

Blackwater Carr - Norfolk

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Blackwater Carr presents a unique opportunity to become the steward of a remarkable site rich in biodiversity, situated along the River Yare in the heart of the [Norfolk Broads](#).

The current owners, with the help of dedicated volunteer groups, have invested years of effort to transform this land into a truly enchanting space. Once inside, Blackwater Carr feels like a secluded haven, with well-maintained pathways guiding you through its tranquil surroundings and highlighting various natural features.

The area is home to a variety of tree species, including willow, sessile oak, hawthorn, hazel, alder and guelder rose. Recent planting efforts have introduced crab apple, rowan, aspen, oak, wild cherry, alder, birch and bay willow to the landscape. At ground level, the flora is abundant, with grasses, reeds, hemp agrimony, marsh woundwort, yellow flag, thistle and meadow rue.

Surrounding dykes not only provide effective drainage but also attract an array of wildlife. The site is a haven for species like wildfowl, barn and tawny owls, bats, marsh harriers, herons, Chinese water deer, water voles, grass snakes, and even the occasional otter. More detailed information, including a list of the many endangered species catalogued here, can be found on the [Blackwater Carr](#) website.

A cozy yurt equipped with a wood burner offers shelter on rainy days, complemented by a composting toilet and a well-constructed storage shed with solar panels supplying power to the yurt and shed. The owners also enjoy private access to a nearby riverbank via a shared path.

Conveniently, The Ferry House pub is just a short paddle away, and the city of Norwich is only a few minutes' drive from the meadow.

Blackwater Carr has been designated as a County Wildlife site, and as such, is able to call on local conservation groups for assistance managing the site and having recorded nearly 1000 species. An excel spreadsheet and photos over time will be made available to the next buyer.

Details for this wood

Guide price: £100,000 - Freehold
Size: Over 5 acres

Location: Postwick, Norwich
OS Landranger: No 134
Grid ref: TG 30672 07496
Nearest post code: NR13 5HL

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

Ward is Brundall, Postwick and Witton and the county council is Norfolk

Boundaries: The boundary is the centre of the dykes that run around the meadow to the northwest, west and south. The northeast boundary follows Ferry Lane. East borders neighbouring woodland and the River Yare beyond.

Access: Vehicle access is possible via a private gate on Ferry Lane.

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

Covenant: There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodlands, click [HERE](#) to read and download.

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

Blackwater Carr, Ferry Lane, Postwick

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your own postcode.
 - For viewing purposes, please park near to the main entrance as marked on the map.
 - Pass over the gate to enter the woodland.
2. **For Satnav**, the nearest postcode is **NR13 5HL** as the map marker shows. The main coordinates for access are: **52.616913, 1.407300. W3W [///available.pronouns.unguarded](#)**

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.