



Holy Cross Wood, Broxbourne, Hertfordshire

10.5 acres, £300,000 (freehold)



Woods4Sale

Nearest postcode: EN10 7QB **OS Map No:** 166 TL 344 059 **what3words:** Entrance: [///maple.tiger.magma](https://www.what3words.com/?q=maple.tiger.magma)



Part of a former estate garden, this woodland retreat is a unique property that offers considerable conservation and amenity opportunities.

Formerly part of the wider gardens of Wormleybury House, and dating back to the 1770s, Holy Cross is a unique woodland, providing a charming mix of garden and amenity woodland, spread along sweeping linear, streamside walks.

The canopy is made up of hornbeam, oak, ash, yew and sycamore, with some incredible veteran trees towering overhead. The shrub layer is predominantly rhododendron, cherry laurel, with hazel, willow and alder in the wetter areas. The forest floor is awash with wood anemone and wild garlic in the spring.

Being an interface between garden and woodland, Holy Cross Wood provides wonderfully rich overlapping habitats including ponds, riparian, wet woodland

as well as a series of glades and rides within the woods – all promoting a healthy diversity of wildlife.

Within the woodland there are a couple of useful outbuildings which provide storage for tools and a nice place to shelter and enjoy the serenity of this tranquil landscape. At the far end there is a pond/wetland area which could be restored to create a stunning feature. There are no public rights of way across the property, making it extremely private.

Holy Cross Wood is mostly flat, with easy access off the adjacent council road through a gateway, into a small unsurfaced area large enough to park a couple of vehicles. Situated just north of the M25 and close to the A10, this woodland is very well connected and in close proximity to north London, making it a very desirable location.

Our Forester's Thoughts

Harry says...

"I would lean into the garden and amenity opportunities this woodland presents. I am imagining having lots of places to sit alongside the stream, with more in the open areas where the dappled sunlight hits the woodland floor."

Some light restoration work to the pond area would have a huge impact and be sure to attract a wide variety of wildlife, as well as being a wonderful place to sit out on a summer evening and indeed all year round to observe the comings and goings of the woodland inhabitants."

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

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Directions

- Leaving Broxbourne, head south on High Road Broxbourne A1170
- Continue for 0.7 miles
- At Wormley, turn right onto Church Lane
- After 0.5 miles take the first left onto unnamed road
- Continue for 0.5 miles and bear left onto Holly Cross Hill
- Please park off the road in front of the wooden gates, and climb over the gate.
- You are now in the western corner of Holy Cross Wood

Rights of Way

There are no public rights of way in the woodland



Boundaries

The boundaries are indicated on all sides by a post and wire fence, with the agricultural land beyond.

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.

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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

Third party Rights

There is a right for a neighbouring landowner to water their cattle and sheep at the stream between **X** and **Y** on the plan.

