

Dale Top, near Scarborough - Nearly 6 ½ acres, £65,000



Growing on a level plateau above scenic Troutsdale, Dale Top is bordered by heather covered earth banks to the north east and north west. The western boundary is formed by a stone track, which provides the main access to the land from the lane in the valley. In the south east, the boundary is marked with timber posts where open heather moorland, rich in ecology, gives way to bilberry and naturally seeded groups of [pine](#) trees.

Throughout the woodland area, pine and birch are the dominant species with some [rowan](#) or mountain ash too. Glades and open areas offer opportunities for planting, a suitable place to camp with family and friends, or as a base for other woodland operations. The open understory gives excellent access on foot.

An oak-topped bench is located a short distance from the ride-stop entrance. From here there are views over an open section of moorland as well as into the wood of Dale Top itself. It is a great place to stop for a while and take in the serenity of the place.

Deer tracks cross the heather moor in the south eastern part of the land and birds are regularly observed such as buzzards, [kestrels](#), [bullfinch](#) and other small wood and moorland birds.

The [North York Moors](#) became a national park in 1952. There are records of 12,000 archaeological sites and features throughout the National Park, of which 700 are [scheduled ancient monuments](#). Human history in the area dates back to the last ice age when, around 10,000 years ago the cold temperatures rose above the growing point of 5.5 °C; plant and animal life gradually re-established and humans re-colonised plateaus and dales as hunter-gatherers.

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.

Price: £65,000 Freehold

Location: Troutsdale, Snainton, near Scarborough

Size: Nearly 6 ½ acres for sale

Local manager

Dan Watson

07970 116 515 or 0113 286 3701

dan@woodlands.co.uk



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.

Location

OS Landranger: OS No 36

Grid ref: SE 915 885

Nearest post code: YO13 0BS

Directions

Just 12 miles from Scarborough and 13 miles from Pickering.

- Locate Snainton mid-way between Pickering and Scarborough on the A170
- Turn north in Snainton onto Nettledale Lane next to the Peacock Hotel signed to Troutsdale.
- Continue north for 3 miles before crossing a cattle grid and passing Cockmoor Hall Farm on the left.
- Proceed across the common and after passing the parking area to the right of the road drop down the hill into Troutsdale.
- At the sharp right turn follow the main road to the right signed for Troutsdale and Hackness.
- Proceed down the hill crossing another cattle grid before reaching Troutsdale Mill in the valley bottom.
- Continue steadily uphill and then pass through Manor House Farm.
- After 500 metres the entrance gate is reached on the left hand side of the road. Park on the grass verge top the right of the road.
- Proceed on foot through the bridal path gate and up the hill.
- At the top of the hill follow the track around the bend, the entrance to Dale Top is a further 150 metres on the right.

Entrance gate co ordinates are:- 54.284574, -0.588679

Boundaries:

Are marked in red, on trees along the track on the south-western boundary. On all other boundaries markings are on wooden posts.

Dale Top Wood location



Dale Top Wood Location

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Closest postcode is 1.5 miles to the North East

