



## Calmcote Wood North Yorkshire

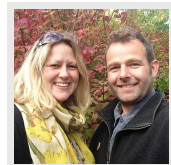
A tranquil broadleaved woodland with mature trees, near Kiplin, Catterick.

### Details

**Price:** £95,000 Freehold  
**Location:** Kiplin, Near Catterick, North Yorkshire  
**Size:** Nearly 4 ¾ acres for sale  
**OS Landranger:** OS No 99  
**Grid ref:** SE 273 984  
**Nearest post code:** DN10 6AN

### Local manager

**Liz Watson**  
07985 548481  
[liz@woodlands.co.uk](mailto:liz@woodlands.co.uk)



## Description

The ride-stop entrance with space to park a vehicle is located towards the south-western corner of Calmcote Wood. Walking from here, along the level plateau, past the left-hand side of a holly bush and continuing on, a small group of conifers are situated before the land drops away at a gentle bank and a rustic bench is positioned in a spot where you can take in the scenery and be at one with the forest.

The wood is a lovely mixture of mature native broadleaved trees with [oak](#), [beech](#), [birch](#), [sycamore](#), ash and wych elm. The ground is carpeted with bright green dog's mercury and dotted with [native ferns](#) and grasses. The odd tree has ivy climbing up into the canopy providing bird nesting sites as well as food for bumblebees.

To the east, the woodland borders farm fields, with an old, slightly fragmented thorn hedgerow. To the north, the bank drops away to an area of beech trees which have clear ground beneath and in the north-east corner, a small low-lying area has an enclave of alder and willow trees.

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

Mature beech, sycamore, oak, birch, ash, wych elm and a few conifers.

---

### Wildlife

A welcoming chorus of forest birdlife, such as [chiff-chaffs](#) (in spring and summer), [wrens](#) and [blackbirds](#), fills the air, along with the buzz of bees and the cooing of woodpigeons. [Buzzards](#) mew overhead and you may even hear a [tawny owl](#) call.

Roe deer pass through the wood and you may notice their trails or the scraped beds where they rest up at night.

---

### Features

- Well grown mature trees.
- A rustic bench in a scenic spot.
- Abundant wildlife.
- Easy access on foot.

---

### Access, tracks and footpaths

A good stone track leads directly to the ride-stop entrance of Calmcote Wood, where there's space to park a car. From here, access on foot throughout the wood is quite easy, though sturdy footwear is always recommended.

---

### 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.

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

A great wood for conservationists. It would be good to put up trail cameras to see what's passing through. Nest boxes and bat boxes would further enhance the wildlife value.

The wood has plenty of timber for a domestic firewood supply for home or on the woodland campfire.

---

### Local area and history

A Heritage Lottery funded archaeology project, undertaken in 2014, explored the area around Kiplin, which was recorded as 'Chipeling' in the Domesday survey of 1086. Through the millennia before the township of Chipeling existed, the area was home to prehistoric hunter-gatherers, early farmers and invading Romans who founded the town of Catterick. Later there were Saxon kings and warriors, and medieval monks farmed the land at Kiplin and milled grain to support nearby [Easby Abbey](#) and each era has left fragments of the past behind.

With an interest in archaeology, The Earl and Countess of Tyrconnel of Kiplin Hall, supported the discovery of late Bronze Age, Roman and Saxon objects on the estate, in the first part of the nineteenth century, including three late Bronze Age gold torque-

shaped bracelets.

---

## 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

---

Situated about 4 miles off the A1 between Richmond and Northallerton, with the Yorkshire Dales to the west and North York Moors to the east.

Satnav: the postcode DL10 6AN covers several properties and the wood. The point shown by the red dot on the location map/s is the wood entrance gate.

### **Travelling from the A1(M):**

At J52 for Catterick, take the 1st exit onto A6055.

Turn right onto Catterick Rd/A6055/A6136 to Brompton on Swale.

At the traffic lights, turn right onto B6271.

Upon reaching Scorton, turn right onto Bolton Rd/B6271, passing through Bolton on Swale.

At the Ellerton junction, Sled Lane (opposite Lakeside Country Park), turn left, signed to Whitwell and Forest.

Continue along Sled Lane for around 900m to a sharp bend with a Woodland for sale sign on your right.

Tuck into the fenceline and park here to view the wood.

Follow the stone track on foot for 60m then follow the track that turns right up hill.

The entrance to Calmcote Wood is located approximately 50m along this track, to the left.

