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Beechy Copse

West Yorkshire

An attractive mixed woodland with a grove of mature beech trees and bluebells

Details

Price: £95,000 Freehold
Location: Bramham, Near Wetherby & Leeds, West Yorkshire
Size: Over 4 ½ acres for sale
OS Landranger: OS No 105
Grid ref: SE 408 440
Nearest post code: LS23 6LX

Local manager

Liz Watson
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Description

A beautiful wood with a mixed age structure including mature beech, as well as tall larch, pine, oak, sycamore and a few sweet chestnut and birch trees.

Along the southern boundary, a large cherry tree can be found and several holly bushes are dotted through.

At ground level, there are lots of animal pathways crossing the wood, amid patches of blackberry, wild garlic, swathes of bluebells and dogs' mercury and even a patch of wild violets.

In the centre of the wood, a track leads south from the ride-stop, and off to the left, there's a bench in a glade of majestic mature beech trees with patches of bluebell.

The west side of the wood is mostly younger trees, still with a high canopy, with lots of sycamore, oak, a few ash and young beech seedlings. To the east of the beech grove, tall pine and larch trees grow

The wood enjoys good access, with tracks along the north and south of the wood there are views over farmland to the north.

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

Beech, oak, sweet chestnut, ash, sycamore, cherry, holly, larch and pine.

Wildlife

Beechy Copse has a rich ecology and there is a great deal of wildlife to be found. Buzzards hunt around the wood boundaries and never seem far away with their mewing calls. Inquisitive red kites swoop in to monitor your movements. Jays, blackbirds, wrens and robins can be seen as well as wood pigeons which love to roost here.

Animal trails of roe deer and other mammals criss-cross through the wood and beds or scrapes can often be found. It would be great to install a hide, or put up a trail cameras to see what else passes through when humans are not around.

Features

- Mature trees including big beeches
- Mixed habitat
- Great for wildlife
- Private
- A rustic bench in a glade
- Lots of bluebells

Access, tracks and footpaths

A good route via solid stone tracks leads from the bridlepath gate on Thorner Lane (known as Dalton Lane) then east, through the forest to the entrance of Beechy Copse.

Within the wood, a route links through glades and most parts are accessible. The ground has a gentle slope to it and sturdy footwear is always 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.

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.

Activities

Beechy Copse is perfect for those who are keen on wildlife watching or seeking peace and connection with the natural world.

Local area and history

West Park Plantation, of which the wood is part, sits on a high ridge of limestone, just to the north of Bramham Park and Hope

Hall.

Bramham is a product of a grand tour; its creator Robert Benson, later Lord Bingley, completed his formal education with a grand tour in 1697, and whilst in Italy he began to envisage his new mansion in the Palladian manner complemented in a landscaped park, in the fashion made popular by Le Nôtre in France in the late 17th century.

The house and park are still privately owned by the family with Nick Fox-Lane the current custodian, the estate is best known for hosting Leeds Festival and Bramham Horse Trials. The wood, until recently, was part of the estate.

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

Just 11 miles from Leeds, 15 miles from Harrogate and 20 miles from York.

The wood is located west of the A1(M) between junctions 44 and 45.

