



## Maplestead Wood, Gosfield, Essex

**2.72 acres, £55,000 (freehold)**

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**Woods4Sale**

**Nearest postcode:** CO9 1RT **OS Map No:** 167 TL 780 281 **what3words:** Roadside Entrance ///competent.buzzards.sideburns



***A wonderful mix of oak, beech and birch with ample scope for both family recreation and a keen woodland hobbyist, two miles north of Braintree.***

Forming part of a larger woodland, Maplestead Wood is located on the periphery of Gosfield village in rural Essex, with both Colchester and Chelmsford within easy reach. Access is via locked gates and along a track.

Established on level loamy clay soils near the southwest of the wider wood, piercing evening sunshine filters through the trees on clear evenings. Designated as a Plantation on Ancient Woodland Site (PAWS), the mature canopy principally consists of lofty oak, along with beech and birch. The oak and beech are around 70 to 80 years old and were recently subject to a gentle thinning with the aim of allowing the more favourable stems to progress and develop for the benefit of future generations.

Sporadic cherry, hornbeam, sycamore, poplar and lime – especially on the northwestern boundary – add to the species mix. There is a particularly fine specimen of lime near the northeast boundary. The occasional holly and hazel coppice occupy the shrub layer. Ground flora includes primrose, bracken, dog's mercury and fruity bramble.

Looking after the oak and beech with a simple management plan could be an interesting project for a new custodian. If the trees are carefully managed to a desired size, there is the potential that the future timber from the oak might be suitable for furniture production. Clearings throughout the woodland used for the recent forestry operation, allow access to most areas. These could also serve as camping spots for overnight adventures.

Mammals spotted here include roe, muntjac and fallow deer, hare, wood mouse, squirrel and fox. Feathered residents include owls, jay, blackbirds, green woodpeckers, lesser redpoll and many acoustic songbirds. Congenial robins come to say hello when our Forester visits.

#### **Our Forester's Thoughts**

##### **Sam says...**

*"I would hoist a parachute between some trees, creating a sheltered area to hone my bushcraft skills, as well as using this spot for camping with the family. The residual brash from the recent thinning in the racks has been used to protect the soils here during the process but will now offer habitat for important insect life below; I would leave this in situ to decay into the ground but gather the larger diameter wood for domestic fuel." "*

***Please remember some management operations require approval and/or a licence.***

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### Directions

- From Braintree, head north along Broad Road, following signs for All Other Routes and the A131.
- After approximately 1.5 miles, take the first exit at the roundabout, following signs for Sudbury, Halstead and Haverhill.
- Continue along the A131 through the hamlet of High Garrett, passing The Hare and Hounds pub on the right.
- A further 540 metres beyond the pub, take the fork left at the traffic lights, following the sign for Haverhill, along the A1017 leaving High Garrett.
- After 0.6 miles, you will arrive at the entrance to the woodland on the left, indicated by a pair of wooden gates set back with post and rail fencing, and our Woods4Sale sign (point **A** on the plan below). If you pass the 40mph sign for Gosfield village, you have gone too far.
- Please park in a safe, suitable place, not obstructing the gates.
- Climb over the gates (sorry, we do not provide keys for viewings) and continue along the track, bearing left shortly after, keeping the timber stack and woodland shed on your right (point **B**).
- Continue along the main track through the woodland following occasional white arrows on trees.
- After roughly 500 metres, you will pass a relatively open glade on the right (point **C**) but stay on the track and continue back under the cover of the woodland, following the white arrows.
- After roughly 530 metres (from the glade), you will arrive at the southeastern corner of Maplestead Wood (point **D**), indicated by blue and green paint on a wooden post.