### **Travelling from Northallerton on the B6271**

Travel through Great Langdon and continue on.

Before Kiplin Hall, turn right, signed to Whitwell and Forest.

Continue along this lane, past the Ecolodges then turn sharp right.

After the S bend travel for a further 1500 metres and turn left, signed for Scorton and Richmond.

After a sharp left hand bend you will see a gateway with a 'Woodland for sale' sign on your left.

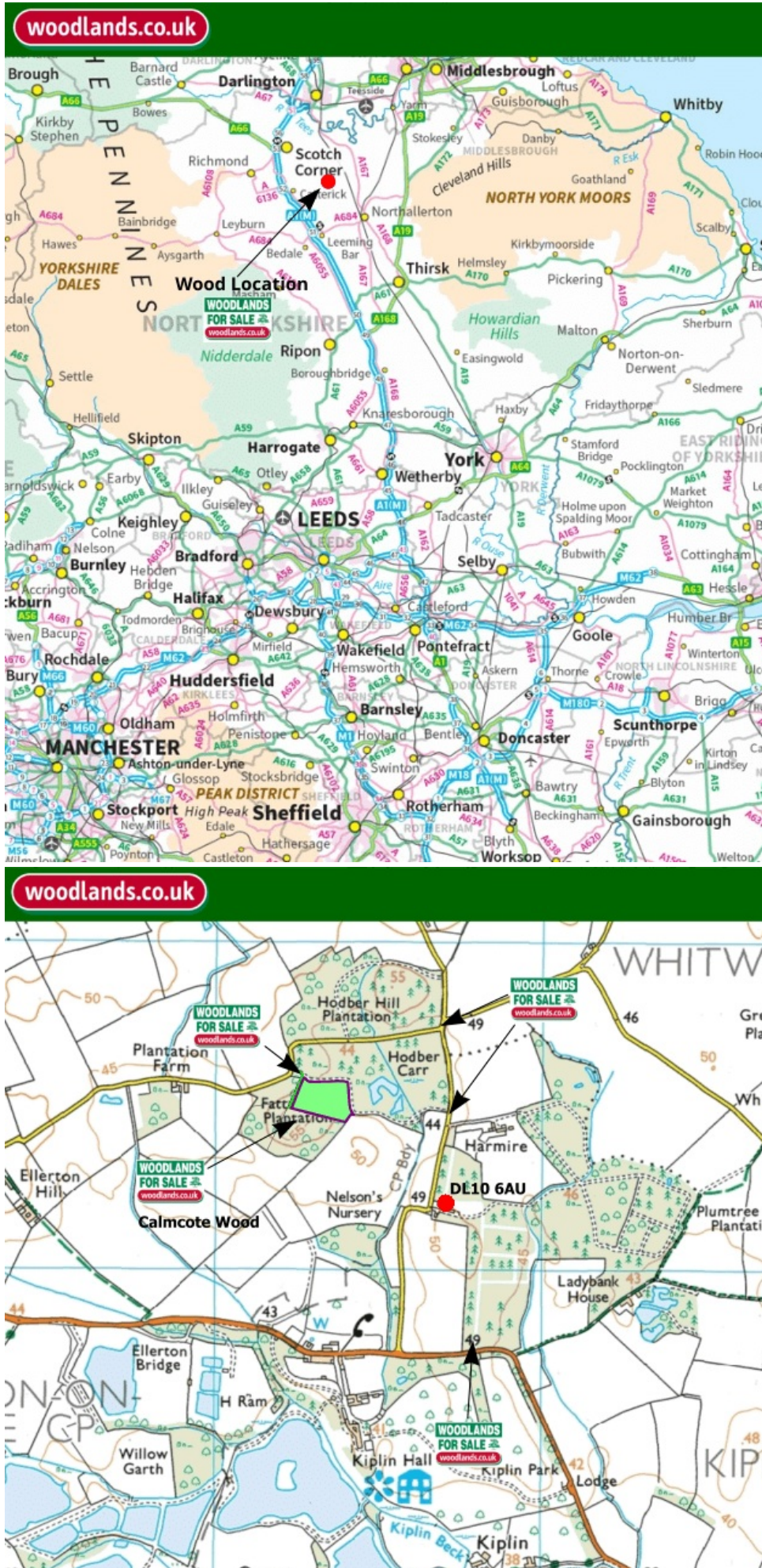
Tuck into the fenceline and park here to view the wood.

