

## Fern Copse North Yorkshire

A magnificent mature woodland with oak, pine, bluebells and an abundance of ferns, in a peaceful and private location between Harrogate and York.

### Details

**Price:** £65,000 Freehold

**Location:** Goldsborough, near Knaresborough, North Yorkshire

**Size:** About 3 acres for sale

**OS Landranger:** OS No 104

**Grid ref:** SE 398 559

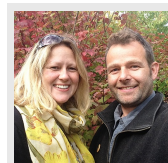
**Nearest post code:** HG5 8AP

### Local manager

**Liz Watson**

07985 548481

[liz@woodlands.co.uk](mailto:liz@woodlands.co.uk)



## Description

Fern Copse is a beautiful mixed woodland with a well-spaced and mature canopy of [oak](#), [Scots pine](#), larch, [beech](#) and [sycamore](#). It feels like a deciduous woodland with lots of oak and an understorey of [birch](#), the conifers present are large and have been sensitively thinned in the past; they really compliment and enhance the overall feel of the wood as a lovely place to be.

The wood is aptly named as there is an abundance of [native ferns](#) which, along with swathes of [bluebells](#), indicate that this woodland site has a long heritage.

Arriving at the ride-stop entrance in the south-western corner of the wood, there is space to leave a car, a long grassy ride stretches out in front of you, flanked by tall trees, making a glorious tunnel of green shade and sunlight that draws the visitor into the wood. About a third of the way along this route, reaching a group of large beech trees and holly bushes, a rustic bench is set on the slightly elevated ground. Perhaps pause here for a while to survey the huge carpet of bluebells and ferns laid out in front of you and be enveloped by birdsong in spring and early summer.

The sunlight through the fresh green of birch leaves and spiralling honeysuckle all around, creates a green glow that catches against the dark colours of the pines and it's hard not to appreciate nature's paintbox.

More bright greens can be found in a grove of poplars in the north-eastern corner of Fern Copse. Here the understorey is more grasses and ferns, and the ground is quite open beneath these towering trees. The wood is surrounded on all sides by more woodland, but to the east, the adjoining area has been recently thinned so there is a great deal of light pouring in.

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.

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## Trees

Oak, Scots pine, sycamore, beech, birch, larch, hybrid poplar, [hazel](#), holly, [hawthorn](#), and [goat willow](#).

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## Wildlife

Fern Copse, in the heart of the larger forest has abundant wildlife, [buzzards](#) and [red kites](#) can often be seen, swooping and soaring over the woodland canopy and from time to time, you may hear a [tawny owl](#).

Many smaller birds are resident in the wood including chiffchaff, [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. There are many of these amongst the ferns.

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## Features

- Beautiful mixed woodland with mature trees
- Peaceful and private
- Great for birds and other wildlife
- A rustic bench with a lovely view
- Accessible, over fairly level ground

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## Access, tracks and footpaths

The owner will have a key to enable them to drive all the way to Fern Copse.

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 Fern 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.

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## 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

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Fern Copse is a perfect small wood with much to enjoy. It's ideal for bird and wildlife lovers and it would be great to set a trail camera or two and see what's passing along some well-walked trails. Perhaps put up some bird and bat boxes to enhance the available habitat and the wood is perfect for occasional camping with family and friends owing to its privacy.

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### Local area and history

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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 remarkable [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.

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### How to find this woodland

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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.

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### Directions

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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.

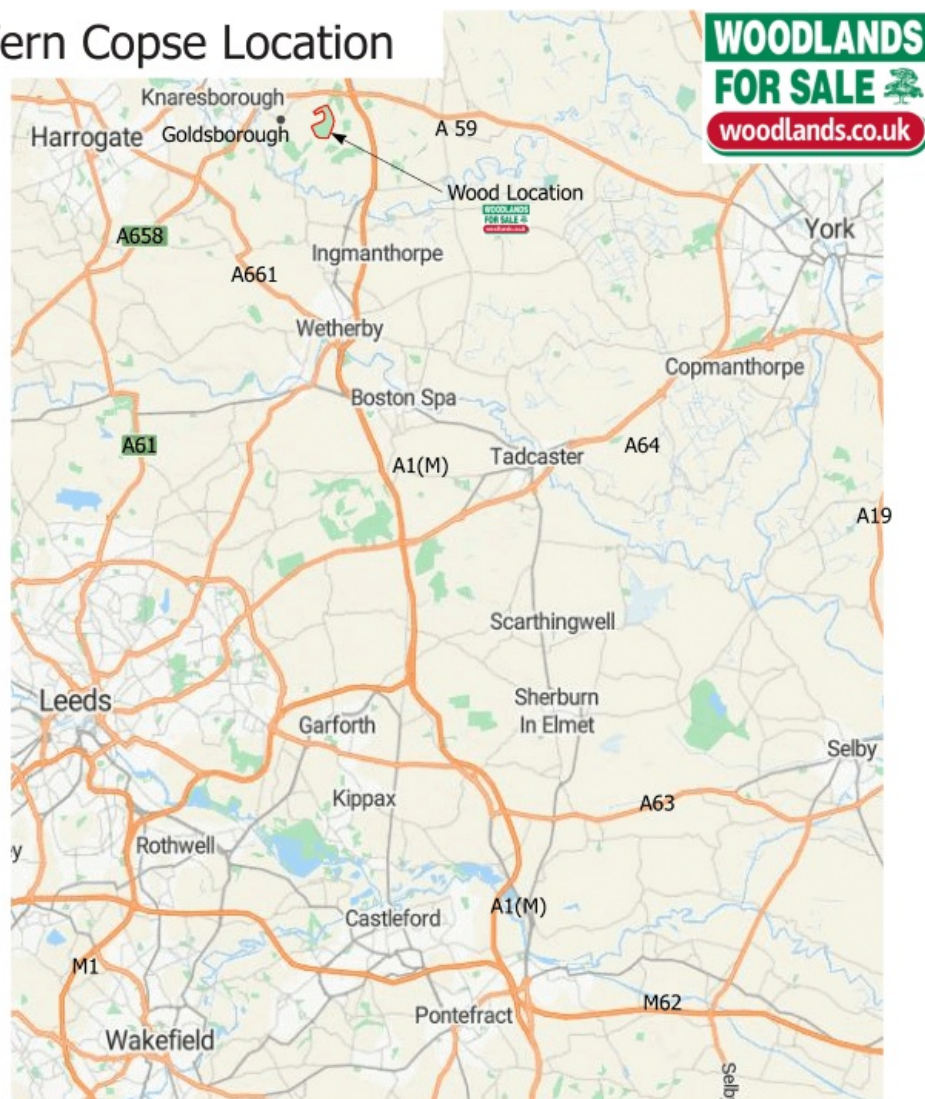
After another 120m, the entrance to Fern Copse is here on the right, clearly marked with the name and a for-sale sign.