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



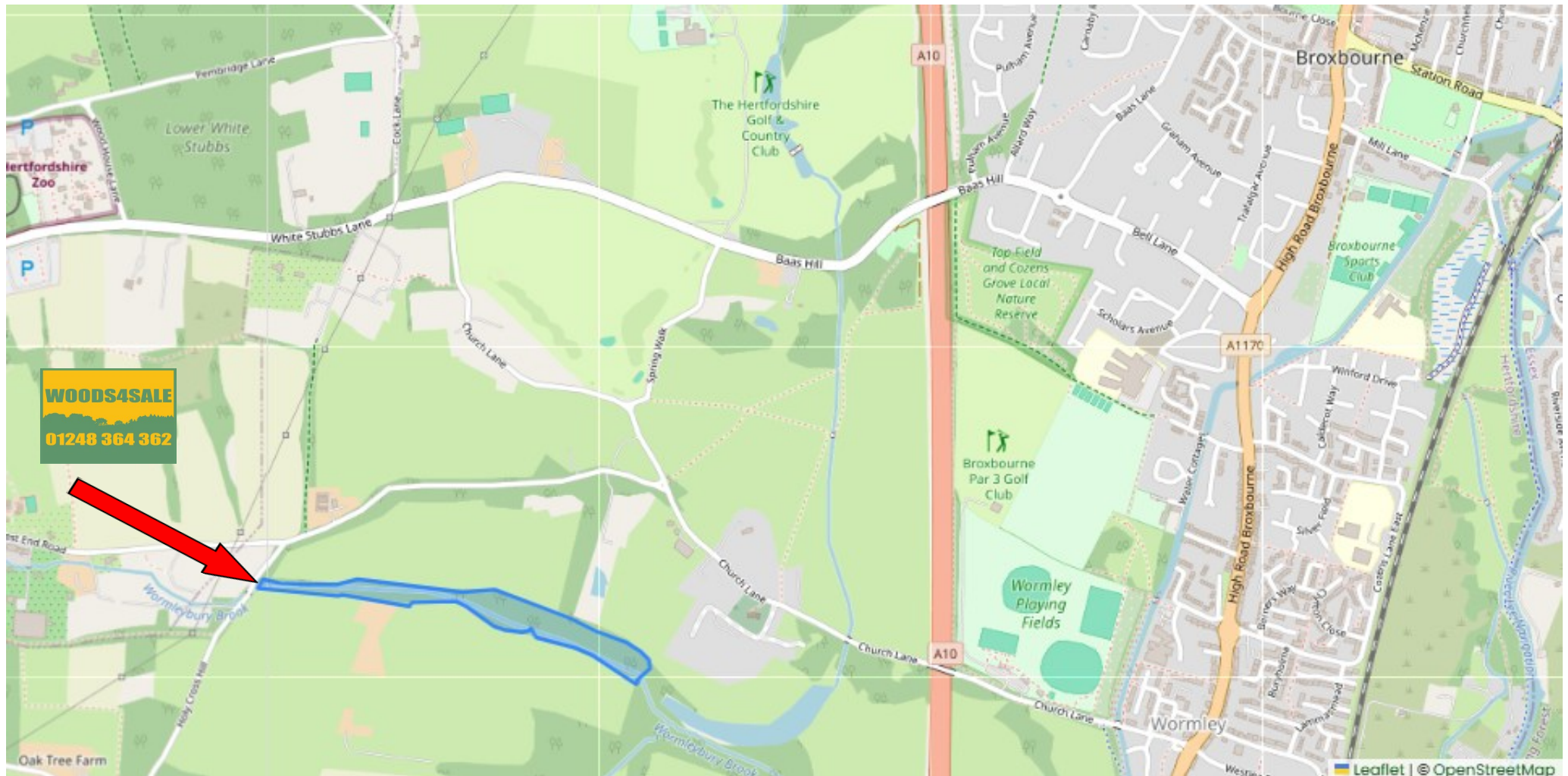
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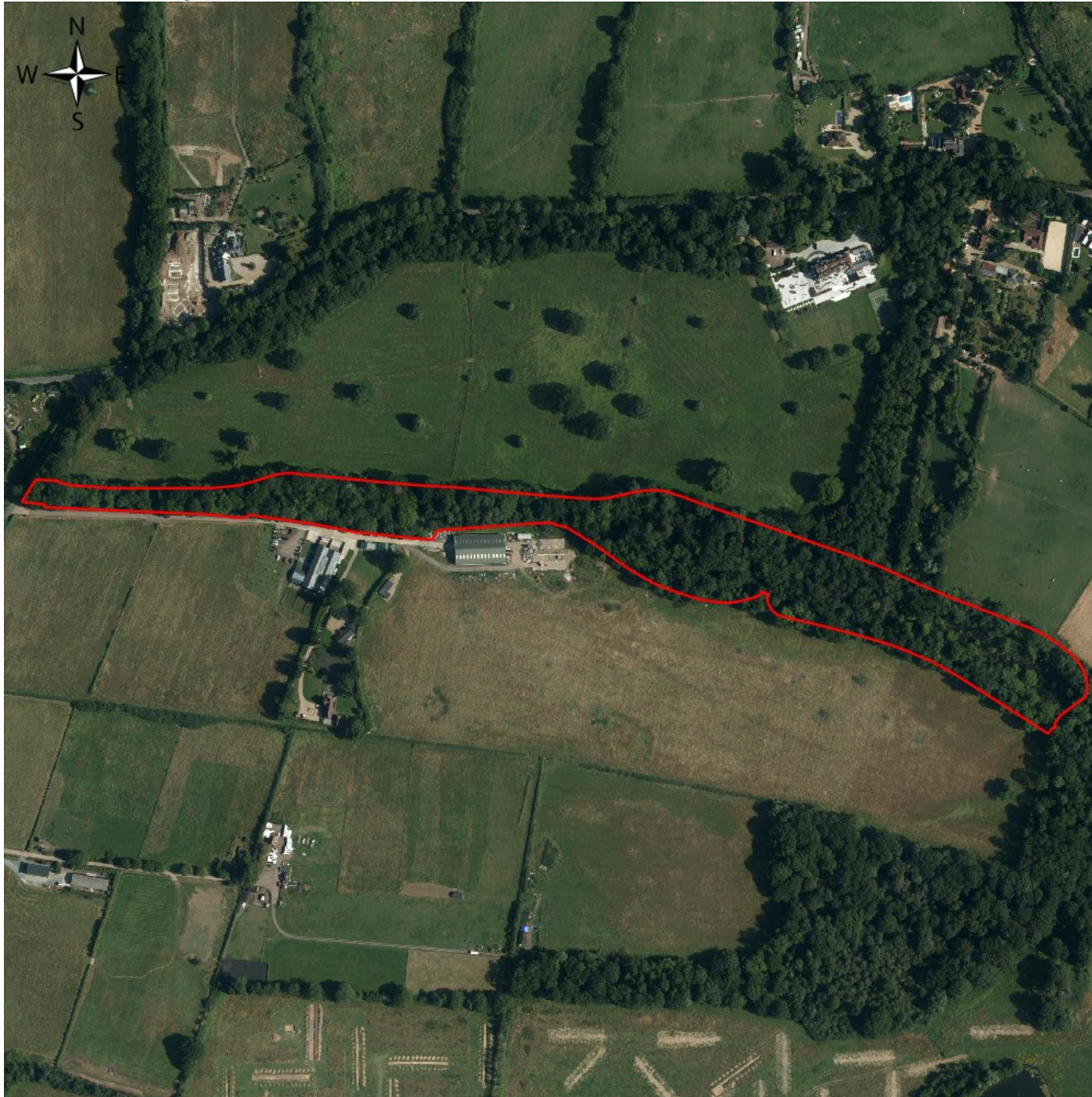
Disclaimer

