



Hootlet Wood

North Yorkshire

A beautiful mixed woodland located between Harrogate and York, with lovely mature oak trees and bluebells.

Details

Price: £69,000 Freehold

Location: Goldsborough, Near Knaresborough, North Yorkshire

Size: Over 3 ¾ acres for sale

OS Landranger: OS No 104

Grid ref: SE 399 567

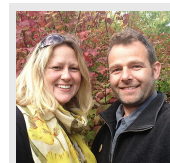
Nearest post code: HG5 8AP

Local manager

Liz Watson

07985 548481

liz@woodlands.co.uk



Description

Hootlet Wood is a native broadleaved woodland, characterised by lots of beautiful mature oak trees, home to a wealth of woodland wildlife. Situated at the northern end of Goldsborough Wood, it is conveniently located close to Knaresborough, within half an hour's drive from Harrogate, and 40 minutes from central York and Leeds.

The woodland is characterised by beautiful, well-spaced, mature oak trees, dotted through with other native trees such as [birch](#), [rowan](#), [hawthorn](#), holly, willow, hazel as well as some sycamore. There is also the odd fir tree. The woodland floor is filled with beautiful [bluebells](#) in spring with celandine, balsam, bugle and [native ferns](#), you will also find wild [honeysuckle](#) .

A more open area to the south, where ash trees were recently felled could be left to naturally regenerate or the new owner may like to carry out some tree planting and influence the species in the wood for future generations. This clearer area is next to a long drain, that connects to White Rail Beck. It would be possible to widen the drain in places to create seasonal ponds for wildlife.

A public footpath crosses the wood running north- south. It is quite a quiet route, tending to be used only by long distance walkers. A circular path within the wood, links the ride-stop entrance with a 'secret' bench, nestled behind an evergreen spruce tree, there are views through the forest from here. The route returns along an old timber extraction route lying at the western boundary of the wood.

The wood is generally quite accessible, with clearer ways between clumps of blackberry bushes and set as it is on level ground.

The York to Knaresborough branch line runs close to the north-eastern corner of the wood. This only has a couple of small trains per hour. A watercourse, known as White Rail Beck and Double Dike flows year-round and forms the eastern boundary of the wood, the presence of water is a consistent draw for woodland wildlife.

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, birch, sycamore, rowan, holly, hawthorn, goat willow and hazel.

Wildlife

Hootlet Wood is rich in wildlife, [buzzards](#) and [red kites](#) can often be seen, swooping and soaring around the woodland edges and from time to time, you may hear a [tawny owl](#), from which the wood takes its name.

Many smaller birds are resident in the wood including [blackbirds](#), [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 trails, slot marks are clearly visible in areas of soft mud.

Features

- Mature oak trees and other native broadleaves
- Great for wildlife
- A rustic bench with a lovely outlook
- 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 Hootlet Wood, marked with a ride stop entrance and name sign. There is space to park a vehicle here.

The ground within the wood is fairly level and easy going though sturdy footwear is recommended.

Rights and covenants

There is a public footpath running north-south within the wood.

The sporting rights are included in the sale.

Our standard [covenant](#) will apply.

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.

Activities

Hootlet Wood is ideal for wildlife enthusiasts who would like to carry out conservation projects. There is plenty of good material for greenwood crafts, home firewood supplies and parts of the wood are perfect for additional tree planting.

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.

