



Croft Wood - SOLD

North Yorkshire

A tranquil woodland of mixed conifers with some useful timber and a secluded and atmospheric grassy dell in the centre, close to the Yorkshire Dales.

Details

Price: £89,000 Freehold

Location: Ellingstring, Masham, North Yorkshire

Size: Just under 4 ½ acres. for sale

OS Landranger: OS No 99

Grid ref: SE 166 830

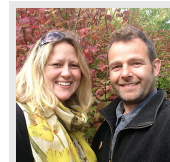
Nearest post code: HG4 4PN

Local manager

Dan Watson

07970 116 515

dan@woodlands.co.uk



Description

This manageable block of woodland has a mix of tree species including a roughly equal split of larch and Sitka spruce, growing straight and tall. The spruce is older, probably 40-50 years old and the larch is 30-40 years old. [Larch](#) can be very useful for small scale building projects, and it creates a light woodland canopy as a deciduous softwood tree; the UK's only deciduous conifer. It puts on a great autumnal show of colour, just before the needles are shed, allowing lots of light through. In spring, the freshly grown, bright green needles are fragrant and also make for a [pleasant infusion](#) - a refreshing woodland cuppa.

The larch area slopes down to a secluded dell, located between the larch and spruce stands. This clear area is carpeted with mosses, grass, ferns and bracken and a bench is conveniently located, from which to take in the surroundings. A number of small birch trees have seeded themselves around the edges of the space and the clearing leads towards the north-western boundary where a stone wall borders the moorland beyond, with some great views. A seasonal stream drains from the moorland and back through the wood, along the edge of the dell. Bilberry (some with berries) and heather can also be found growing in places: in the right season, fascinating fungus also sprouts up here and there.

Beneath the tall spruce trees, which reach upwards with their blueish aromatic foliage, it is easy to get around on foot as it is relatively clear at ground level.

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

Sitka spruce, larch, birch and a few pines.

Wildlife

Attracting wildlife from the surrounding moorland, many animals and bird species are drawn to the cover of the wood. [Buzzards](#) occasionally nest in the tall softwood trees and are seen wheeling overhead while making their distinctive mewing call. [Tawny owls](#) may be heard hooting and if you're lucky, you might see one.

The fir trees attract small birds too such as [goldcrests](#) and long tailed tits that feed on insects high in the canopy. Woodpigeons nest throughout the wood. The sharp-eyed visitor may spot a stoat or weasel seeking its prey and grey squirrels are usually present feeding on fir cones.

Features

Tall trees

A grassy dell

Seat with a view

Old stone wall boundary, also with views!

Access, tracks and footpaths

The woodland is accessed from a minor B-road, via a shared stone track to the ride-stop entrance. Parking is available here and on-foot access is easy throughout the wood. A number of clear routes will also be accessible to a 4x4 or quad bike, which simplifies any management that the new owner would like to carry out.

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.

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Activities

Croft Wood is ideal for [family forestry](#) occasional camping and bushcrafts. If the new owner wishes, some felling of spruce, with the relevant permissions, would help increase light levels in places giving the opportunity for adding further diversity to the wood and creating a range of habitat types. Bird nesting and bat roosting could be enhanced with the addition of boxes.

Local area and history

In an extremely picturesque and desirable area, Croft Wood is part of Ellingstring Plantation, just outside the small village of

[Ellingstring](#) in Lower Wensleydale, one of the [Yorkshire Dales](#), between [Masham](#) and [Leyburn](#), not far from [Jervaulx Abbey](#) and the [Brymor Ice Cream Dairy](#).

Located nearby, the busy Dales market town of Masham is an important local hub. The present square with its beautiful Georgian houses was created in the 18th century. The huge market place would originally have been surrounded by thatched cottages and was the site for annual Sheep Fairs with over 80,000 heads of sheep being sold some years, including animals from the flocks of nearby Fountains and Jervaulx Abbeys. The sheep fairs at Masham continue to this day, but are now smaller affairs and a [Steam Engine and Fair Organ Rally](#) is held annually too.

The Croft family, from whom the wood takes its name, were historical tenants at Angram Cote, just across the lane.

How to find this woodland

This wood is no longer available. For more woods in the area, please see the regional page or contact our regional manager. To be notified as soon as new woods become available, please subscribe to our regional mailing lists, or subscribe to notifications in one of our apps for iPhone and Android.

