area. Scattered gorse bushes add further habitat interest and seasonal colour.

A particular impressive feature of Wojtek Wood is the line of mature oak trees running along the eastern boundary, forming a strong natural border and enhancing both privacy and visual appeal. In addition, there is a distinct area of oak trees located in the south-east corner near the entrance, creating a welcome and established approach to the woodland.

Overall Wojtek Wood is a well-balanced combination of mature trees, open ground and natural vegetation, making it suitable for amenity use, conservation interests, or quiet enjoyment of a peaceful woodland setting.

Access, tracks and footpaths

From the main gate access is gained via a newly renovated stoned track leading through other areas of private woodland. Leaving the hustle and bustle of modern life behind, the track is suitable for most family vehicles. Please note the land comes with full vehicular rights of way.

Wojtek Wood is private with no public footpaths.

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 possibilities for this wild meadow are endless. From camping to forest bathing. Wojtek Wood provides the opportunity for a new owner to engage in family forestry.

Managing a mixed habitat and learning bushcraft skills is a great way to escape modern life. Camping or building wildlife hides and all sorts of other outdoor activities can be done here.

The possibilities for this wild meadow and woodland are endless. From peaceful camping and forest bathing to nature observation, Wojtek Wood provides the opportunity for a new owner to engage in family forestry and reconnect with the outdoors.

Managing a mixed habitat, learning bushcraft skills and spending time immersed in nature offer an ideal escape from modern life.

The woodland lends itself well to low-impact activities such as camping, building wildlife hides, nature study and a wide range of outdoor pursuits, all within a private and tranquil setting.

Local area and history

The wild meadow and surrounding woodland adjacent to Knettishall Heath SSSI, cited for its large area of heath and grassland on calcareous soils. The wild meadows have great wildlife potential with numerous red, roe and muntjac deer residing in them.

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](#).

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.

Wojtek was the name given to a bear that the Polish soldiers saved in Africa. The bear then travelled with them through Europe for the rest of the war.

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.

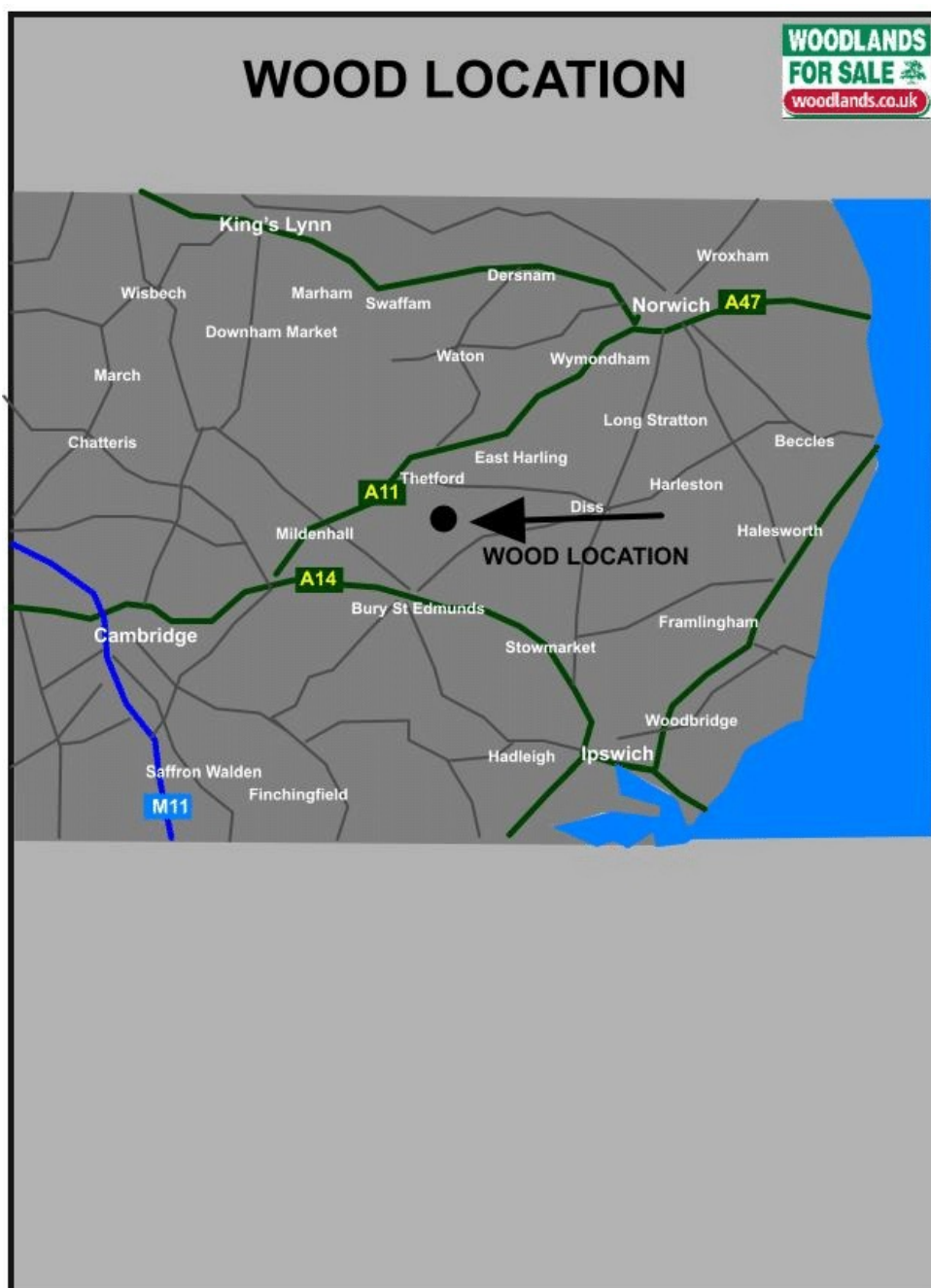
Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