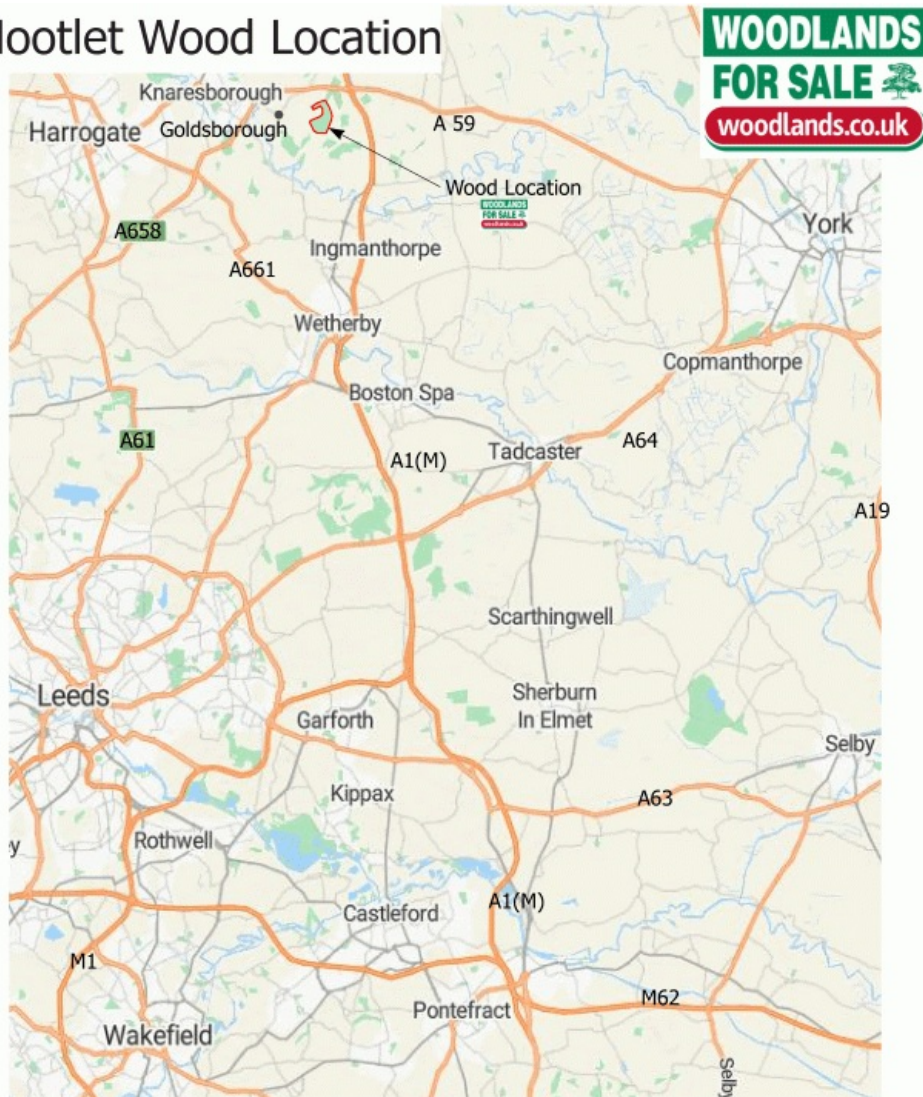
After another 400m, the track crosses a deep dike, continue on for a further 400m.

The entrance to Hootlet Wood is here on the right, clearly marked with the name and a for-sale sign, opposite a large pond.

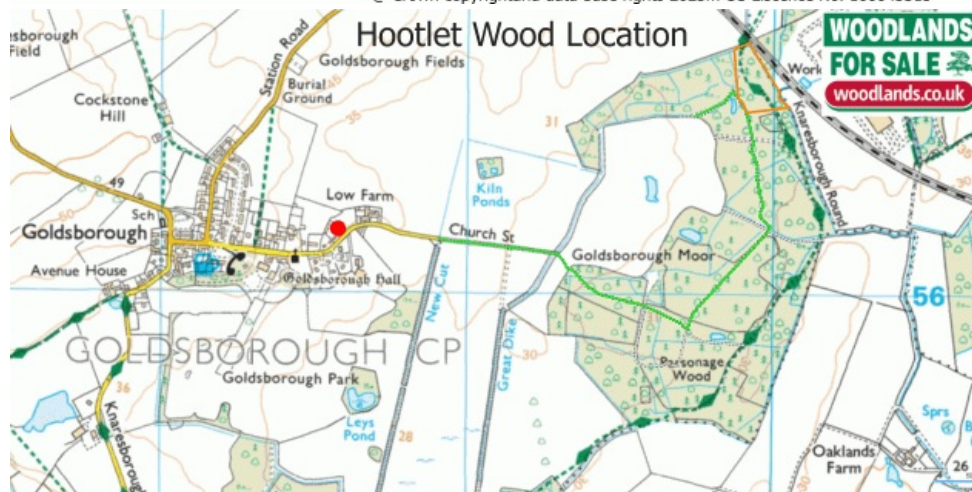
Boundaries:

The boundaries of Hootlet Wood are indicated by orange paint marks. These are on post tops along the southern and north western boundaries and on trees on the western boundary. A fence with a kissing gate forms the short northern boundary and White Rail Beck forms the boundary to the east.

