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Kettle Copse

North Yorkshire

A mature deciduous woodland with oak and bluebells, in a peaceful and private location between Harrogate and York.

Details

Price: £85,000 Freehold
Location: Goldsborough, near Knaresborough, North Yorkshire
Size: Over 4 acres for sale
OS Landranger: OS No 104
Grid ref: SE 399 560
Nearest post code: HG5 8AP

Local manager

Liz Watson
07985 548481
liz@woodlands.co.uk

Description

Kettle Copse is a relatively small yet abundantly beautiful wood, mostly a deciduous wood, dominated by oak but with a lovely mix of other deciduous species mixed in as well as a handful of Douglas fir trees.

The wood lies on fairly level ground and it's easy to move through the ground, exploring amongst the rich ground flora, which includes bluebells, violets, celandine, native ferns, dog's mercury, blackberry, grasses, mosses and fragrant honeysuckle.

At the shrub layer, there are sycamore, hawthorn and birch seedlings and saplings as well as holly bushes and hazel. The largest trees are mainly oak but there are some sycamore, beech and birch as well as the evergreen Douglas firs and a handful of characterful trees such as ash, willow and wych elm. It really is an attractive mix with a varied age structure which contributes to the wood's sense of privacy.

Please contact Liz Watson, the agent, if you would like to arrange a viewing of the wood.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Oak, sycamore, beech, birch, Douglas fir, wych elm, ash, hazel, holly, hawthorn, and goat willow.

Wildlife

Kettle Copse is rich in wildlife, buzzards and red kites can often be seen, swooping and soaring around the woodland edges, (in fact, the wood takes its name from one of the collective nouns for red kites) and from time to time, you may hear a tawny owl.

Many smaller birds are resident in the wood including blackbirds, song thrush, wrens, blue tits, robins, jays and many more.

Roe deer frequent the area and are often seen, if not apparent, then they are evident from their distinct trails, and bed areas or scrapes.

Features

- Lovely mature trees
- Peaceful and private
- Great for birds and other wildlife
- A rustic bench in a clearing spot
- Fairly level ground

Access, tracks and footpaths

From the end of Church Street in Goldsborough, you follow a stone track between two hedgerows, through three gates, the third of which is the entrance gate to Goldsborough Wood.

A good stone track, suitable for cars and 4x4s leads all the way through the forest to the entrance of Kettle Copse, marked with a ride stop entrance and name sign. There is space to park a vehicle here.

The foot-routes within the wood are over mostly level ground but sturdy footwear is recommended.

Rights and covenants

There are no public rights of way within the wood. A footpath runs nearby, outside the eastern boundary of the wood.

The sporting rights are included in the sale.

Our standard covenant will apply.

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Activities

Kettle Copse is a perfect place to get away to and fill one's senses with tranquility. There's scope for conservation projects such as bird and bat box building or perhaps, widening a ditch to create a seasonal pond. There is also plenty of good material for craft projects and a home firewood supply and the wood is perfect for occasional camping with family and friends.

Local area and history

Goldsborough is a quiet and attractive village, close to Knaresborough and Harrogate which between them boast an array of attractions including the Turkish Baths, Valley Gardens, RHS Harlow Carr, Mother Shipton’s Cave and many more.

Evidence of early settlement in the village comes from a Viking hoard which was discovered in 1859 during construction outside the north wall of Goldsborough Church. Coins and artefacts dating from 700 to 1050 were found in a leaden chest including fragments of Viking brooches and arm-rings, together with 39 coins. It forms one of the largest collections ever discovered in the UK and is now held at the British Museum in London.

In the Domesday Survey of 1086 Goldsborough is referred to as "Godenesburg" and some fine Norman architecture can be found in St Mary's Church in the village.

In 1599 Sir Richard Hutton, a London lawyer, bought the land and built Goldsborough Hall on its current site. Daniel Lascelles, whose family eventually became the Earls of Harewood, bought Goldsborough Hall and the estate in the late 1750s and the entrance gates to the village date back to this time.

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

Please contact Liz Watson on 07985 548481 to arrange a visit. Always use postcode HG5 8AP and these written directions to reach the wood (and not the map pin). Waterproof footwear is recommended.

For unaccompanied viewings, there is a round-trip walk of around 3km from the parking area, on good stone tracks.

Goldsborough is situated to the south of the A59 Knaresborough to York Road, about two miles to the west of the A1(M) J47.

From the village of Goldsborough, proceed along Church Street, past Goldsborough Hall and the Church. The road surface ends, continue on along a stone track until the first gate is reached.

This gate has a combination padlock. Please lock this gate behind you.

Continue on for around 400m to reach a second gate at the entrance to a pasture. This needs to be lifted slightly and has a loop of string to secure it closed.

