

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## **Newstead Wood**

**Elingstring, near Masham, North Yorkshire. 3.96 acres of Sitka spruce and mixed broadleaf for £35,000 (freehold)**

An early rotation Sitka spruce woodland with pockets of oak and other mixed broadleaf species in a fantastic peaceful location, benefiting from a good access track.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Newstead Wood, Masham, North Yorkshire



### Description

Newstead Wood is a strongly growing mainly spruce woodland nestled in a larger forest known as Ellingstring Plantation. The surrounding countryside is picturesque archetypal Yorkshire Dales with moors to the west and north.

Situated in Lower Wensleydale, this delightful copse is in the Nidderdale Area of Outstanding Natural Beauty midway between Masham and Layburn. The spa town of Harrogate is roughly an hour to the south by car. The access track follows the eastern boundary giving easy access along the length of the property.

The wood is un-thinned and growing well, being well suited to the rich fertile soils. In the autumn, a variety of fungi can be seen growing beneath the shade of the trees, with grasses and ferns found in the clearings. A number of young trees have been planted in the openings and these are now well established. Towards the northwest grows a magnificent old oak tree with a wide canopy hosting a diversity of flora and fauna.

If a new owner wanted, there would be options to manipulate the canopy density and species composition through a program of thinning, thereby yielding a useful quantity of timber. The timber could perhaps be used for rustic carpentry or woodfuel. Thinning works would be relatively straightforward, as the main access track leading to the road is hard surfaced and suitable for a 2WD car. A wooden slip gate can be found at the entrance to the wood, close to a small clearing – ideal maybe for a camping holiday or BBQ.

With the moors within easy reach, Newstead Wood is an ideal base for exploring, as well as combining woodland management with some bird spotting – skylark, kestrel, spotted flycatcher, tree sparrow and curlew are among the numerous bird species known to the area.



### If It Were Mine

I would begin thinning the woodland gradually, with the aim of ultimately increasing the broadleaf species composition. The location of Newstead Wood is key, with excellent hiking routes such as the Six Dales Trail right on the doorstep.

Please remember some management operations require approval and/or a licence.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger Series Sheet No: 298.

Ordnance Survey Grid References:

- Roadside gate: SE 170 836.
- Centre of wood: SE 168 830.

Nearest postcode: HG4 4PN.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- From Masham take the A6108 northwards, after 2 miles take the left turn signposted 'High Ellington - ½ mile'.
- Continue along this lane for two miles passing two left turns, after the second turn you will see Ellingstring Plantation on the left fronted by a stone wall.
- Pass the first wooden gate into the wood, in 160 metres you will see a second wooden gate directly opposite a righthand turn and just before a farm.
- Park here being careful not to obstruct the road or any tracks. Please climb the gate, sorry we do not

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supply keys for viewings.

- Follow the track up the hill and into the wood, walk for 500 metres until you pass a turn on the right.
- This is point **B** on the plan. Newstead Wood is ahead and to the right.

### Boundaries

All boundaries are marked by wooden posts with orange paint.

### Sporting Rights

The sporting rights are included.

### Mineral Rights

Are included except where reserved by statute.

### Rights Of Way

- There is a right of way granted at all times and for all purposes marked **ABC** on the plan below.
- All shared rights of way a subject to a shared maintenance clause with liability according to use.
- There are no public rights of way in this wood.

### Fencing Liabilities

There are no fencing liabilities.

