



## Silfur Wood North Yorkshire

A great mixed woodland with a rural outlook, located between Harrogate and York, with impressive mature trees.

### Details

**Price:** £85,000 Freehold

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

**Size:** Just over 4 ¾ acres for sale

**OS Landranger:** OS No 104

**Grid ref:** SE 400 561

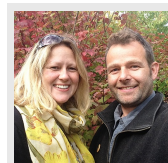
**Nearest post code:** HG5 8AP

### Local manager

**Liz Watson**

07985 548481

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



## Description

Silfur Wood is an attractive woodland of manageable size, comprised of mature deciduous and conifer trees, set within Goldsborough Wood. Conveniently located close to Knaresborough, the wood is within half an hour's drive from Harrogate, and 40 minutes from central York and Leeds.

On arrival at the ride-stop entrance on the western side of Silfur Wood, the mature oak trees with tall silver birches between are immediately apparent. Here and there are hawthorns and goat willow adding to the general diversity.

A path leads directly off, curving to the left where a group of holly bushes create some excellent screening and a rustic bench overlooks a glade; a great spot to rest awhile and take in your surroundings, enveloped by birdsong at the right time of year.

Beyond this clearing stands a block of tall Scots pine trees and the occasional larch dotted about. These are now around 50-60 years old. The resident buzzards are often found perched in these pines as they provide a great lookout over the surrounding forest and farmland.

It's pretty easy to get about on foot through the wood, which is set on level ground, apart from the odd ditch and hollow. Close to the eastern boundary, a public footpath runs north-south and in this belt at the edge of the wood, some felling has been carried out. This fringe is now replanted with saplings of oak and other native broadleaves (with stakes and guards) and the new owner will take on the felling licence obligation to establish this next generation of trees at the wood. Habitat piles have been created with the brash from the felling – perfect for nesting wrens.

There are some interesting feature trees at this edge of the wood including a group of wild cherries and some characterful boundary trees such as an oak, a sycamore and a really huge veteran ash tree, complete with holes and crevices – a living habitat with great biodiversity value, not doubt host to bats, invertebrates and a multitude of other species.

A stone track runs the length of the western boundary, and a grass track runs along the outside of the northern boundary, the new owner will have a right of access over both of these. The eastern boundary is a drain, (assumed the centre) and to the south a row of stakes through where it adjoins further woodland.

The ground is carpeted with dog's mercury, arum lilies, wild garlic, blackberry, balsam, ferns and woodland grasses. There are also some [bluebells](#) and sunny celandines sprout in the damper spots. Taken all together the wood is a fabulous mosaic of different species and characters where there is much to explore and enjoy.

The wood takes its name from the Old Norse / Viking name for silver; after the remarkable find of the [Goldsborough Hoard](#), more information below!

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, birch, Scots pine, larch, cherry, sycamore, ash, hazel, hawthorn, blackthorn, aspen and goat willow.

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### Wildlife

Silfur 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](#), 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.

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### Features

- Mature trees
- Tranquil
- Great for wildlife
- A rustic bench in a scenic spot
- Fairly level ground
- Rural outlook

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### Access, tracks and footpaths

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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 Silfur Wood, marked with a ride stop entrance and name sign. There is space to park a vehicle here.

A grass ride, with a right of way for the owner runs along (outside) the northern boundary of the wood. The foot-routes within the wood are over fairly level ground but sturdy footwear is recommended.

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### Rights and covenants

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There is a public footpath near the eastern edge of the wood, passing 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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Silfur Wood is ideal for wildlife enthusiasts who would like to carry out conservation projects. There is also plenty of good material for craft projects and a home firewood supply and the wood is perfect for occasional camping with family and friends.

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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.

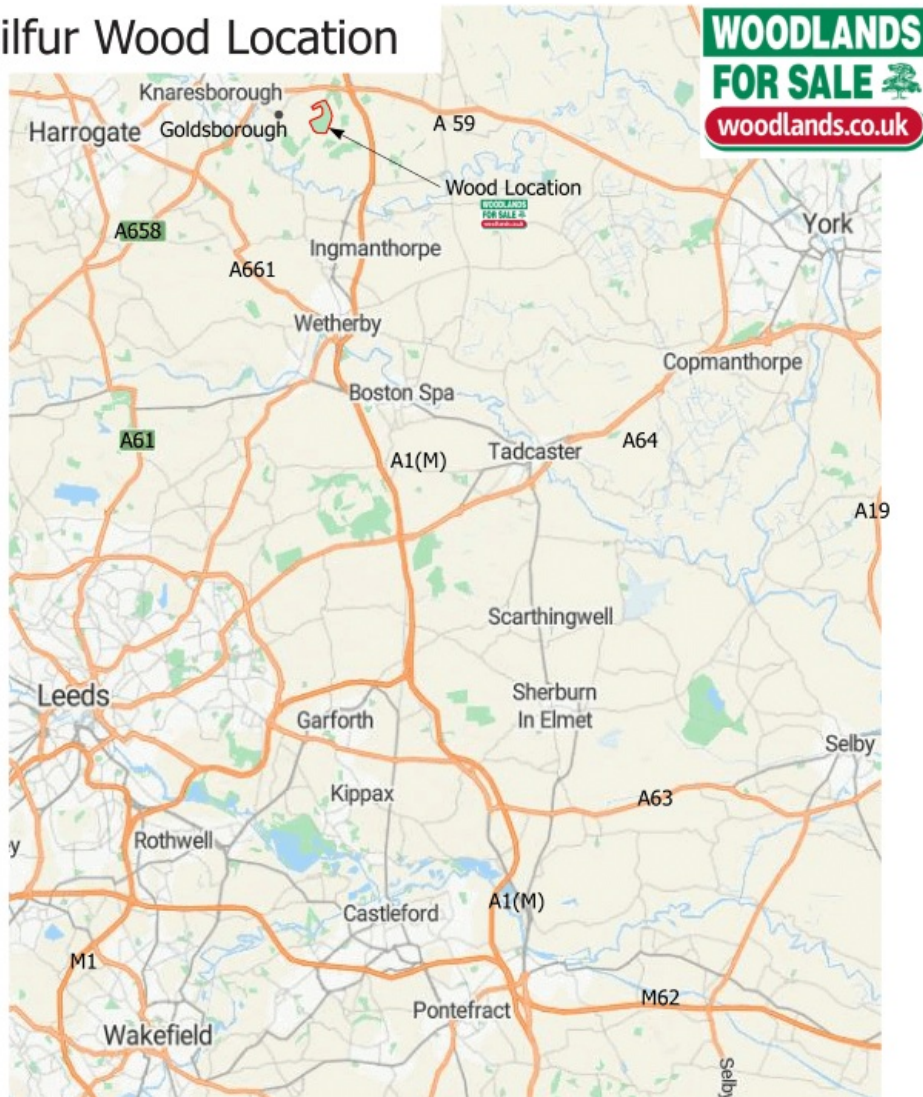
After another 350m, the entrance to Silfur Wood is here on the right, clearly marked with the name and a for-sale sign.



