

Kiln Pond Wood

Kiln Pond Wood

North Yorkshire

A beautiful mixed woodland with a rural outlook, located between Harrogate and York, with some lovely mature oak trees.

Details

Price: £119,000 Freehold

Location: Goldsborough, Near Knaresborough, North Yorkshire

Size: Nearly 6 acres for sale

OS Landranger: OS No 104

Grid ref: SE 396 566

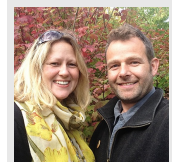
Nearest post code: HG5 8AP

Local manager

Liz Watson

07985 548481

liz@woodlands.co.uk



Description

Kiln Pond Wood is an attractive woodland, mostly comprised of mature native broadleaved trees, at the north-western end of Goldsbrough Wood, conveniently located close to Knaresborough, within half an hour's drive from Harrogate, and 40 minutes from central York and Leeds.

The wood has a very private feel, with no public footpaths running through it and situated as it is near the end of the track.

Trees within the wood include lots of beautiful mature [oak](#) trees, a small area of [Scots pine](#), [sycamore](#), [birch](#), [beech](#) and a few mixed conifers. The understorey is made up of coppiced [hazel](#), elder, [hawthorn](#), wild rose and blackberry, balsam, bracken and native ferns.

A ride-stop entrance is located to the side of the main track, where there is space to park a car. A circular foot route leads off directly from here, taking a loop through the wood, crossing a few ditches on sleeper bridges. The wood feels quite tranquil, and a rustic bench is located on raised ground, overlooking a beech grove – an ideal spot to pause for a while and take in the surroundings.

There are views across farm fields to the north, as well as over pasture to the south on the opposite side of the track, where there was once a group of small kiln ponds.

Please contact Liz Watson, the agent, if you would like to arrange a viewing.

Trees

Oak, birch, sycamore, beech, Scots pine, mixed conifers, hawthorn and hazel.

Wildlife

Kiln Pond 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](#).

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 the soft mud around ditch crossing points.

Features

- Mature oak trees
- Privacy
- Great for wildlife
- A rustic bench
- Level ground
- Rural outlook

Access, tracks and footpaths

From the end of Church Street in Goldsbrough, you follow a stone track between two hedgerows, through three gates, the third of which is the entrance gate to Goldsbrough Wood.

A good stone track, suitable for cars and 4x4s leads all the way through the forest to the entrance of Kiln Pond Wood, marked with a ride-stop entrance and name sign. There is space to park a vehicle here.

Beyond the end of the track, a trimmed path takes a route, crossing several ditches via sleeper bridges. The ground is pretty level and easy going though sturdy footwear is 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.

Activities

Kiln Pond Wood is ideal for wildlife enthusiasts who would like to carry out conservation projects. There is plenty of good material for greenwood crafts and the wood is perfect for occasional camping with family and friends.

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.

Richard de Goldsbrough took the name of the village and his family held the manor for over four hundred years. In the 16th century there was a family feud and the thatched manor house situated at the far end of the village was burnt down. In 1599 Sir Richard Hutton, a London lawyer, originally from Cumbria, bought out all the claimants to 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. The Lascelles family used the Hall as the heirs in waiting's family home or as a Dower House. The village became famous in the 1920s when HRH Princess Mary, King Charles's great aunt, came to live at Goldsborough Hall following her marriage to Viscount Lascelles.

In the 1950s, following the death of Princess Mary's husband, the 6th Earl of Harewood, the village was put up for sale. In 1952, villages were able to purchase their own homes for the first time in 1,000 years.

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).

For unaccompanied viewings, there is a round-trip walk of just under 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. There may be a combination padlock on this gate too.

The track crosses pastureland and the first wood gate is reached. This will be unlocked 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.

Please proceed on foot from this point.

It is approximately 400m walk to the crossroads, at this point turn left up the stone track.