**You are welcome to view this woodland at any time during daylight hours.**

**We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.**

### Rights of Way

- *There is a right of way granted for all times and for all purposes over the route **ABCD**.*
- *A right of way is reserved over the route **DE** for the benefit of the woodland beyond, and over the route **DF** for the adjacent northeastern woodland.*
- *There are no public rights of way within this woodland.*

*A maintenance clause covers all the shared rights of way with liability according to use.*



### Boundaries

- The southeastern boundary **DE** is the southeastern bank of the track ditch, indicated by blue paint on occasional wooden posts and trees that maybe offset by a short distance.
- The southwestern boundary is indicated by yellow paint on occasional wooden posts and trees.
- The northwestern boundary is the top of an earth bank with the ditch and farmland beyond.
- The northeastern boundary, for the most part, follows the northeastern edge of a woodland ride, indicated by green paint on occasional wooden posts and trees that may be offset by a short distance.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Fencing Liabilities

There are no known fencing obligations.

### Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

### Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

### Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- iii. unreasonably damage the said tracks
- iv. park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### How To Buy

*This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



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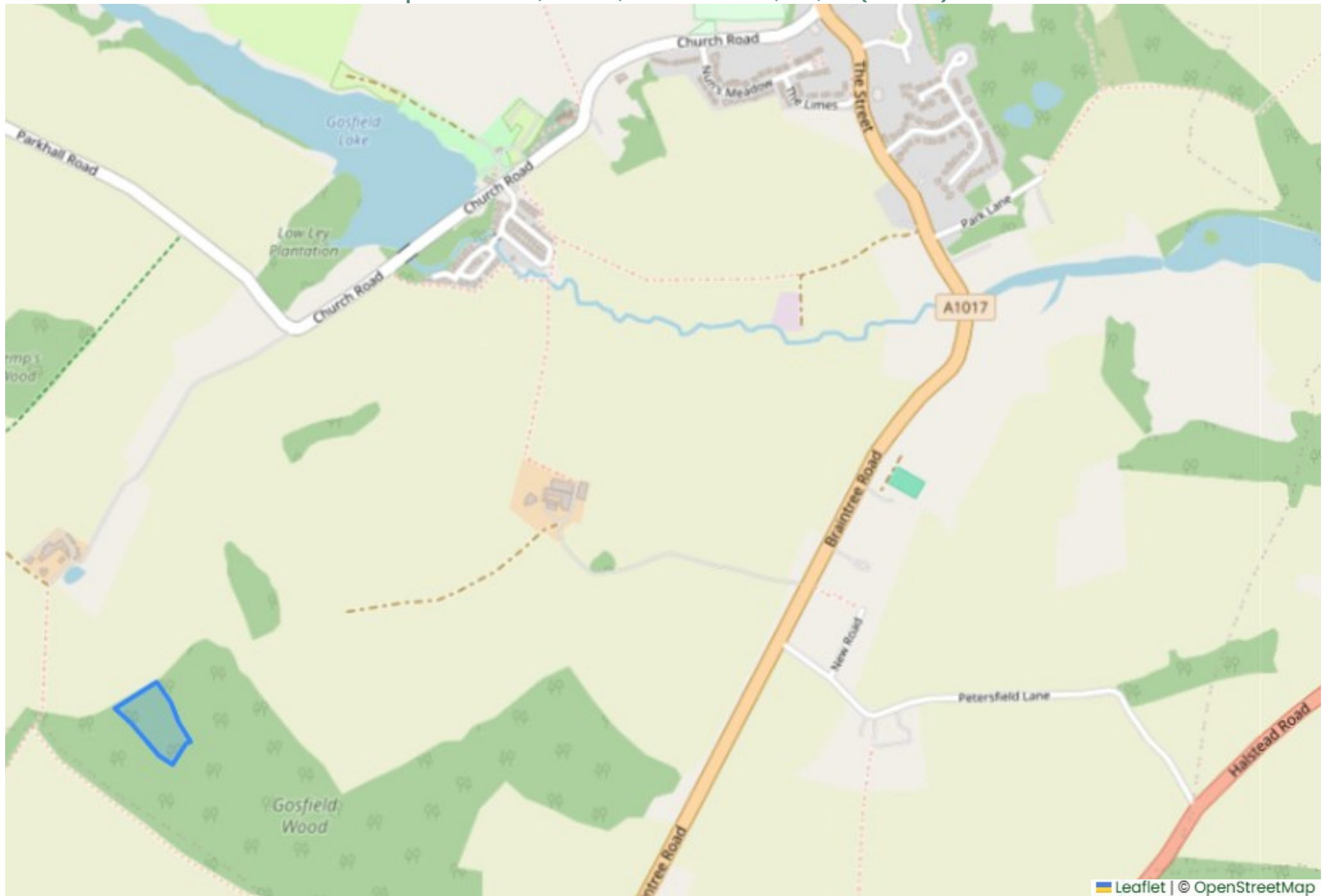
**Disclaimer**