The track crosses pastureland and the first wood gate is reached. This has a combination code and there is space to park just beyond this point, to the side of the main vehicle route into the wood, keeping the access clear. New owners will receive a key to this gate.

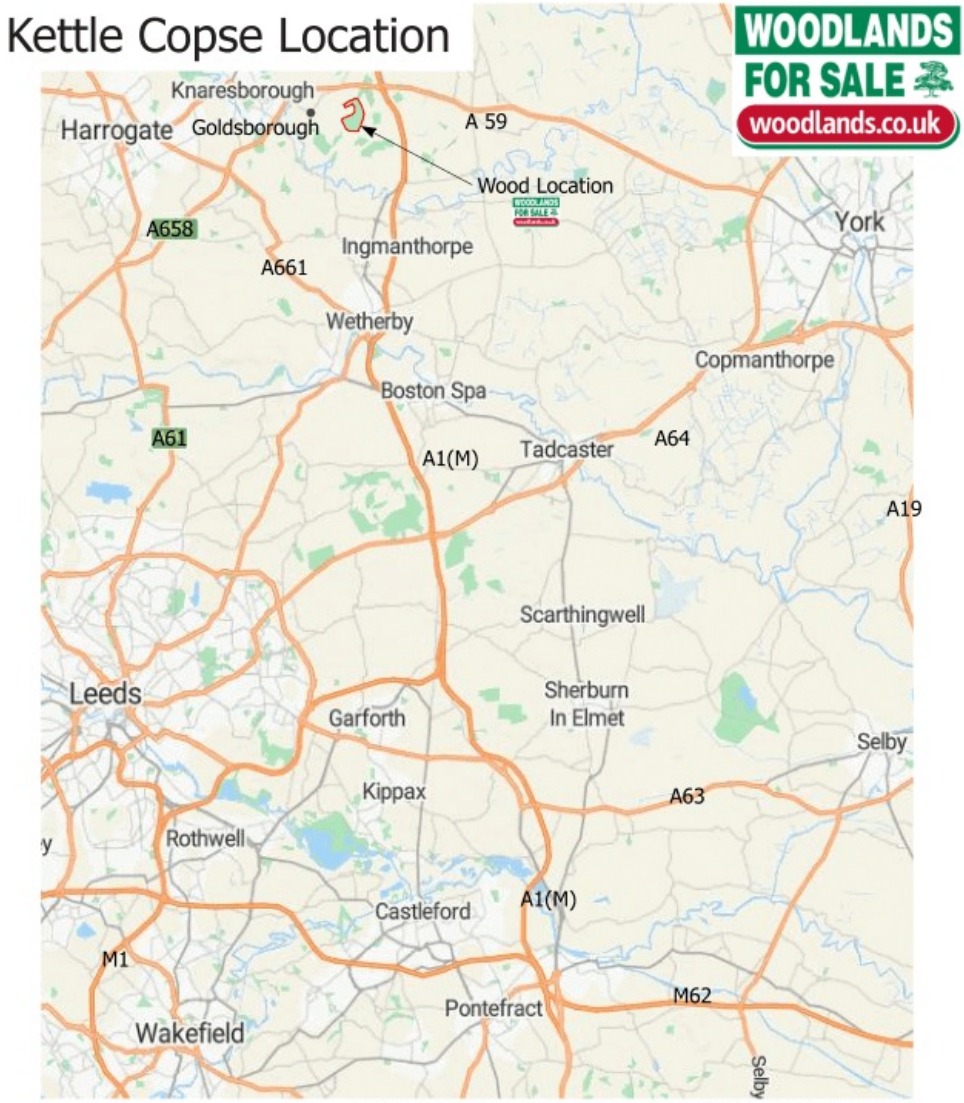
Please proceed on foot from this point.

It is approximately 400m walk to the crossroads, at this point turn left up the stone track.

After another 250m, the entrance to Kettle Copse is here on the right, clearly marked with the name and a for-sale sign.

Boundaries:

The boundaries of Kettle Copse are marked with mauve paint. These are on trees along the track at the north eastern boundary. On all other boundaries the mauve markings are on post tops.