Troutsdale Moor

To Hackness

Woodland

WOODLANDS FOR SALE
woodlands.co.uk

Dale Top Wood

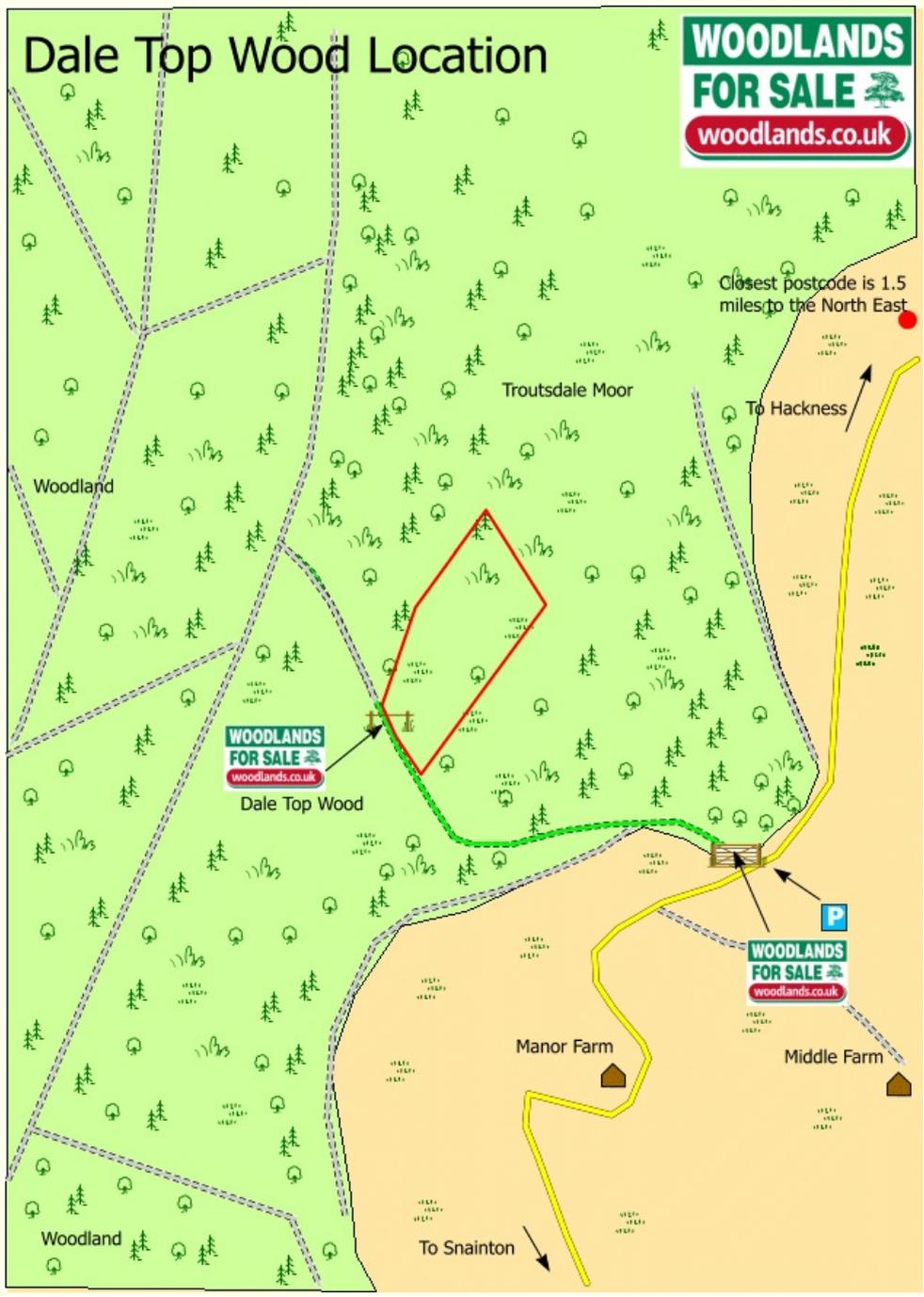
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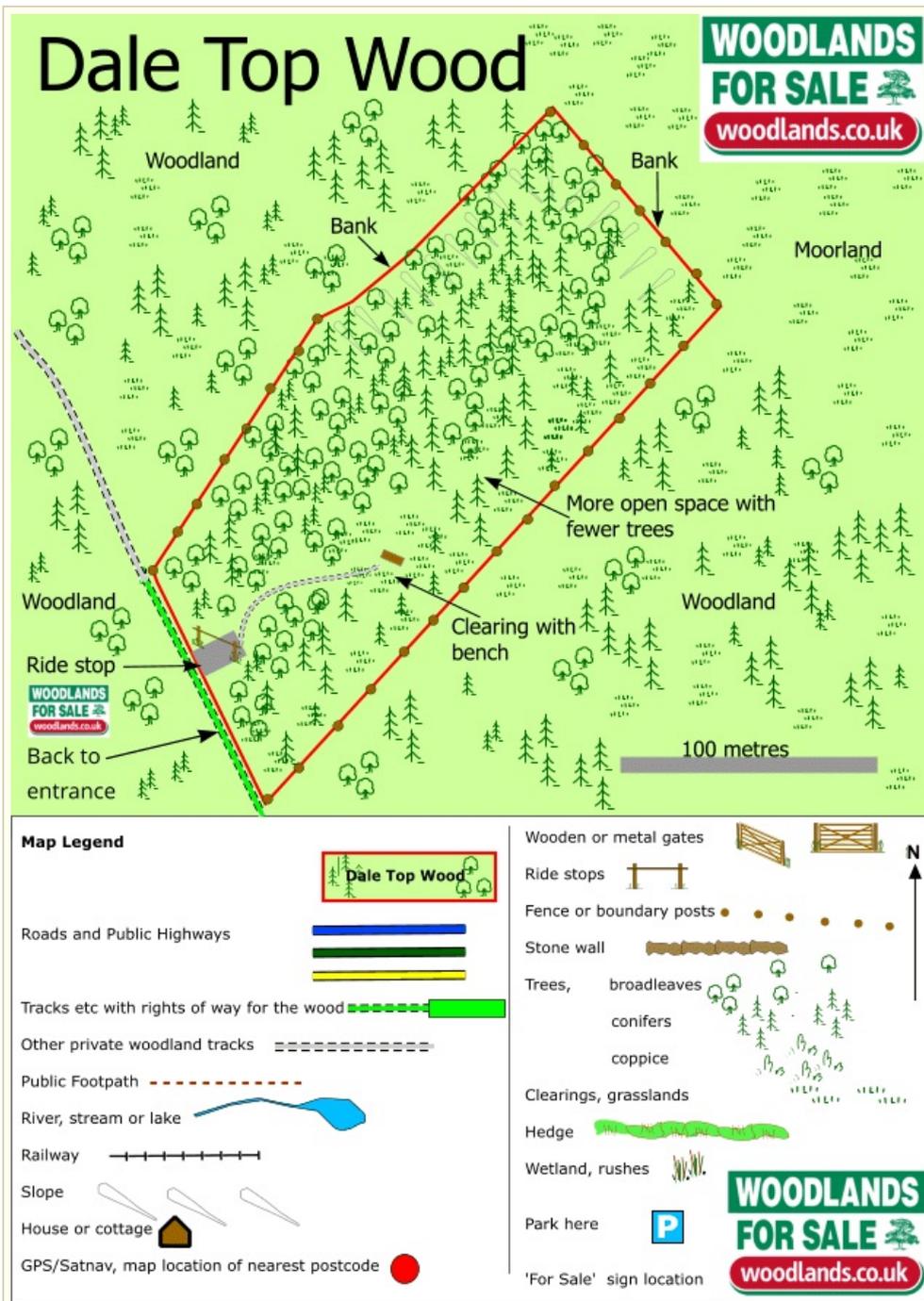
Manor Farm

Middle Farm

Woodland

To Snainton





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.