



Offers In the Region of £20,000

DESCRIPTION

This offers the opportunity to acquire a parcel of ancient woodland to the north-west of Gunton, Suffolk. The woodland has several Tree Protection Orders (TPOs) in place and was once part of a much larger woodland which belonged to the Gunton Estate in the Middle Ages. Records show that the area has been in native woodland for the last 600 years. As part of the woodland there are also two good size ponds as well two smaller ponds which are found in the middle and edge of the woodland. It has direct road access and is currently open to the public all year round.

LOCATION

The woodland is located directly off Foxburrow Hill (A47), north-west of the village of Gunton, Suffolk.



DIRECTIONS

From the coastal town of Lowestoft head north along the A47 towards the village of Gunton. As you head through Gunton the parcel of woodland is on the right-hand side just before the Tesco roundabout. Access to the land is through a pedestrian gate directly off Foxburrow Hill (A47). There is currently also access from the residential area at the back of the woodland, albeit being over a wooden bridge.

ENVIRONMENTAL STEWARDSHIP

The land has not been entered into any scheme.

NITRATE VULNERABLE ZONES

The land is within the Nitrate Vulnerable Zone for England and Wales.

ENVIRONMENTAL AUDIT

No audit has been undertaken in respect of the Environmental Protection Act 1990.

SERVICES

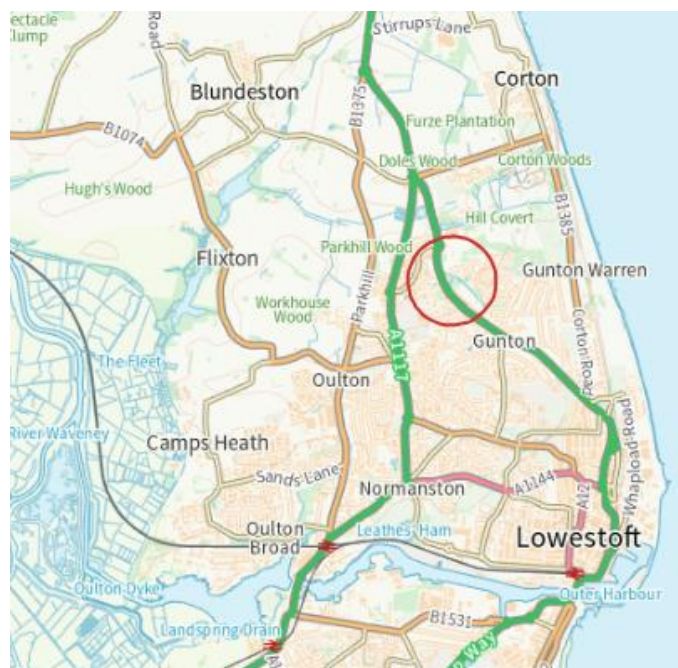
None.

TENURE

Freehold



2.09HA (5.17 ACRES) ANCIENT WOODLAND AT GUNTON, SUFFOLK, NR32 4AA



LOCAL AUTHORITY

Suffolk County Council:

Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
Tel: 0345 606 6067

SOLICITORS

Anita Bushell, Nicholsons Solicitors,
23 Alexandra Road, Lowestoft, Suffolk NR32 1PP
01603 558 714/ abushell@nicholsonslaw.com

VIEWINGS

Direct on-site during daylight hours with a copy of these sales particulars in hand.

