



About This Property

Tucked into the southeastern corner of Sudbury at what was once the site of Johnson Farm, this 33.5-acre parcel of wetland, floodplain, meadows, and forest was purchased by the Town in 2015. This was made possible using Community Preservation funds and debt exemptions, as well as private donations raised by the Sudbury Valley Trustees (SVT).

Before the town interceded, the land was slated for development, making Landham Brook an important success story in preserving the natural, agricultural, and historical resources of the Town. Landham Brook Marsh is now managed jointly by the Conservation Department and Sudbury Valley Trustees, with the town having ownership while SVT holds a Conservation Restriction over the property. This arrangement confirms the Town's commitment to protect this land in perpetuity.

Landham Brook Marsh offers a varied habitat for a wide variety of plant and animal life. Even as one of the Town's smaller conservation areas, Landham Brook Marsh has many interesting aspects to offer visitors. The site features one trail that traverses past two beautiful meadows bisected by wetlands. The trail then enters a dense woodland before continuing into the larger network of conservation properties, including Raymond Reservation, the Sudbury Valley Trustees Lyons-Cutler Reservation, as well as Water District land before exiting onto Raymond Road. To the east is Great Meadows National Wildlife Refuge, making this property a critical wildlife corridor linkage. Together, these lands preserve over 500 acres of contiguous protected open space in Sudbury, and connect to an even larger wildlife corridor throughout Wayland.

This land contains beautiful wildflowers, interesting fungi, and a thriving wildlife community. In the spring and summer, the meadows are abuzz with bees and other pollinators flitting among the blooming goldenrods and asters. Across the property line into Lyons-Cutler, the trail leads past vernal pools full of frogs and salamanders, American elm trees, and a great blue heron rookery, making it an exceptional birding destination.

A short distance to the north of the parcel, Hop Brook and Landham Brook converge to become Wash Brook, a tributary which proceeds east to join the Sudbury River. A bit beyond the brooks, the Mass Central Rail Trail crosses the town on its west-east course between Boston and Northampton.

Visitors can access the area via Landham Road, with parking available at a small gravel lot, just south of Stagecoach Drive. Look for the trail sign.

The trail is generally flat and easy to traverse. Be sure to be extra careful of ticks during the warm seasons, as the trails pass through meadows that serve as prime habitat for them.

Land Use Regulations

- Conservation Land is open to the public ½ hour before sunrise until ½ hour after sunset.
- No trails shall be cut or marked, nor dams built, nor any structure such as lean-tos, bridges, towers or handrails constructed.
- No person shall cut, break, remove, deface, defile, or ill-use any rock, building, fence, bench, bog bridge, sign or other structure or property, or have possession of any part thereof.
- Depositing or leaving rubbish, litter, demolition or yard debris, garbage, excavated fill or any hazardous waste is prohibited.
- No person shall engage in business, sell, or expose for sale, post, place, or give away any goods, wares or circulars.
- Fishing, trapping, catching, injuring, destroying or interfering in any way with birds, reptiles, amphibians, mammals or any other wild animals is prohibited.
- Hunting prohibited except as permitted by the Conservation Commission.
- Horse riding is allowed on designated trails. The Conservation Commission reserves the right to close any trails to horses at any time should trail conditions warrant closure. Riders are expected to remove any horse waste from the trails and not dispose of it in any wetland area. Groups of more than five riders or organized horseback activities require a permit from the Commission.
- Dogs shall be restrained in accordance with the General Bylaws (Chapter 117 – Article II). More than 4 dogs per person shall require written permission from the Conservation Commission. Dog owners/walkers are expected to remove any dog waste from the property. Dog owners/walkers shall yield to horse riders and other trail users. All dog waste must be removed from the property and properly disposed of.
- Possessing or consuming any alcoholic beverage is prohibited.
- Possession of weapons or the discharge of firearms, firecrackers, rockets, sparklers, or fireworks is prohibited, except as permitted by the Conservation Commission.
- No motorized vehicles of any kind are allowed except for government emergency vehicles or vehicles authorized, in writing, by the Conservation Commission.
- Bicycles are permitted on designated trails only. The Conservation Commission reserves the right to close any trails to bicycles at any time should trail conditions warrant closure.
- Public nudity is prohibited.
- Swimming and wading is prohibited.
- All trash, litter, cans, refuse, bottles etc. shall be removed from the land by the user and disposed of or recycled properly.
- No glass bottles or containers or any kind are permitted on conservation land.
- Please park to maximize the space available. Please do not block the emergency entrance gate.
- Camping permitted by permit. Open fires are prohibited.

A fine of not more than \$100.00 per day shall be imposed for any violation of these regulations, or of a permit issued under these regulations, according to the following schedule: \$150 for a second offense, and \$200.00 for a third or subsequent offense. These fines may be imposed, under the provisions of MGL Chapter 40 Section 21D, by the Police or by Commission members or staff. Each day shall constitute a new offense.

Landham Brook Marsh

Trail Guide



Town of Sudbury Conservation Commission

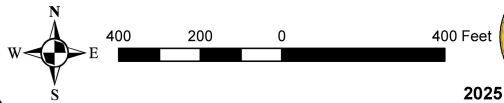


275 Old Lancaster Road
Sudbury, MA 01776
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<https://sudbury.ma.us/conservationcommission/>

Landham Brook Marsh

- Parking
- Kiosk
- Bridge
- Vernal Pool
- Private Trail
- Sidewalk
- Trails
- Topography
- Mass Central Rail Trail
- Streams
- Ponds/Rivers
- Open Fields
- Forested Wetlands
- Forested Areas
- Buildings
- Developed Areas
- Roads



2025