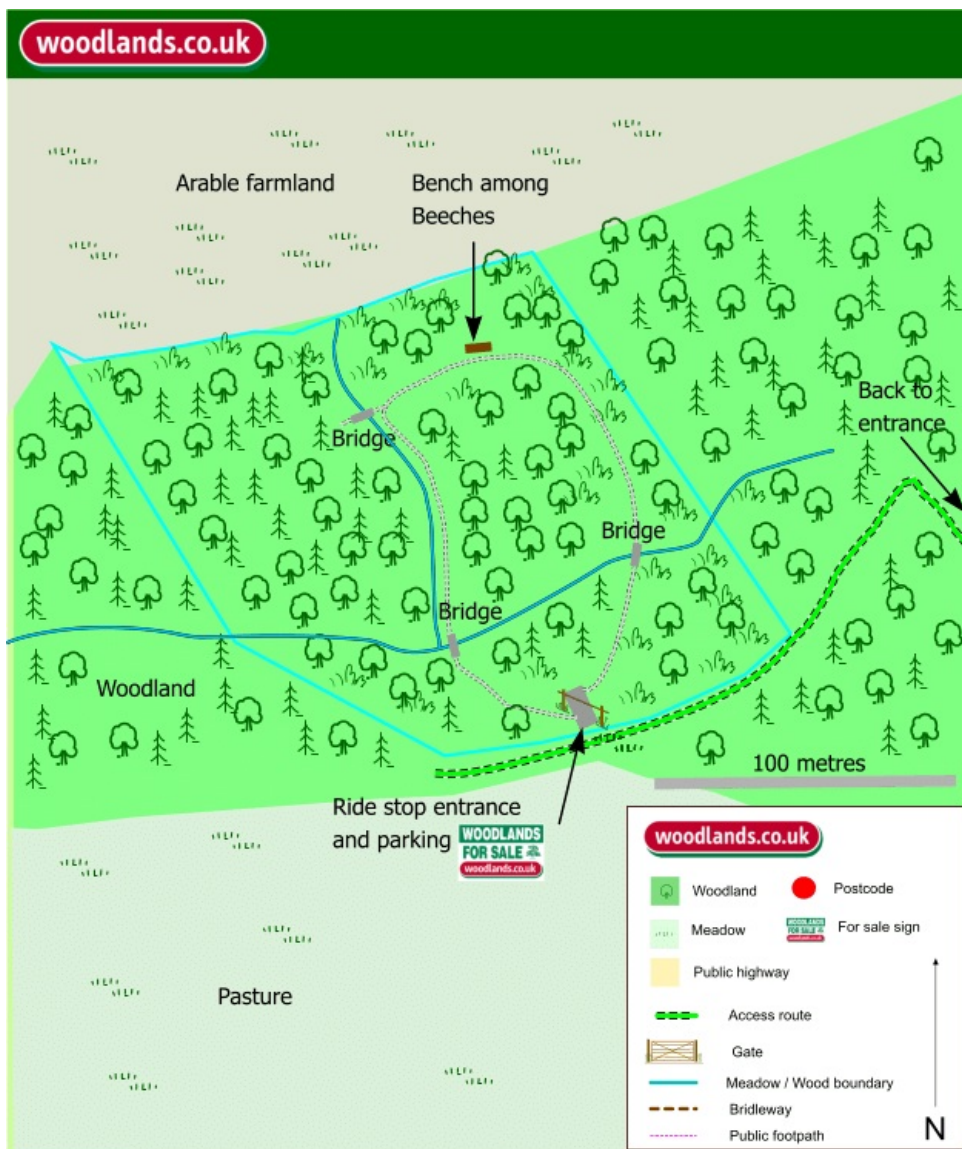
After another 400m, the track crosses a deep dike, continue on for a further 450m when the track takes a sharp turn to the left.

Continue on the track for, approximately, 150m further from this bend. The entrance to Kiln Pond Wood is on your right and clearly marked with the name and a for sale sign.

Boundaries:

The boundaries of the wood are indicated by turquoise paint markings on post tops and 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.