Directions

Croft Wood is about 4 miles from Masham, 25 miles from Harrogate and 12 miles from the A1 at Leeming Barr.

[For Directions From Bing Maps click here](#), enter your own postcode, (the entrance coordinates are already entered) and click on the blue "Go" box.

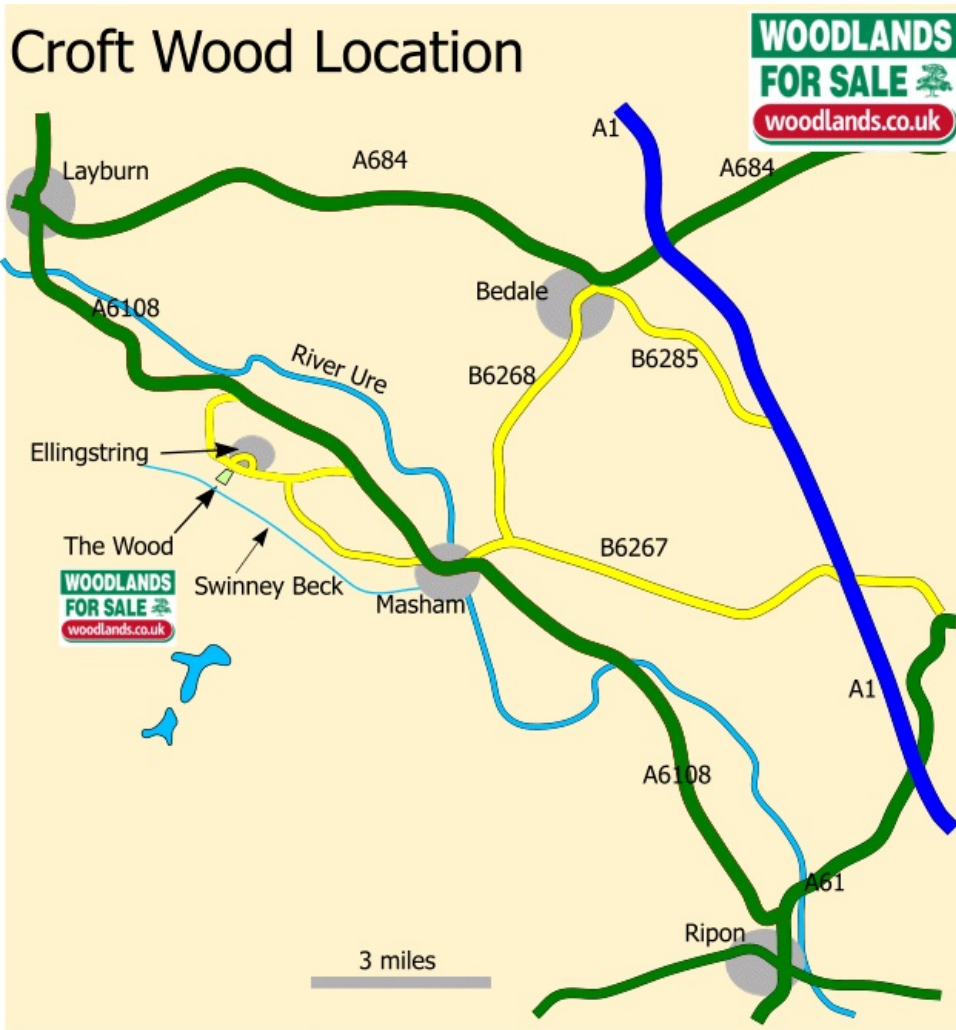
Satnav: the postcode **HG4 4PN** is for the point shown by the red dot on the location map/s. Coordinates are: **N54:14:34 W1:44:24**

Directions

- Locate Masham
- Travel north east on the A6108 Leyburn Road.
- Take the second left turn signed for High Ellington and Ellingstring.
- Pass through High Ellington and continue on this road.
- Pass the crossroads with the 1st right turn signed to Ellingstring.
- After approximately ¼ mile the wood entrance is located on the left.
- Park opposite the second wooden gate, please do not block access to the gates.
- Croft Wood is over the gate. Follow the track for 220 metres until you reach a right turn. Follow this track for 75 metres where the ridestop is located to the right of the track