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.

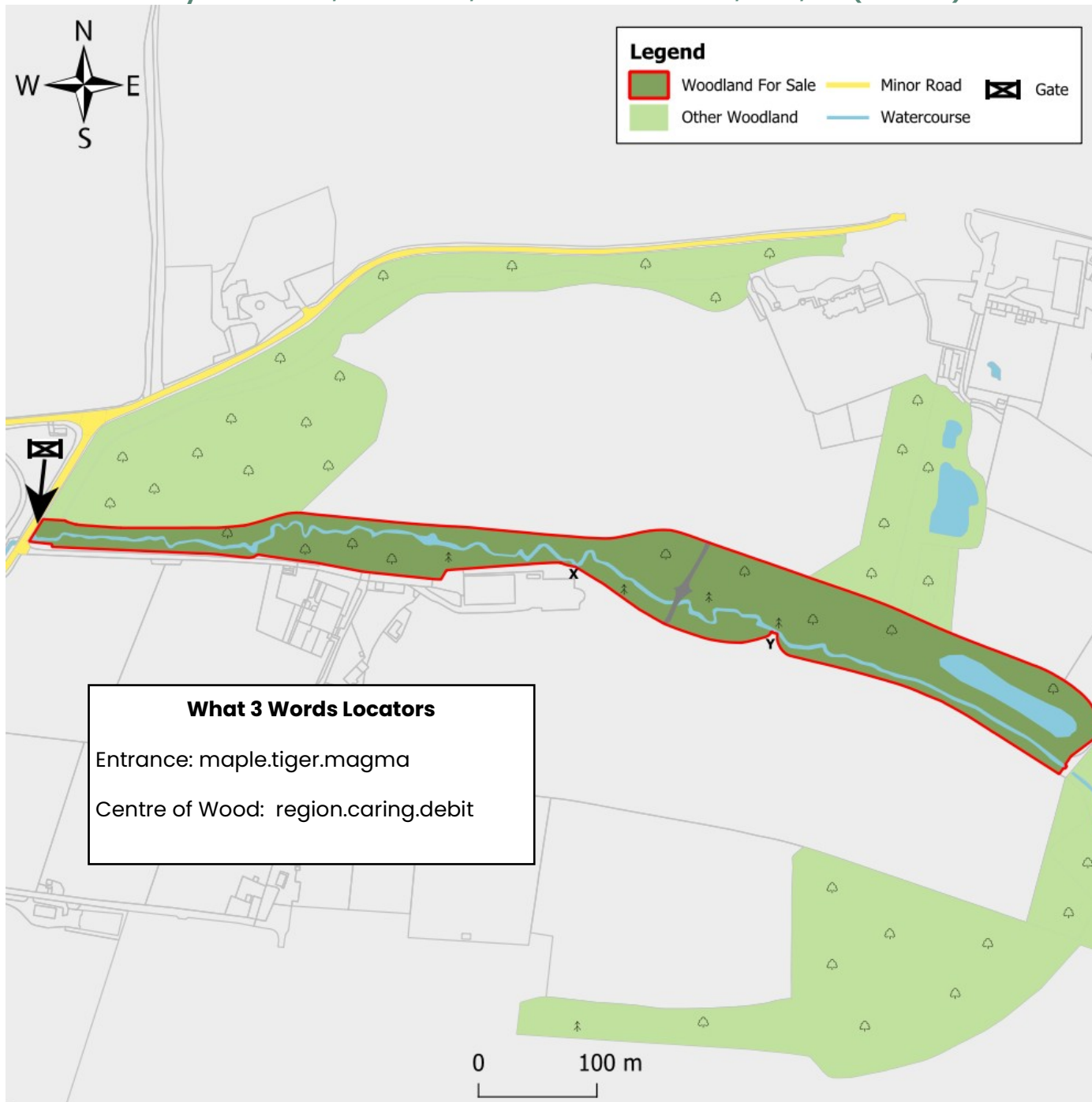
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