



Whitton Wood

North Yorkshire

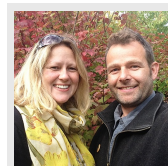
A mature deciduous woodland in a quiet corner of North Yorkshire, near Kiplin Castle.

Details

Price: £49,000 Freehold
Location: Kiplin, Near Catterick, North Yorkshire
Size: Over 2 ½ acres for sale
OS Landranger: OS No 99
Grid ref: SE 272 985
Nearest post code: DN10 6AN

Local manager

Liz Watson
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Description

Whitton Wood is an attractive small woodland, with mature deciduous trees and a high canopy, nestled in a quiet corner of North Yorkshire, near Kiplin Castle. Some of the land is gently sloping with most of the northern sections being quite level.

The wood has an attractive mixture of tree species, such as [oak](#), [beech](#), [sycamore](#), ash, alder, wych elm, hawthorn and hazel as well as the odd Scots pine and larch tree. At the ground layer, it is quite open and clear with a few hollies, a patch of rhododendron, some wild currant, [native ferns](#) and lots of dog's mercury. Look out for [primroses](#) and violets in the spring too.

Some of the larger and more characterful trees are oaks and there's a particularly lovely specimen in the north-western corner of the wood, where there are views over farmland. Along the edges of the wood, there are remnants of old hedgerows.

A rustic bench is situated a short distance from the ride-stop entrance and from here there's a good view through the wood. There's lots of natural fallen deadwood around which makes great habitat for biodiversity and the occasional evergreen bush and ivy on some of the tree trunks provide cover and food for resident wildlife.

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

Mature beech, oak, sycamore, ash, wych elm, hawthorn, alder and a larch.

Wildlife

A welcoming chorus of forest birdlife, such as [chiff-chaffs](#) (in spring and summer), [wrens](#) and [blackbirds](#), fills the air, along with the buzz of bees and the cooing of woodpigeons. [Buzzards](#) mew overhead and you may even hear a [tawny owl](#) call.

Roe deer pass through the wood and you may notice their trails or the scraped beds where they rest up at night.

Features

- Mature trees
- Peace and tranquillity
- Easy access
- Rural setting
- A rustic bench
- Lots of wildlife

Access, tracks and footpaths

The wood is accessed via good stone tracks and has a boundary along a quiet lane, bordered by a dense native hedge. To the north-west, the old hedgerow against the farmland is sparser. There's space to park a vehicle off the track, and access on foot is easy throughout the wood, 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.

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Activities

Whitton Wood is a great location for [family forestry](#), perhaps occasional camping and woodcrafts away from the strains of everyday life.

It is well suited for wildlife observation and could also yield a useful firewood supply.

Local area and history

A Heritage Lottery funded archaeology project, undertaken in 2014, explored the area around Kiplin, which was recorded as 'Chipeling' in the Domesday survey of 1086. Through the millennia before the township of Chipeling existed, the area was home to prehistoric hunter-gatherers, early farmers and invading Romans who founded the town of Catterick. Later there were Saxon

kings and warriors, and medieval monks farmed the land at Kiplin and milled grain to support nearby [Easby Abbey](#) and each era has left fragments of the past behind.

With an interest in archaeology, The Earl and Countess of Tyrconnel of Kiplin Hall, supported the discovery of late Bronze Age, Roman and Saxon objects on the estate, in the first part of the nineteenth century, including three late Bronze Age gold torque-shaped bracelets.

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

Situated about 4 miles off the A1 between Richmond and Northallerton, with the Yorkshire Dales to the west and North York Moors to the east.

Satnav: the postcode DL10 6AN covers several properties and the wood. The point shown by the red dot on the location map/s is the wood entrance gate.

Travelling from the A1(M):

At J52 for Catterick, take the 1st exit onto A6055.

Turn right onto Catterick Rd/A6055/A6136 to Brompton on Swale.

At the traffic lights, turn right onto B6271.

Upon reaching Scorton, turn right onto Bolton Rd/B6271, passing through Bolton on Swale.

At the Ellerton junction, Sled Lane (opposite Lakeside Country Park), turn left, signed to Whitwell and Forest.

Continue along Sled Lane for around 900m to a sharp bend with a Woodland for sale sign on your right.

Tuck into the fenceline and park here to view the wood.

Follow the stone track on foot for 60m then follow the track that turns right, up hill.