Boundaries:

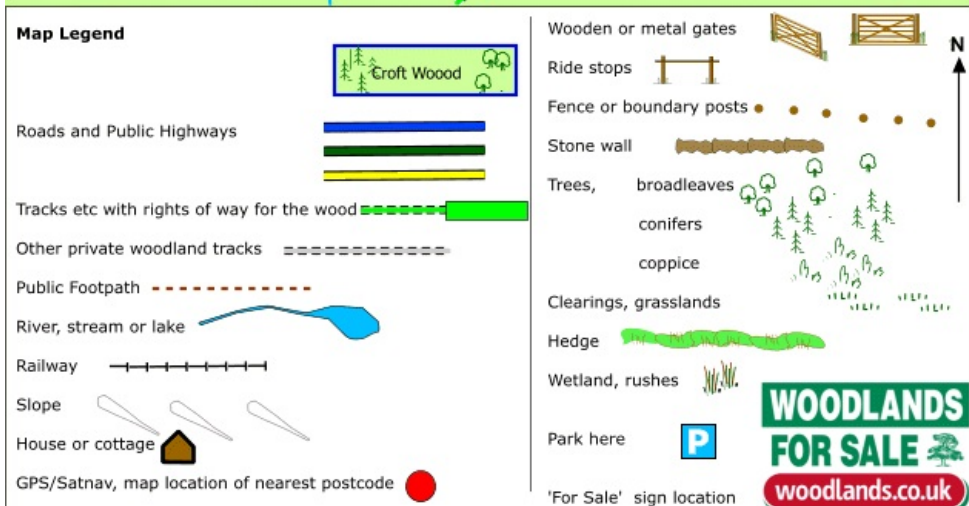
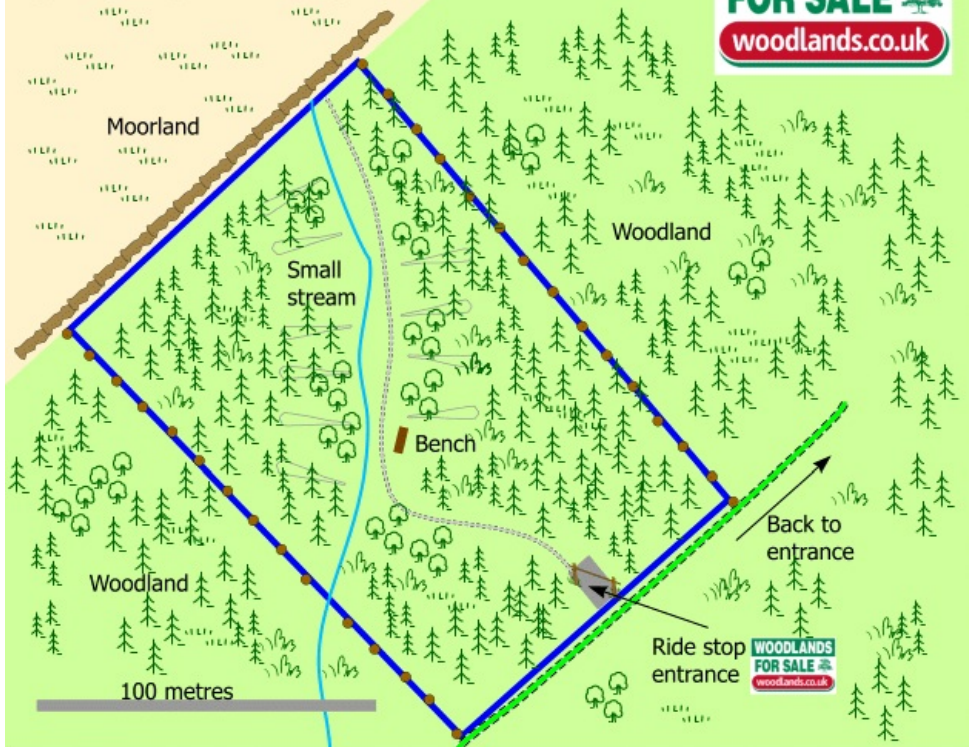
These are marked in blue, on trees along the track along the southern boundary. The eastern and western boundary markings are on wooden posts and the northern boundary has markings on the stone wall.



Croft Wood Location



Croft Wood



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.