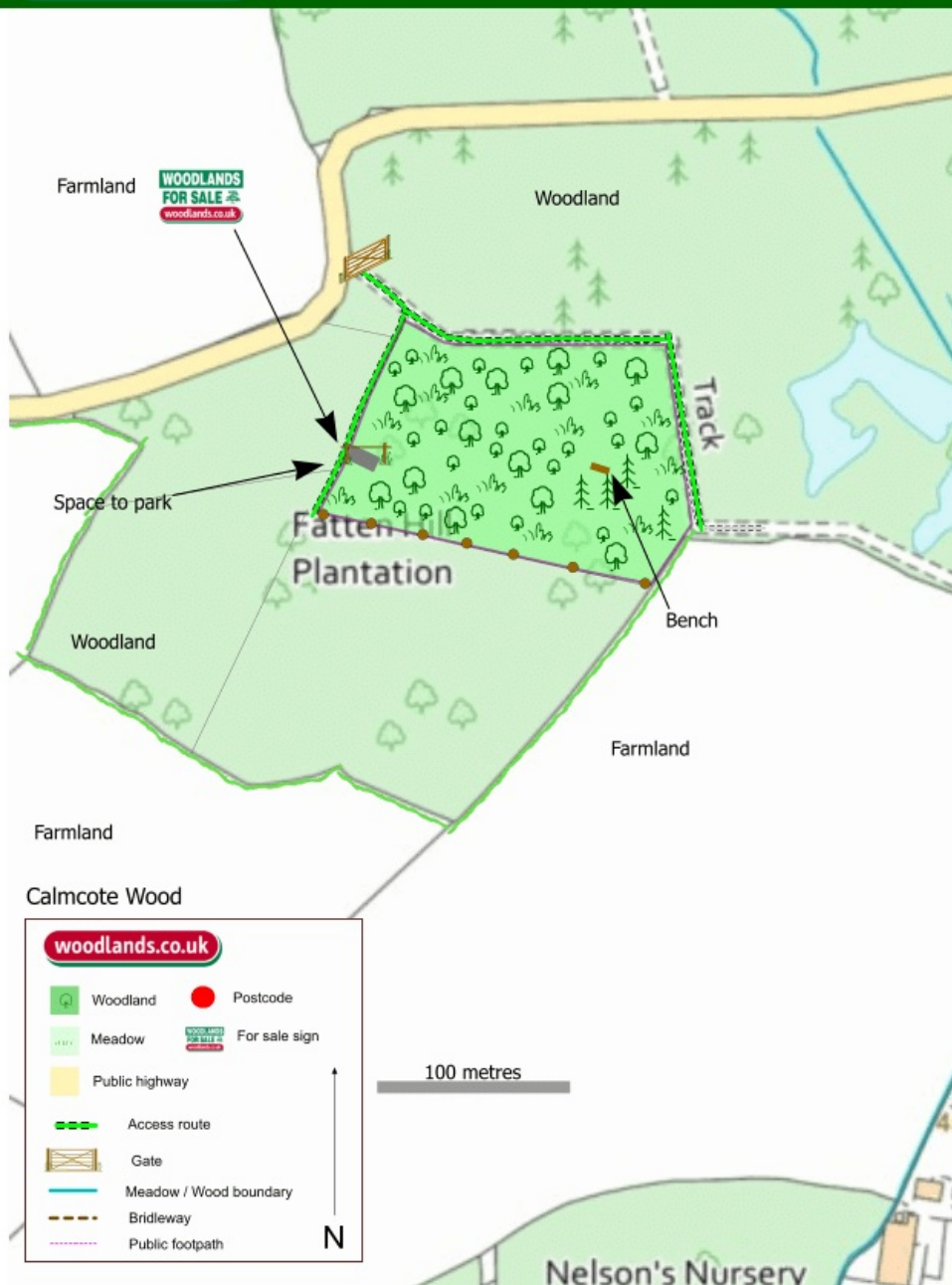
Follow the stone track on foot for 60m then follow the track that turns right up hill.

The entrance to Calmcote Wood is located approximately 50m along this track, to the left.

## Boundaries:

The boundaries of Calmcote Wood are marked with mauve paint. These are on post tops along the southern boundary. To the west, the wood has a stone track at the boundary, the northern edge is defined by a drain and the east is an old hedge-line (rather than the more recent wire fencing), on these three boundaries, the markings are on trees.





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.