



Goat House Wood offers a rare chance to own a distinctive parcel of woodland in the village of Hazeleigh.

Around 15–20 years ago the site was almost entirely clear felled, though a number of striking oaks have been left standing. In the years since, the woodland has been carefully nurtured back to life, developing into a flourishing mixed woodland rich in species diversity. The whole site now benefits from a blanket TPO, safeguarding its future.

A private main entrance leads onto a path currently sized for a ride-on mower, though there's clear scope to widen it for vehicle access further into the wood. From here, mown grass rides wind through the site, opening out into a series of glades and camp areas, ideal for woodland activities.

Oak trees of varying ages form the backbone of the woodland, alongside white willow, goat willow, hawthorn and blackthorn. Birch, black alder, cherry, ash, field maple and hornbeam appear at different stages of growth throughout, including along the borders of the winding paths. Tucked into the northeast corner is a seasonal pond, and a secure storage container – included in the sale – offers handy shelter when the weather turns.

Flat throughout, the wood is both private and peaceful, with westerly views opening onto the surrounding countryside. Grasses and wildflowers underfoot lend an idyllic, natural feel to the whole site. It's an ideal entry point for anyone new to woodland management, needing little upkeep beyond keeping the rides and paths mown. Watching the woodland mature and change character over the years ahead promises to be a genuine pleasure.

Locally, a pub, café and bakery are all within easy walking distance, while Maldon and Chelmsford are a short drive away, and London can be reached in just over an hour.

Ward is Wickham Bishops and Woodham and the County Council is Essex.

Boundaries: The boundary is fenced S, W and N. W borders open fields, N and S border private land. E is open and follows Burnham Road.

Access: There is excellent access via a private locked gate. With some simple clearing vehicle access would be possible within the woodland itself. There is a large clearing just within the woodland that could be used for turning and parking.

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

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 2026 & [OpenStreetMap](#)