## Boundaries:

The boundaries of Silfur Wood are marked with turquoise paint markings. These are on post tops along the north and south boundaries. The east boundary is marked by a ditch and markings here are on trees. The western boundary is formed by the main wood track, again, markings are on trees.

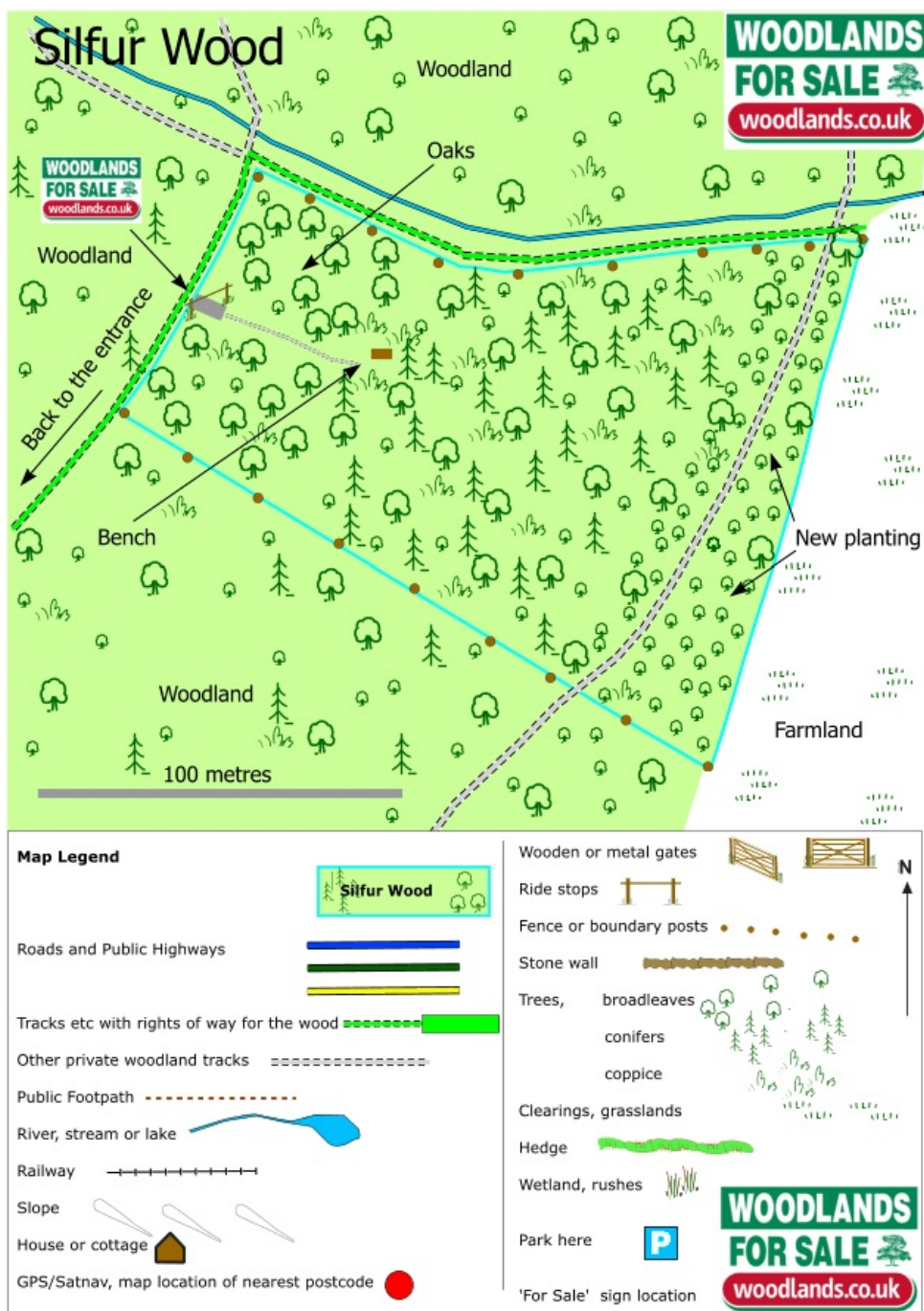
## Silfur Wood Location



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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.