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Downy Copse

North Yorkshre

A peaceful and secluded broadleaved woodland close to the southern edge of the North York Moor National Park.

Details

Price: £49,000 Freehold
Location: Newton on Rawcliffe, Pickering, North Yorkshre
Size: About 2 ¼ acres for sale
OS Landranger: OS No 100
Grid ref: SE 791 920
Nearest post code: YO18 8JA

Local manager

Dan Watson
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Description

Downy Copse is small and manageable area of mainly broadleaved woodland located within the attractive scenery of the North York Moors National Park. Over level ground with regular undulations, the tree cover consists mainly of birch and rowan with some pockets of planted oak which have established well, along with willow, alder and holly. There are also few deciduous larch trees.

Approximately 25 years ago lots of conifers were felled and natural regeneration allowed the wood to return to a native broadleaved woodland. This native vegetation is great for wildlife, and it will also allow a new owner the opportunity to shape the future of the woodland with a little management, if desired.

A reasonable number of larger birch and larch trees can be found and these can provide timber for domestic use as firewood or materials for woodland crafts. At ground level, wildflowers can be found such as foxgloves and wood sorrel as well as native ferns and bilberry. Nettles and gorse are great food plants for pollinating insects.

There are clearings within the woodland which, with a little grading, offer good opportunities for family camping and there is space for parking a vehicle or two.

Trees

Birch, rowan, larch, oak, willow, alder and holly.

Wildlife

Mammals, including roe deer and brown hare, frequent the woodland which is visited by woodcock and buzzards and many other species. The young trees also provide excellent habitat for songbirds such as bullfinch which both visit and live within the woodland.

Features

- North York Moors location
- Tranquil and secluded
- Varied mix and age structure of trees
- A rustic bench with a view through the wood
- Lots of wildlife

Access, tracks and footpaths

A stoned track (public bridlepath) leads to Downy Copse where there is space to park at there’s space to park at the ride-stop entrance.

Within the wood, there is a meandering path which connects clearings and leads to the bench and beyond.

Rights and covenants

There are no public rights of way within the wood.

The sporting rights are included in the sale.

Our standard covenant will apply.

Activities

The wood would suit a conservation minded buyer, perhaps enhancing nesting and feeding opportunities for wildlife and possibly installing a trail camera or two, to see what’s visiting.

An active owner could carry out some management activity to further enhance the quality of the developing forest, thinning some trees and encouraging the remainder to grow straight and tall whist benefitting from some firewood.

Local area and history

The local area is steeped in history - barrows, tumuli and ancient earthworks abound: Wade's Causeway a Roman Road passes very close by, the "Roman Practise Camp" is just to the south at Cawthorn. Stape, an attractive village, is just to the north with Newton on Rawcliffe further to the south both on the same limestone plateau which forms the great expanse of the North York Moors.

Pickering, as well as being a beautiful old market town with accommodation, shops and cafes, is the home of the North York Moors Railway where many people come to enjoy the steam train ride to various tourist spots. Nearby is the North Riding Forest

Park .

How to find this woodland

You are welcome to visit this wood by yourself, but please 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/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Downy Copse is about 6 miles north of Pickering on the edge of the North York Moors.

Satnav/GPS; the postcode **YO18 8JA** is for the point shown by the red dot on the location map. **Satnav coordinates are** N 54:19:05 W 0:46:33

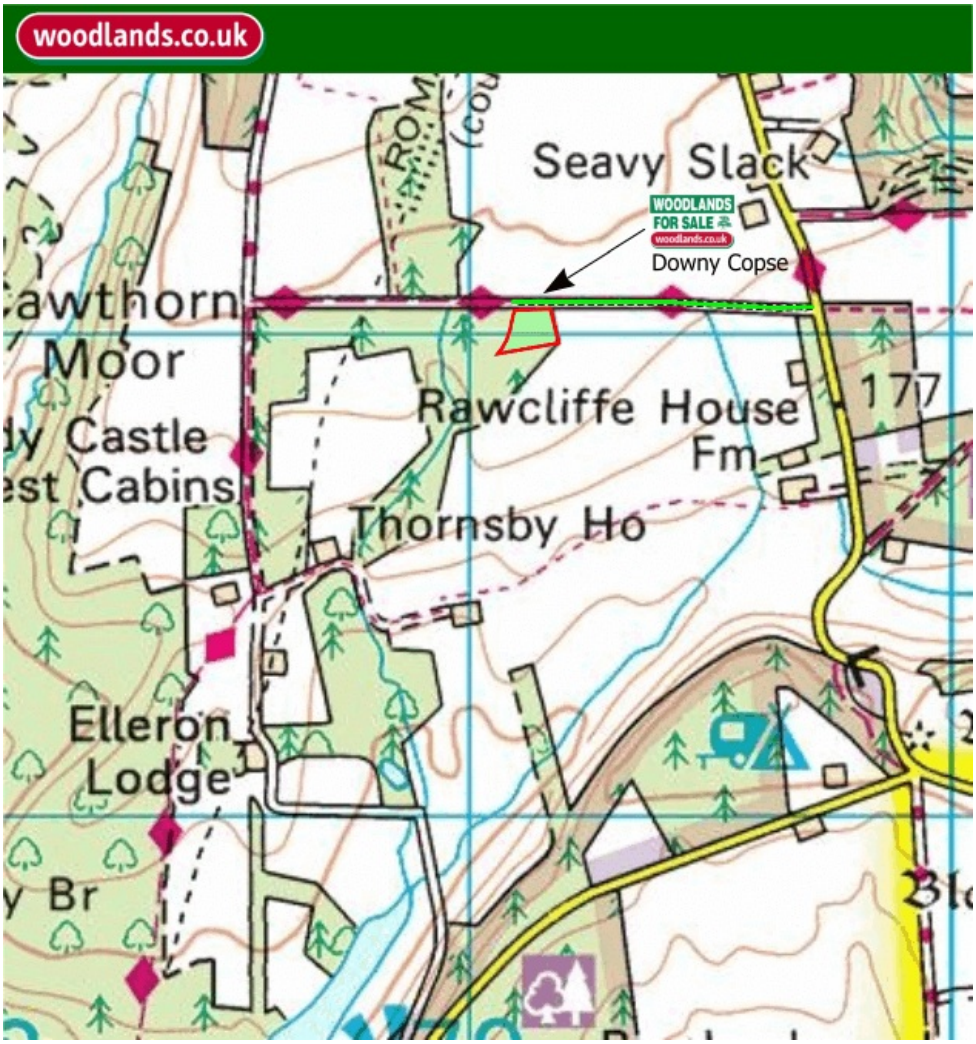
For **Directions From Bing Maps** CLICK HERE enter your own postcode (Downy Copse coordinates are already entered) and click on the blue "Go" box. This will take you to the start of Peat Road, from this point follow the directions as detailed below.