### Restrictive Covenants By The Transferees

For the benefit of the Retained Land and for each and every part of the same the Transferee covenants for himself and his successors in title not to use or to suffer or permit to be used the Property or any part of the same for any of the following:

1. Clay pigeon shooting or target practice of any kind
2. Rough shooting or pest control at such times or in such a manner as to be or become a danger nuisance or annoyance to any person
3. Racing or speed trials with cycles or any motorised vehicle
4. A commercial campsite
5. Business purposes other than that of forestry
6. Any use that causes or is likely to cause damage to access tracks other than fair wear and tear
7. Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of

land including the Transferor

8. The installation or display of any signboard that is or may become visible from the public highway

The property shall not be sold leased or otherwise disposed of except in whole as opposed to in part.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

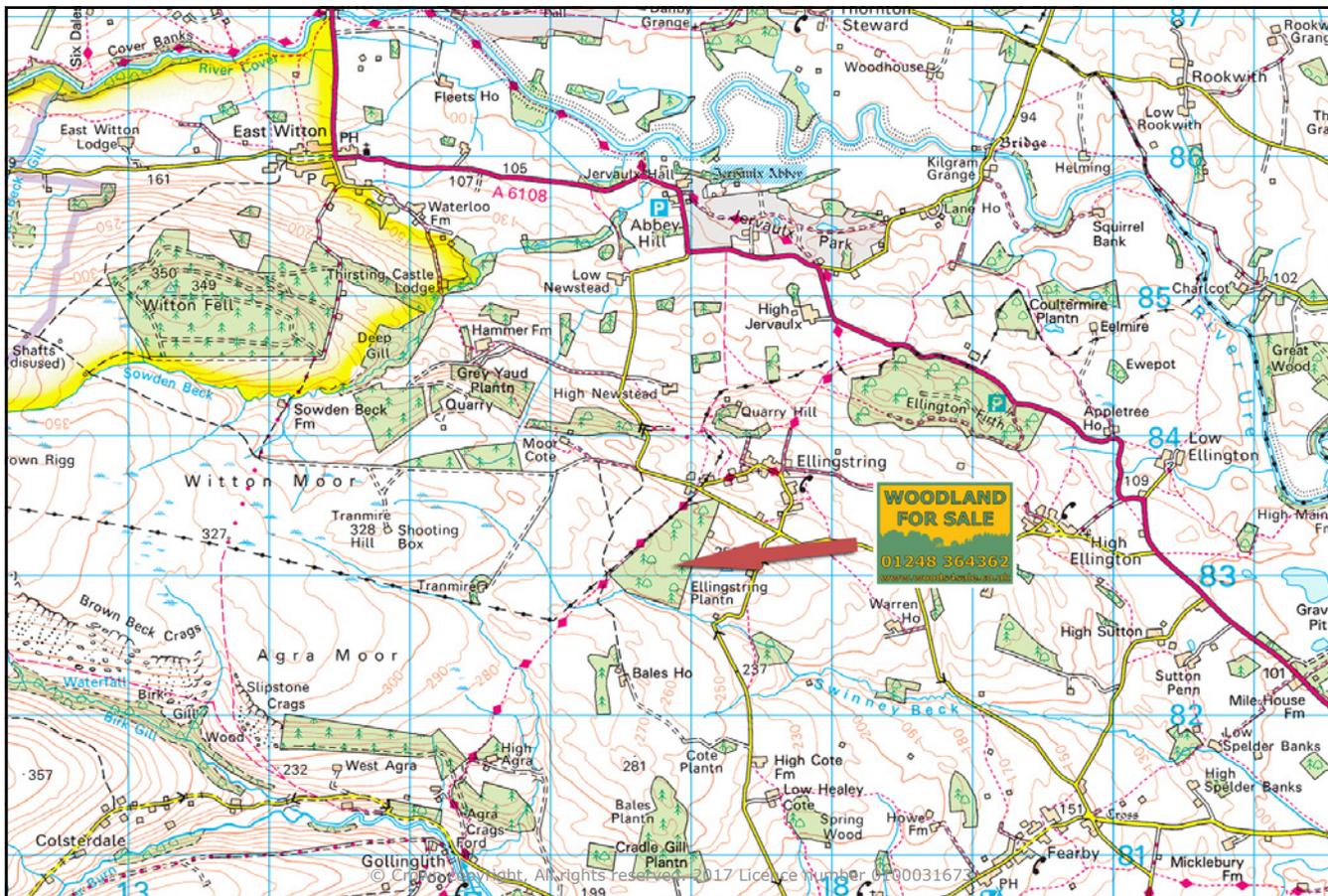
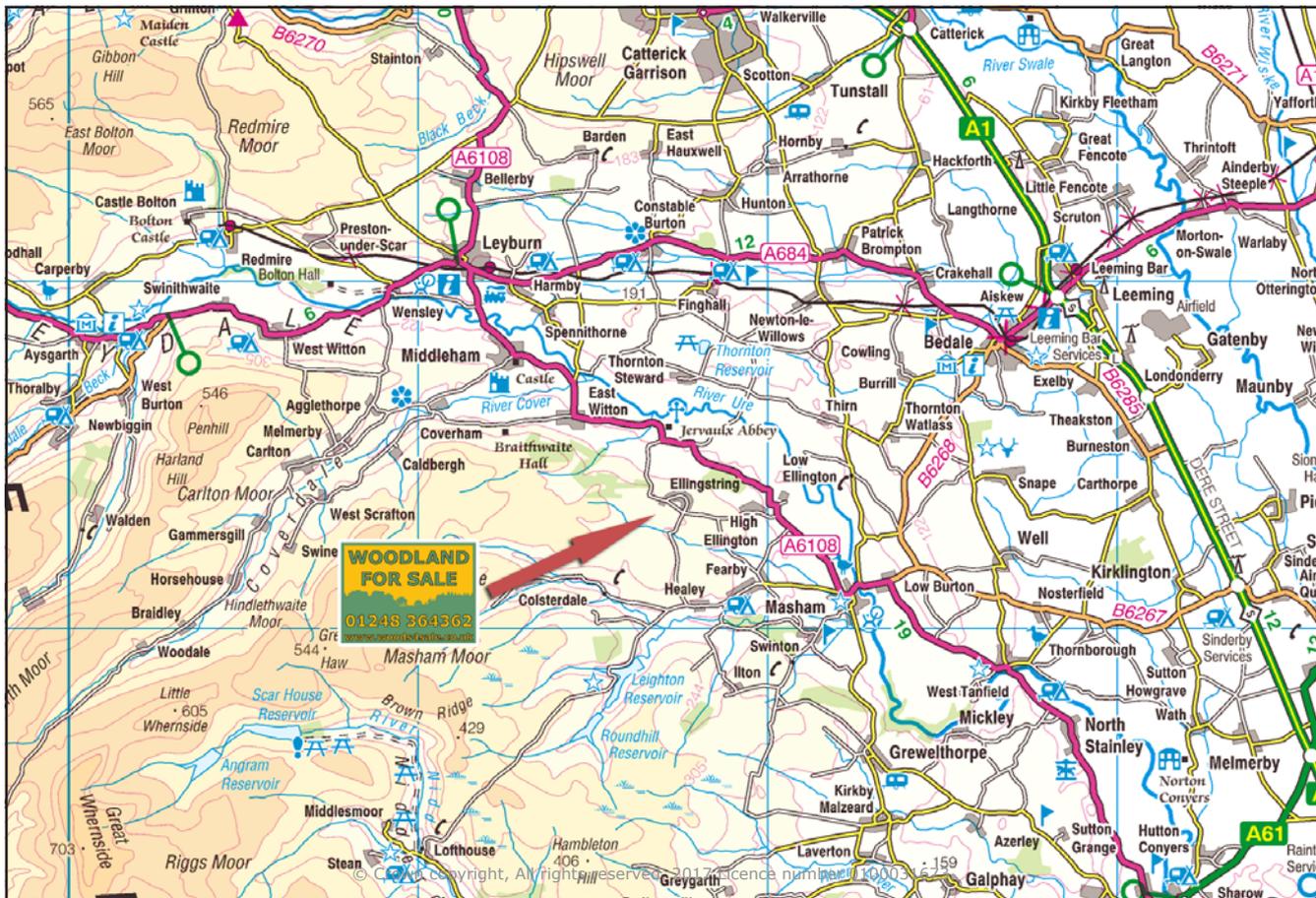
### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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