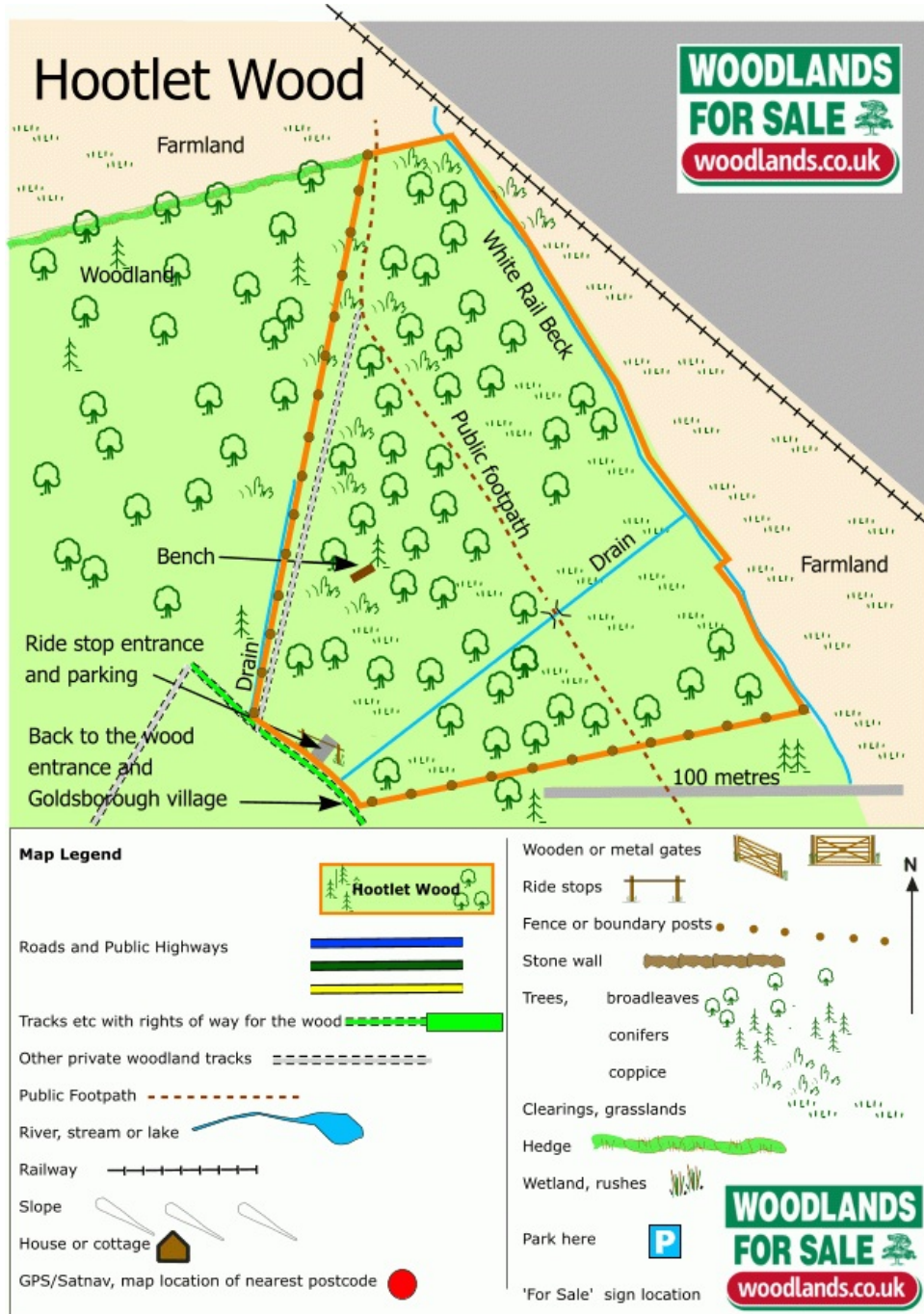
Hootlet Wood Location



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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.