Details for this wood

Guide price: £72,000 - Freehold

Size: 3.5 acres

Location: Hazeleigh, Chelmsford

OS Landranger: No.168

Grid ref: TL 82045 03840

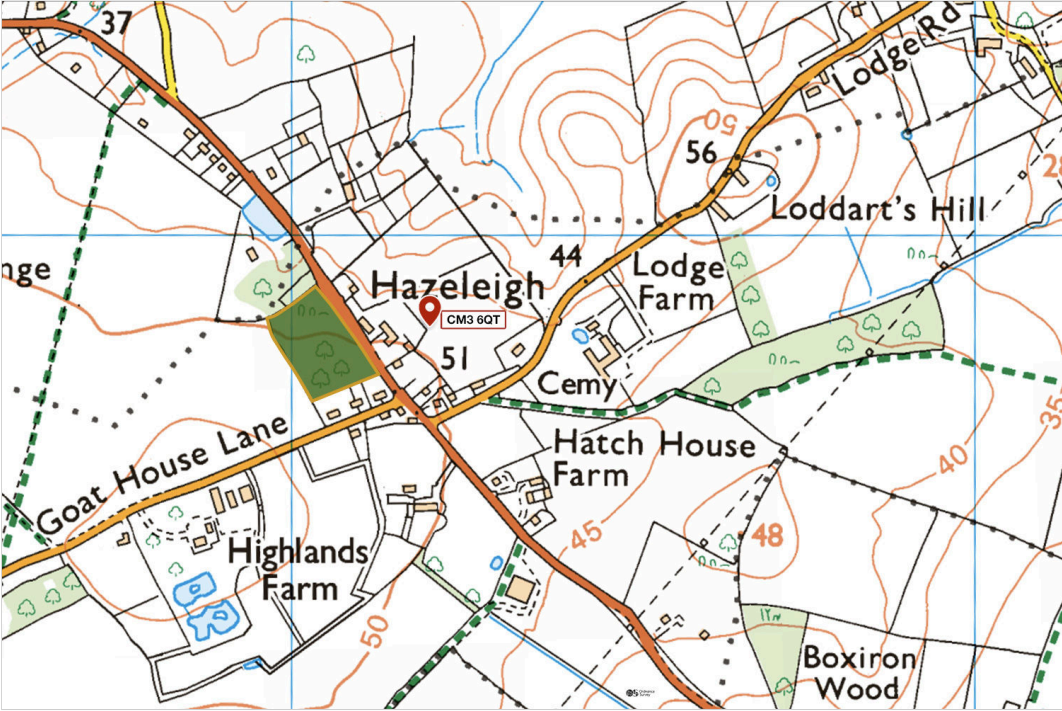
Nearest post code: CM3 6QT

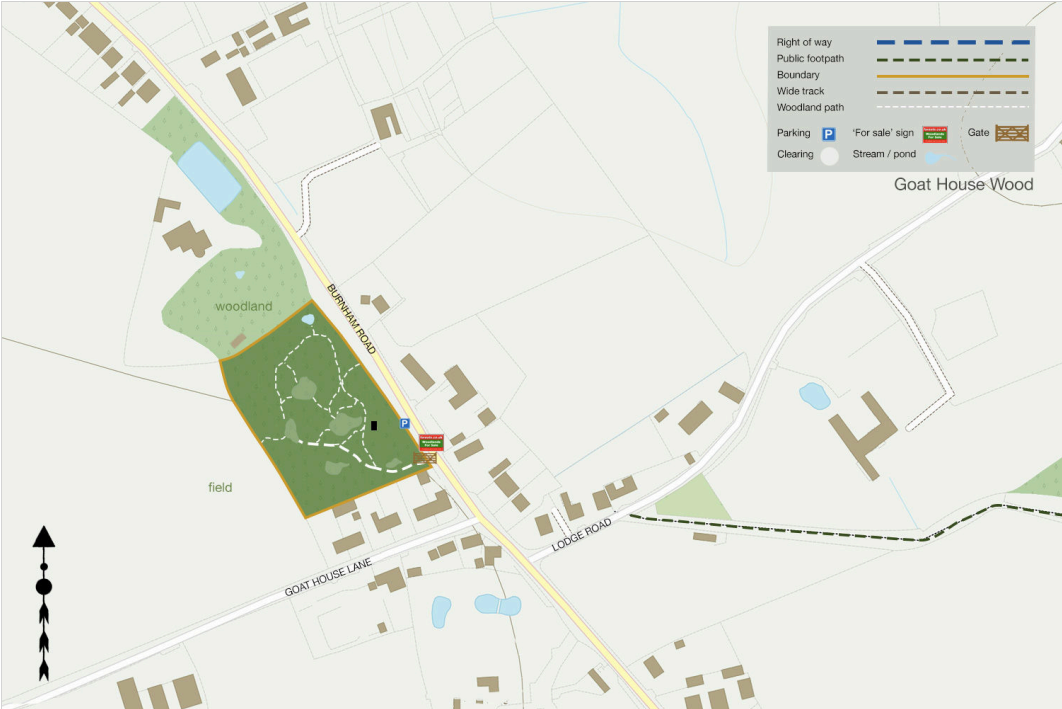
Contact: Ben Williamson

Phone: 07958 213 914

Email: ben@forests.co.uk

Our Maps





Directions

Goat House Wood, Burnham Road, Hazeleigh, Chelmsford.

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

- For viewing purposes, park on the grass verge on Burnham Lane, as marked on the map.
- Pass to the right of the gate to enter the woodland.

2. **For Satnav:** the nearest postcode is **CM3 6QT** as shown by the marker on the maps. The main coordinates for access and parking are: **51.703438, 0.634163**. **W3W:** [///losing.flips.bunch](https://www.losing.flips.bunch)

3. We recommend downloading [OS maps](#) to your phone. It's very useful for giving you an idea of where you are on the ground when viewing woodlands.

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.