## Boundaries:

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

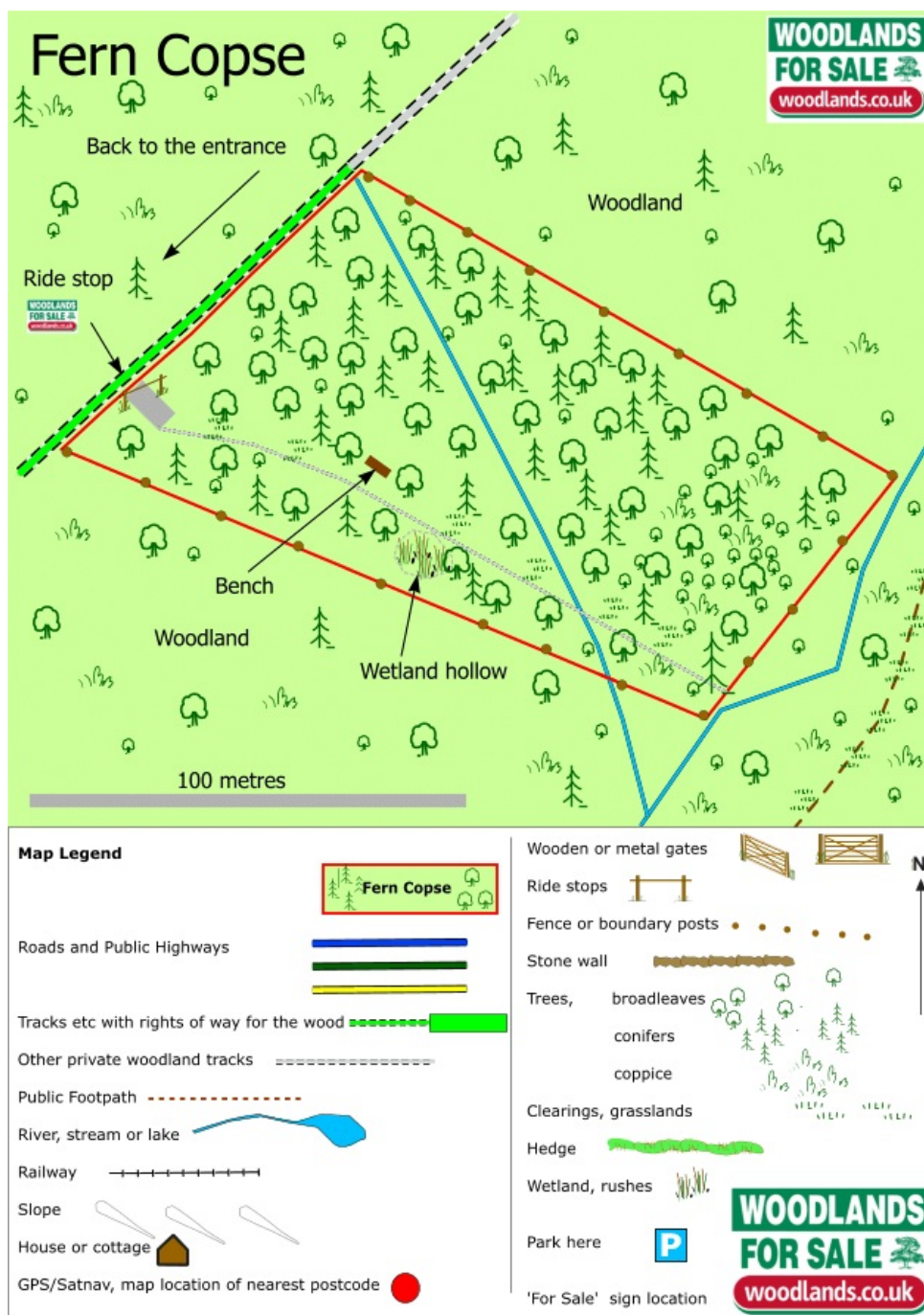
## Fern Copse Location



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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.