The entrance to Whitton Wood is located approximately 25m along this track, to the right.

Travelling from Northallerton on the B6271

Travel through Great Langdon and continue on.

Before Kiplin Hall, turn right, signed to Whitwell and Forest.

Continue along this lane, past the Ecolodges then turn sharp right.

After the S bend travel for a further 1500 metres and turn left, signed for Scorton and Richmond.

After a sharp left hand bend you will see a gateway with a 'Woodland for sale' sign on your left.

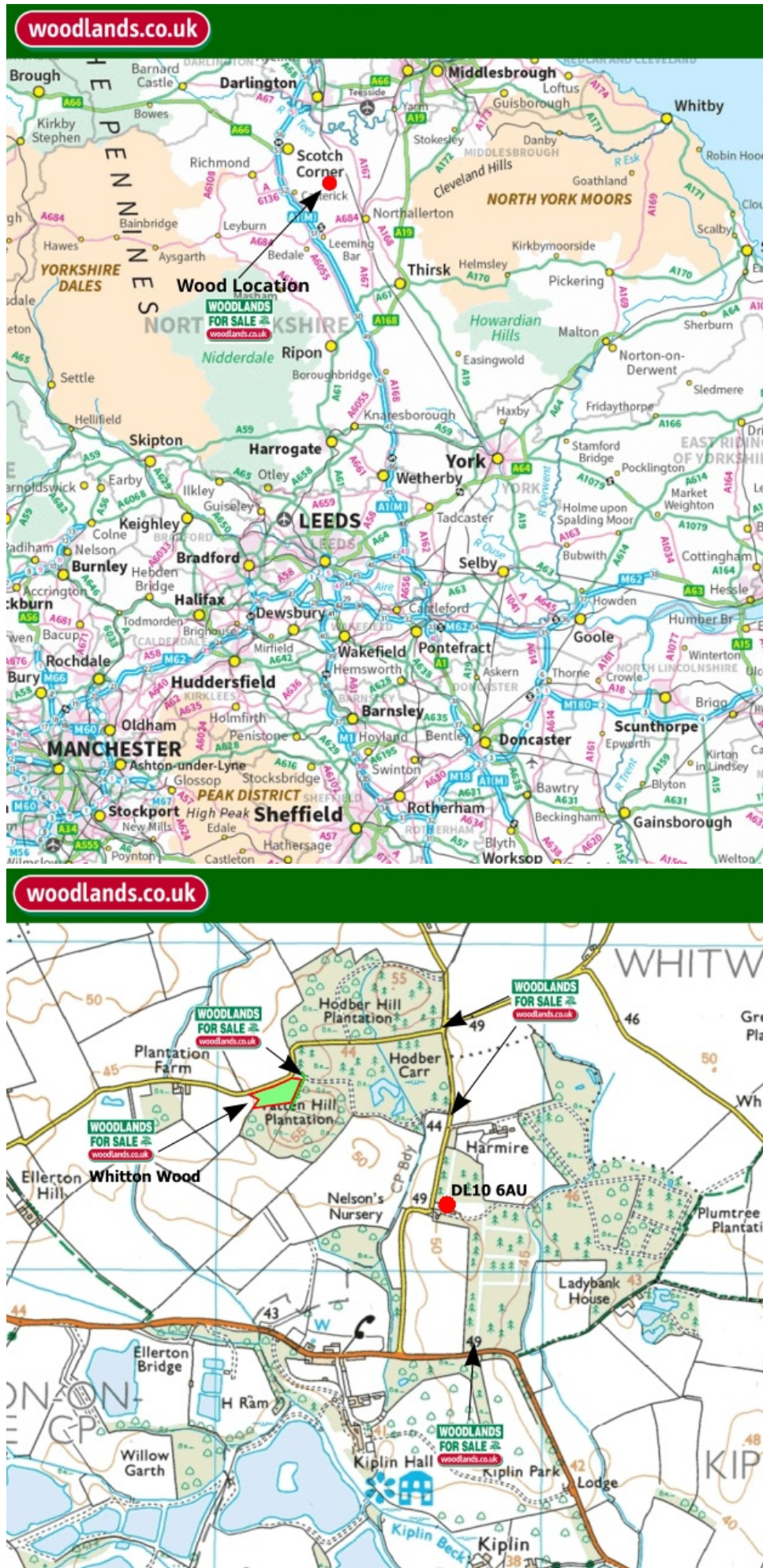
