



FREEHOLD FOR SALE BY PRIVATE TREATY

8.00 Acres (3.24 Hectares)

MILL WOOD

Burnham Market, Norfolk

Offers Around £80,000 are invited for this property

OS Grid Ref: TF825426 Lat/Long: 52.950062,0.717548 Nearest Post Code: PE31 8DP
what3words: freezing.orchestra.trudges

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

For further information contact Mike Tustin or Jack Clegg

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IMPORTANT NOTICE

Tustins Group 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 Tustins Group 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 Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared September 2026.

LOCATION

Mill Wood is located just outside of the village of Burnham Market, often referred to as "Chelsea-on-Sea". Wells-next-the-Sea is 7 miles to the east, King's Lynn 22 miles south-west and Norwich 30 miles to the south. All distances are approximate.

DESCRIPTION

Extending to 8 acres in total, Mill Wood offers a peaceful and secluded setting within the Norfolk Coast National Landscape. With a diverse mix of broadleaved species, this is an attractive small woodland offering bags of interest for a would-be purchaser, all within easy walking distance of Burnham Market.

Comprising a combination of established mature trees and areas of younger natural regeneration, stocking includes beech, oak, lime, sweet chestnut, cherry, ash and birch, among others, creating a varied canopy. The mature beech is particularly impressive.

With its established character and natural beauty, the woodland presents an appealing opportunity for those seeking a private woodland holding. It could suit a range of interests, from conservation and recreation to longer term woodland stewardship.

The Scolt Head and Holkham National Nature Reserves are located just north of the wood.



SPORTING AND MINERAL RIGHTS

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

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Mill Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk





Mill Wood

Location TF 825 426
 Scale 1:4,000 @ A4
 Drawing No. ZAA29368-01
 Date 11.09.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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Mill Wood

Location TF 825 426

Scale 1:50,000 @ A4

Drawing No. ZAA29368-02

Date 11.09.26



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