

Court Hill [Edit this wood](#)

Court Hill presents a captivating blend of expansive meadow, majestic veteran oak trees, and seasonal ponds. Upon entering through the private gate, a picturesque meadow unfolds, bordered by towering oak trees. The land is flat for the most part but has some variation in height in places giving the site an interesting composition.

A Tree Preservation Order (TPO) safeguards the oak trees at Court Hill, along with other notable species such as impressive birch, occasional beech, Scots pine, and chestnut. The lower levels hazel, elder, hawthorn, and blackthorn can be found bordering the large seasonal ponds and hedgerows.

The current owner has invested considerable effort in clearing bracken, transforming the meadow into an ideal space for grazing or camping with family and friends in the summer months. Additionally, three practical storage sheds are already in place.

Planting of gorse and broom has been carried out in places to encourage biodiversity and provide nesting habitats for birdlife. Other species noted include, sorrel, marsh thistle, stitchwort and bluebells. There is lots of potential here for those considering a rewilding or tree-planting project.

Court Hill is conveniently located in the village of Frettenham, a short drive from The Broads and the coast, making it an ideal destination for those seeking a harmonious blend of nature and proximity to coastal and water attractions.

The District Council is Broadland and the County Council is Norfolk

Boundaries: The boundary is fenced on all sides. West and east the boundary follows Buxton Road and Pound Hill. To the north, the site borders Court Hill and neighbouring property.

Access: There is excellent vehicle access all year round via a private locked gate.

[Click HERE](#) to see free OS maps.

Details for this wood

Guide price: £115,000 - Freehold
Size: Over 6 acres

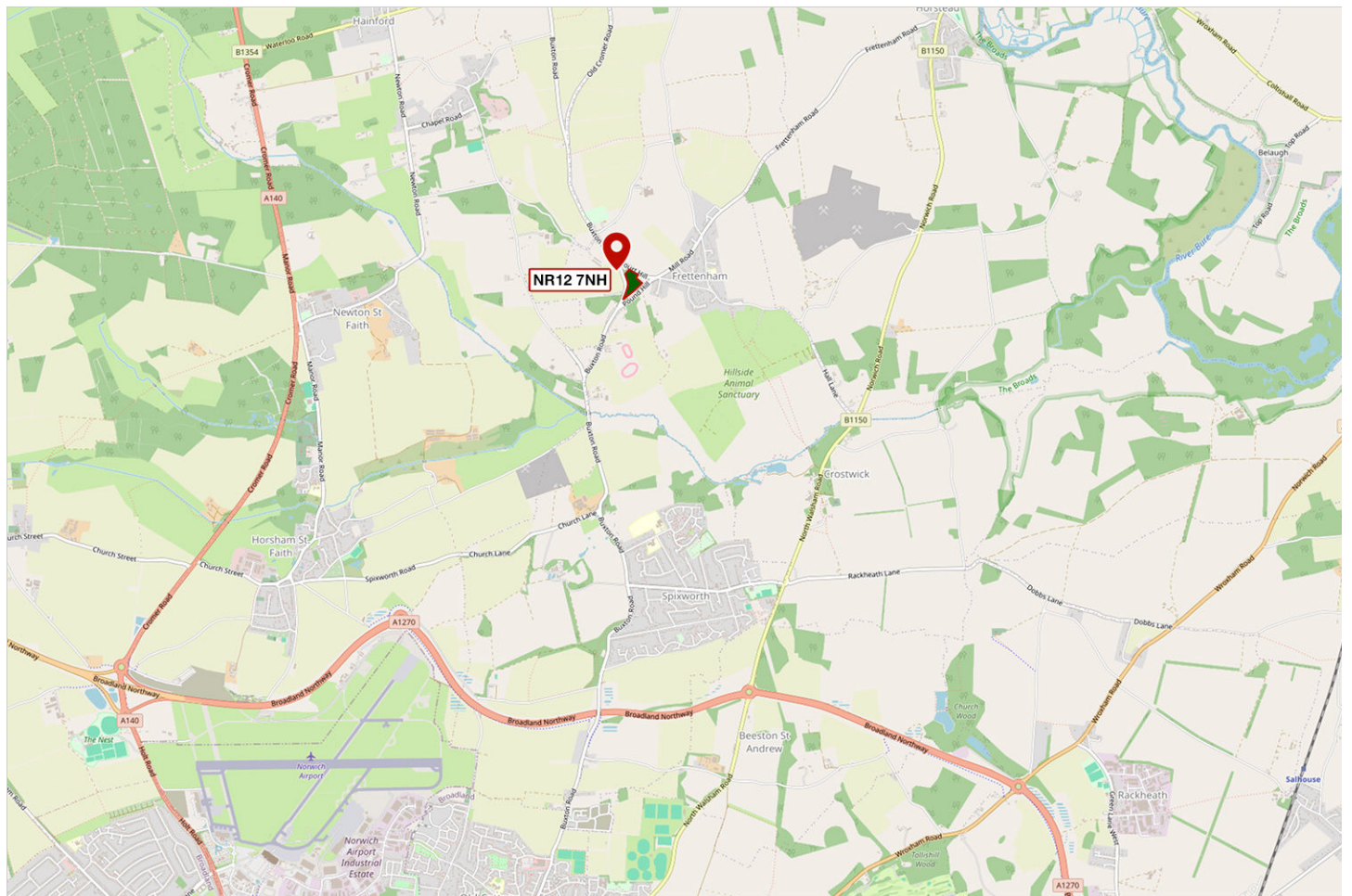
Location: Frettenham, Norwich
OS Landranger: OS No 133
Grid ref: TG 24212 17410
Nearest post code: NR12 7NH

Contact: Ben Williamson
Phone: 07958 213 914
Email: ben@forests.co.uk

Viewing: You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and ensure that you have a copy of these sales details with you. Many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

Maps: OS OpenData © Crown copyright and database rights 2024 & [OpenStreetMap](#)

Our Maps





Directions

Court Hill, Frettenham, Norwich

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your own postcode.

- For viewing purposes, park near the main entrance on Court Hill, as marked on the map.
- Climb over the gate or pass through the boundary to access the site.

2. **For Satnav:** the nearest postcode is **NR12 7NH** as shown by the marker on the maps. The main coordinates for access are: **52.708765, 1.318073. W3W: <///cricket.arrival.carpentry>**

Please note: the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.