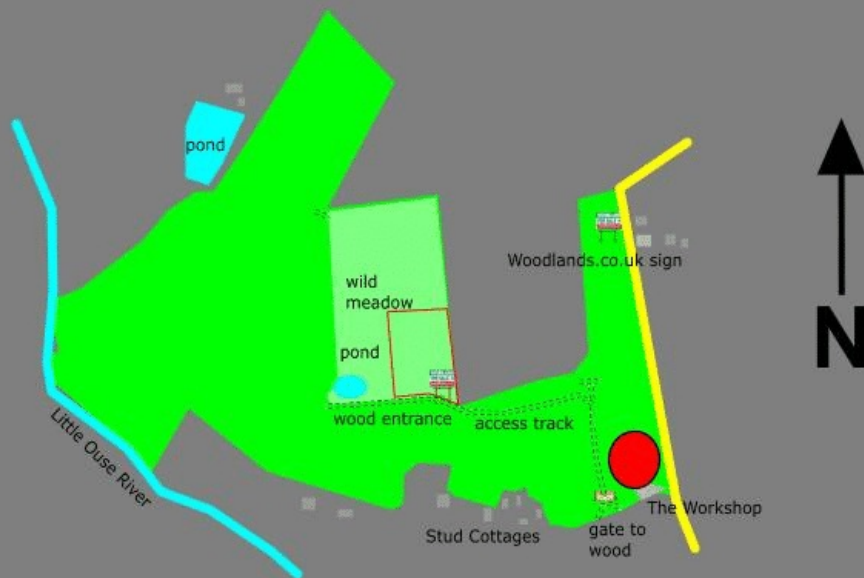
- Leaving Thetford take the A1066 heading east towards Diss.
- After approximately 4 miles there is a small industrial estate on the left.
- After approx. 500 metres take the next turning on the right at a small wooded triangle onto a single track road signed Coney Weston and Knettishall Heath.
- Follow this road for approximately ½ mile.
- You will come to a straight road with woods on both sides and a Woodlands.co.uk for sale 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 turn left and follow the track through the wood, along the edge of a meadow.
- The entrance to Wojtek Wood is on your right.
- The What 3 words for the wood entrance are shook.hubcaps.blogging
- The What 3 words for the main parking area are urgent.tributes.unable.
- Nearest postcode IP22 2TE
- Please note this is a long walk, the new owner will have full vehicular rights to the woodland.

Boundaries:

The south boundary is marked by a stone track. West and north boundary are marked with red painted stakes. The East boundary is marked by large mature oak trees.



WOJTEK WOOD



Map Legend

The Wood boundary markings



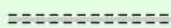
Roads and Public Highways



Tracks with rights of way for Monte Wood



Other private woodland tracks



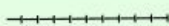
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



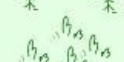
Trees, broadleaves



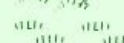
conifers



coppice



Clearings, grasslands



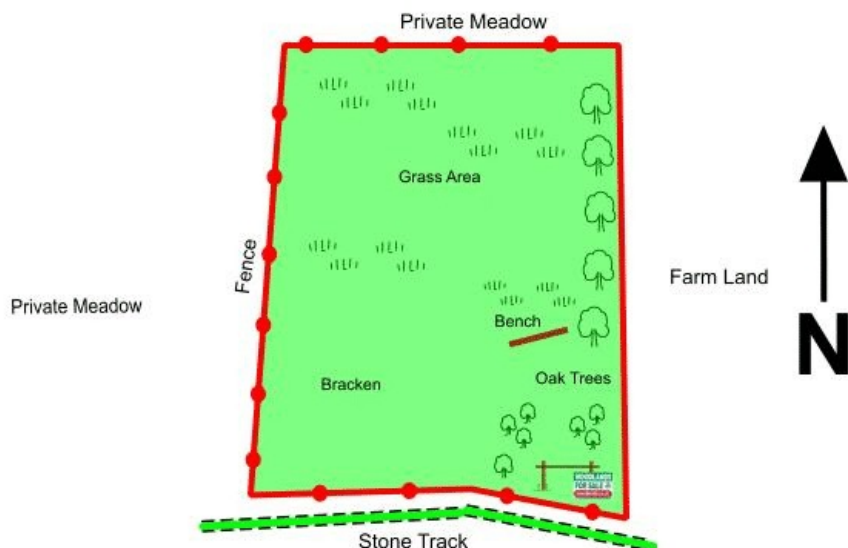
Park here



'For Sale' sign location



WOJTEK WOOD



Map Legend

The Wood boundary markings



Roads and Public Highways



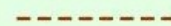
Tracks with rights of way for Wojtek Wood



Other private woodland tracks



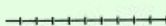
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



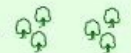
Fence or boundary posts



Stone wall



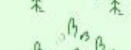
Trees, broadleaves



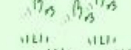
conifers



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.