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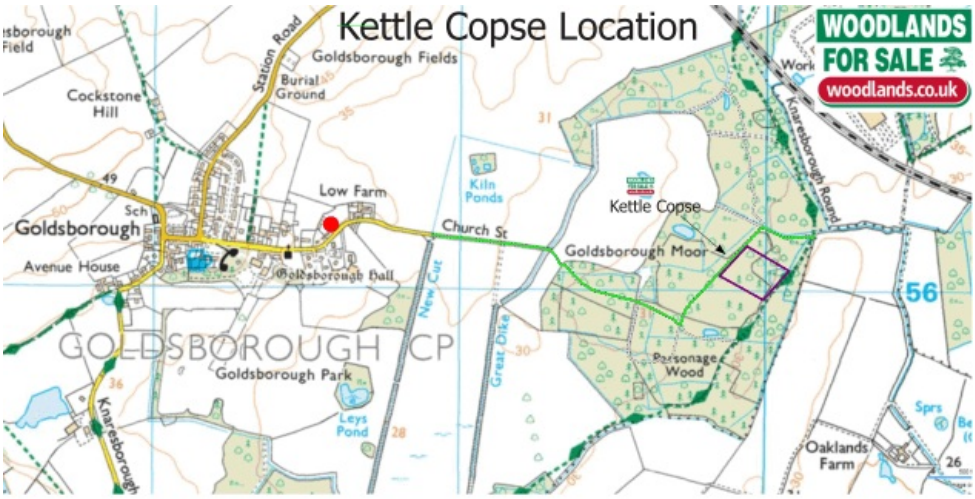

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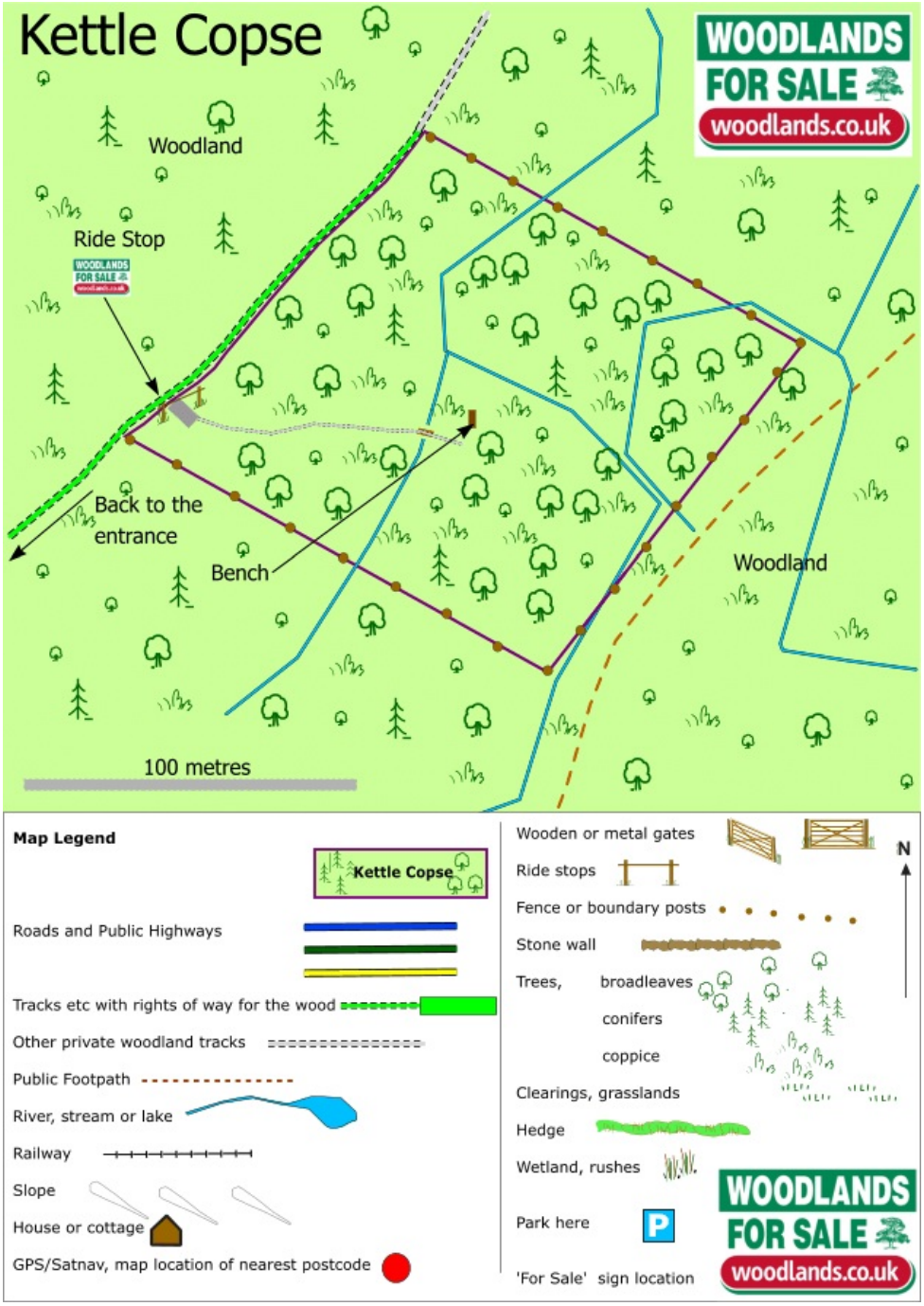

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

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.