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

**Note**

*Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.*

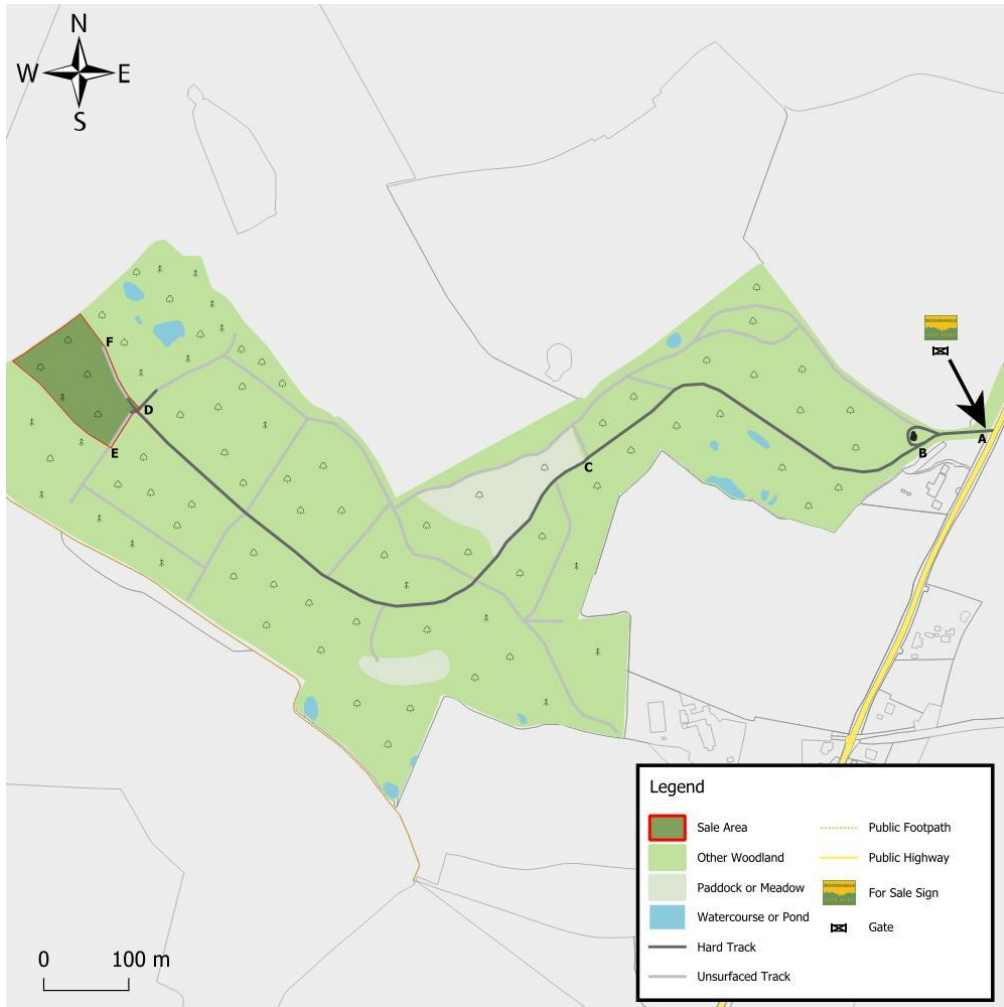
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