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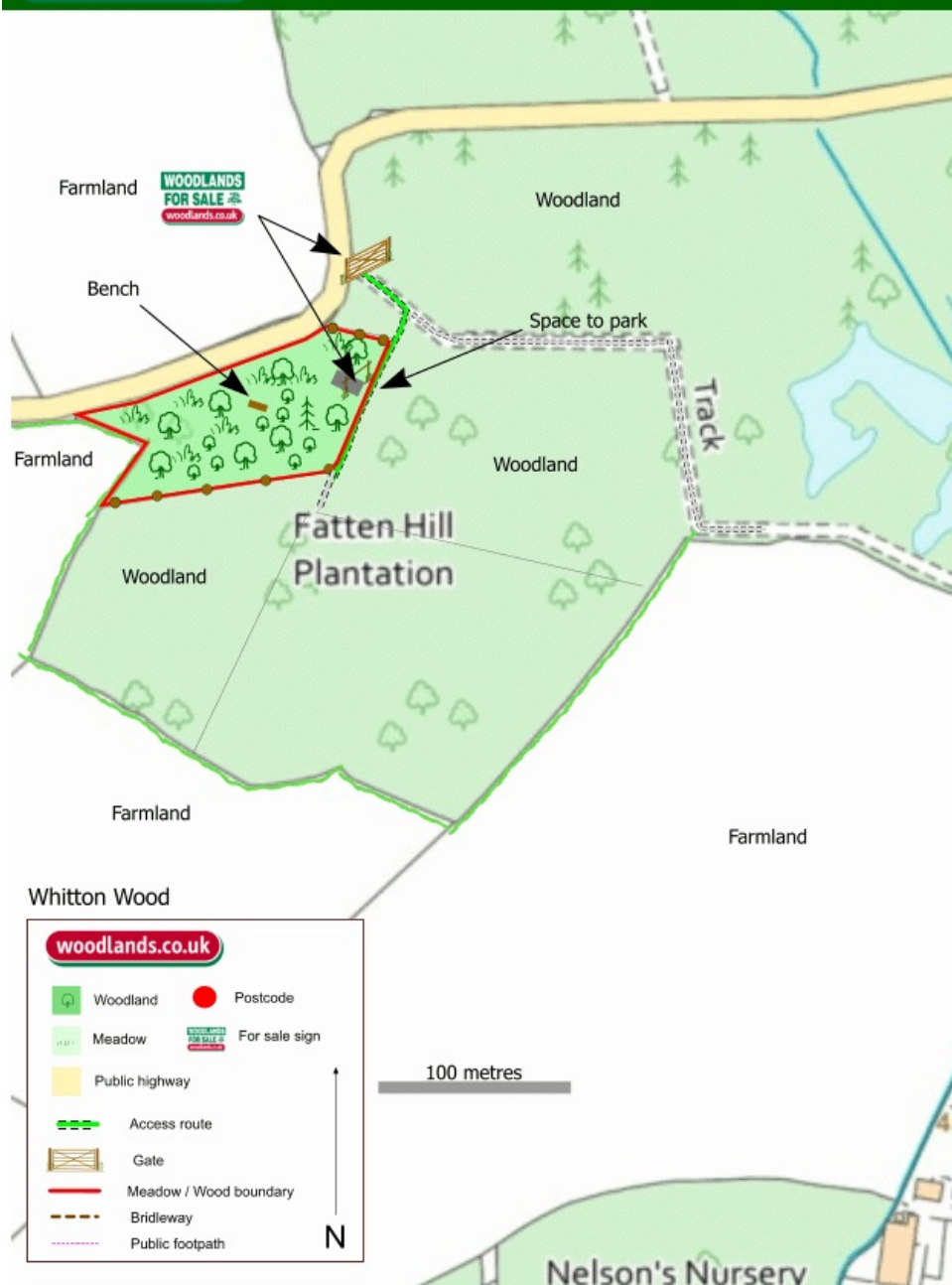
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Boundaries:

The boundaries of Whitton Wood are marked with red paint. These are on post tops along the southern and north eastern boundary. To the east, the wood has a stone track at the boundary, to the north west, the track abuts the lane, defined by a post and rail fence. On these two boundaries, the markings are on 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.