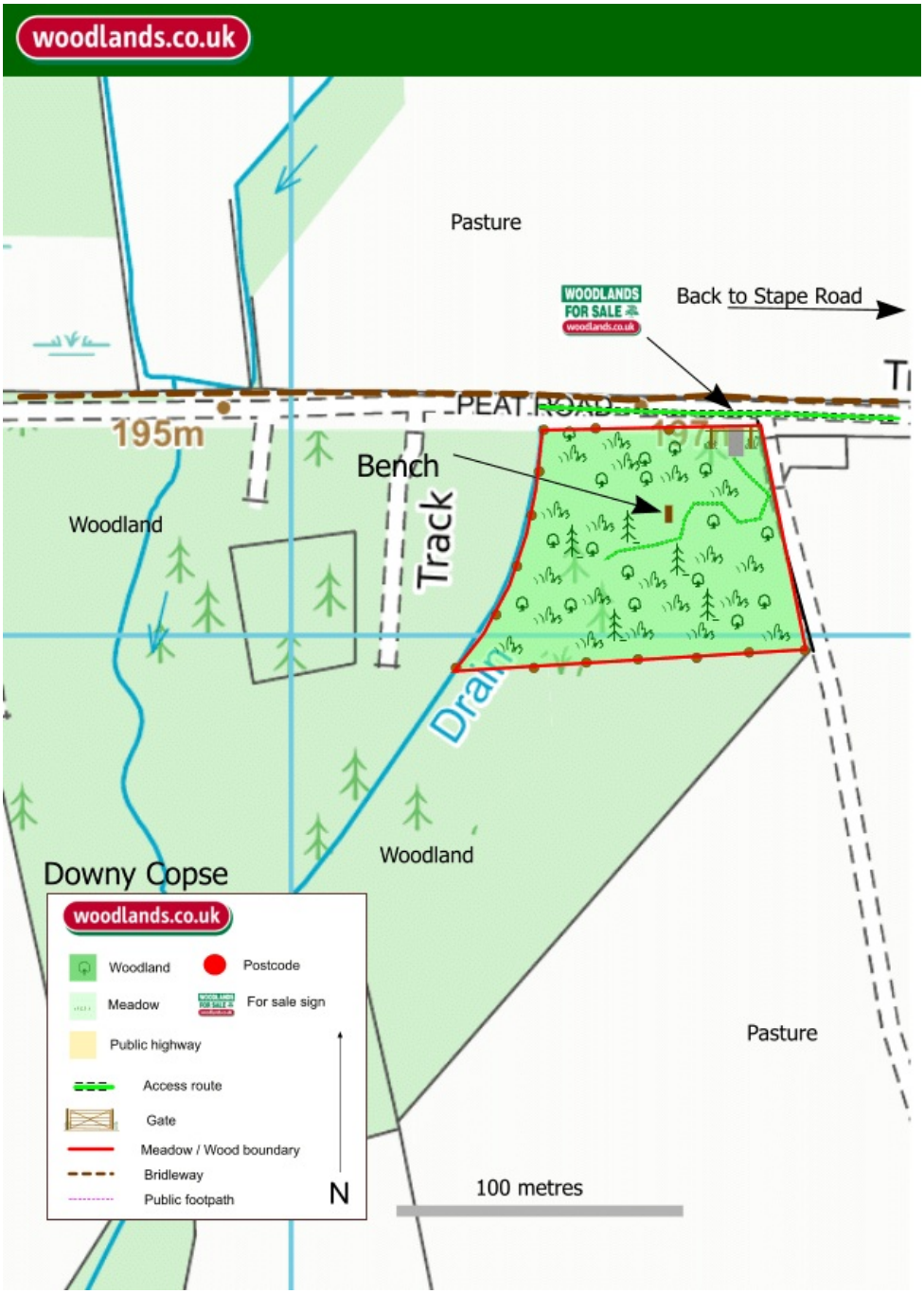
Or use our directions:

- The A170 runs east/west through **Pickering**. In the centre take the road north at the traffic lights, signed to Newton-on-Rawcliffe. (On the corner is a large carpark).
- Follow this road for approximately 5 miles until you have passed through Newton-on-Rawcliffe.
- Stay on this road as it bears sharp left followed by right and left hand downhill bends.
- Pass Rawcliffe House Farm on the left.
- After 200 metres turn left onto Peat Road (more a track than road).
- Follow Peat Road for ½ mile until you reach Downy Copse on the left hand side.

Boundaries:

The boundaries of Downy Copse are marked with red paint. These are on posts along the trackside on the northern boundary. Along the western and southern boundary, the markings are on post-tops and on the eastern boundary on fence posts next to the field.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.