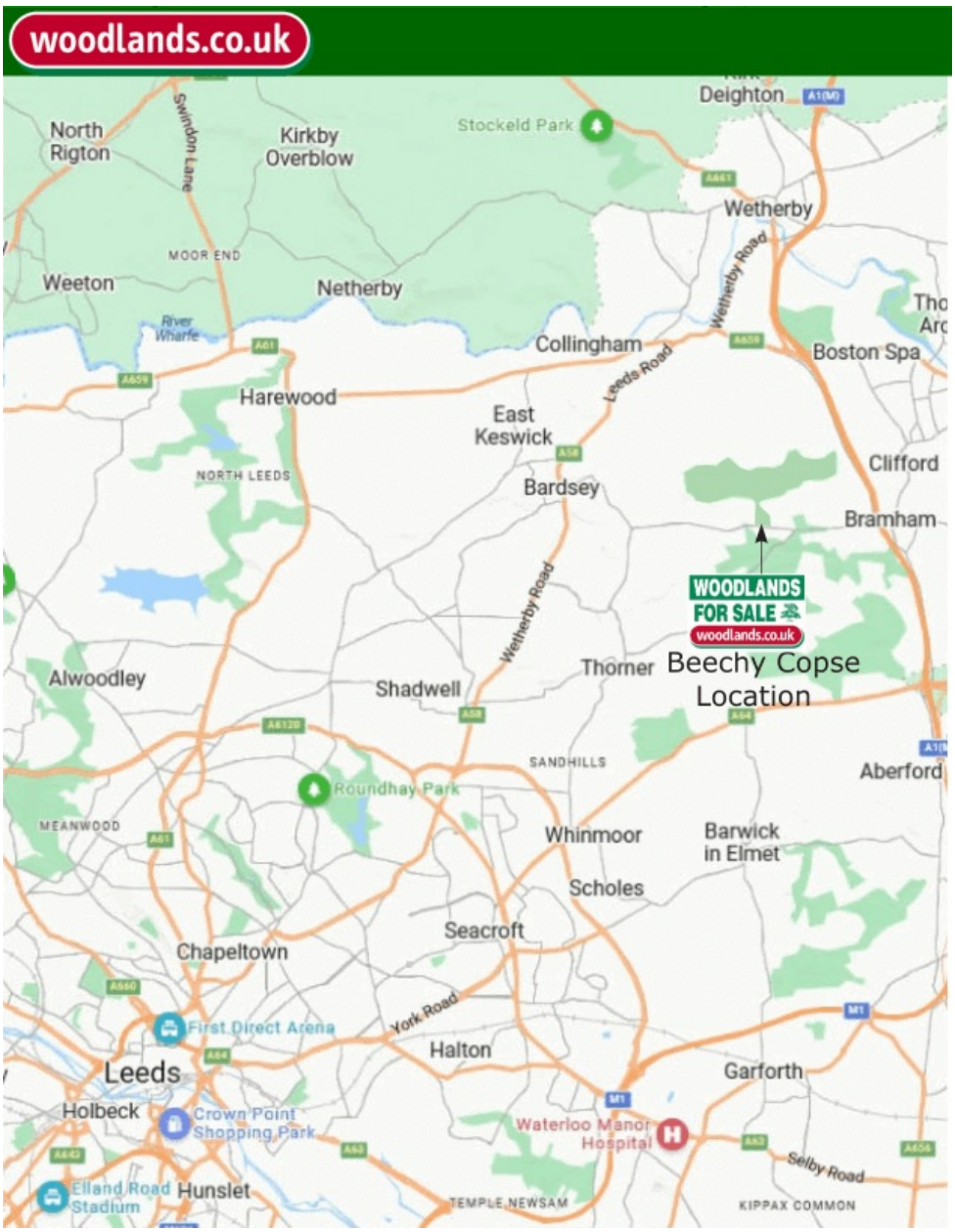
Please park in the lay-by opposite the Dalton Lane bridle path gate. Map pin here. Please avoid parking in front of the gate itself. The owner of the wood will have a key to the gate but for viewings it is a walk of about half an hour each way.

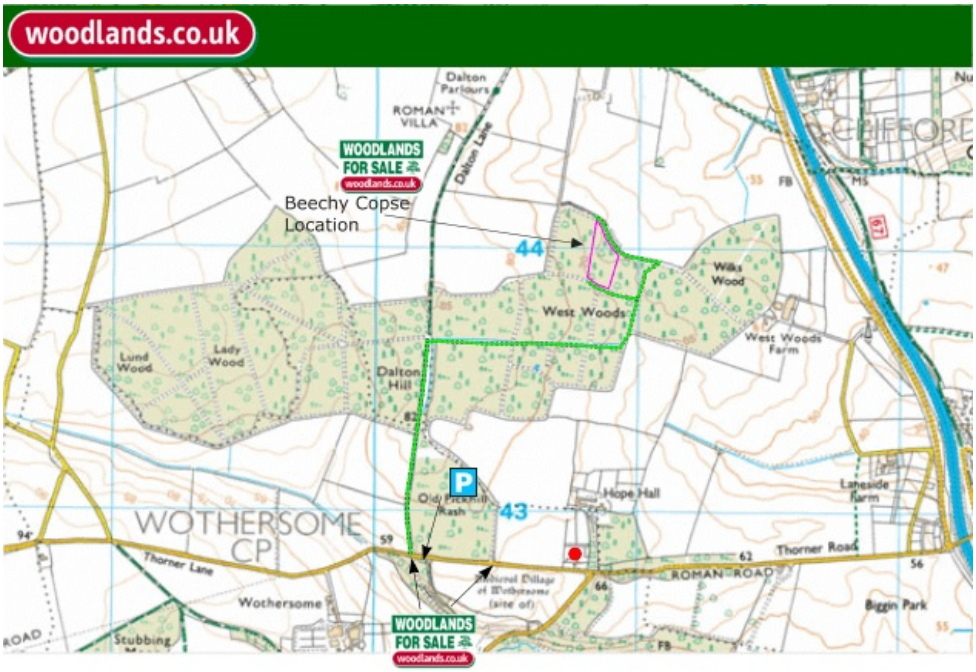
Important. Please note: Access via West Woods Farm on Meadow Lane is not permitted.

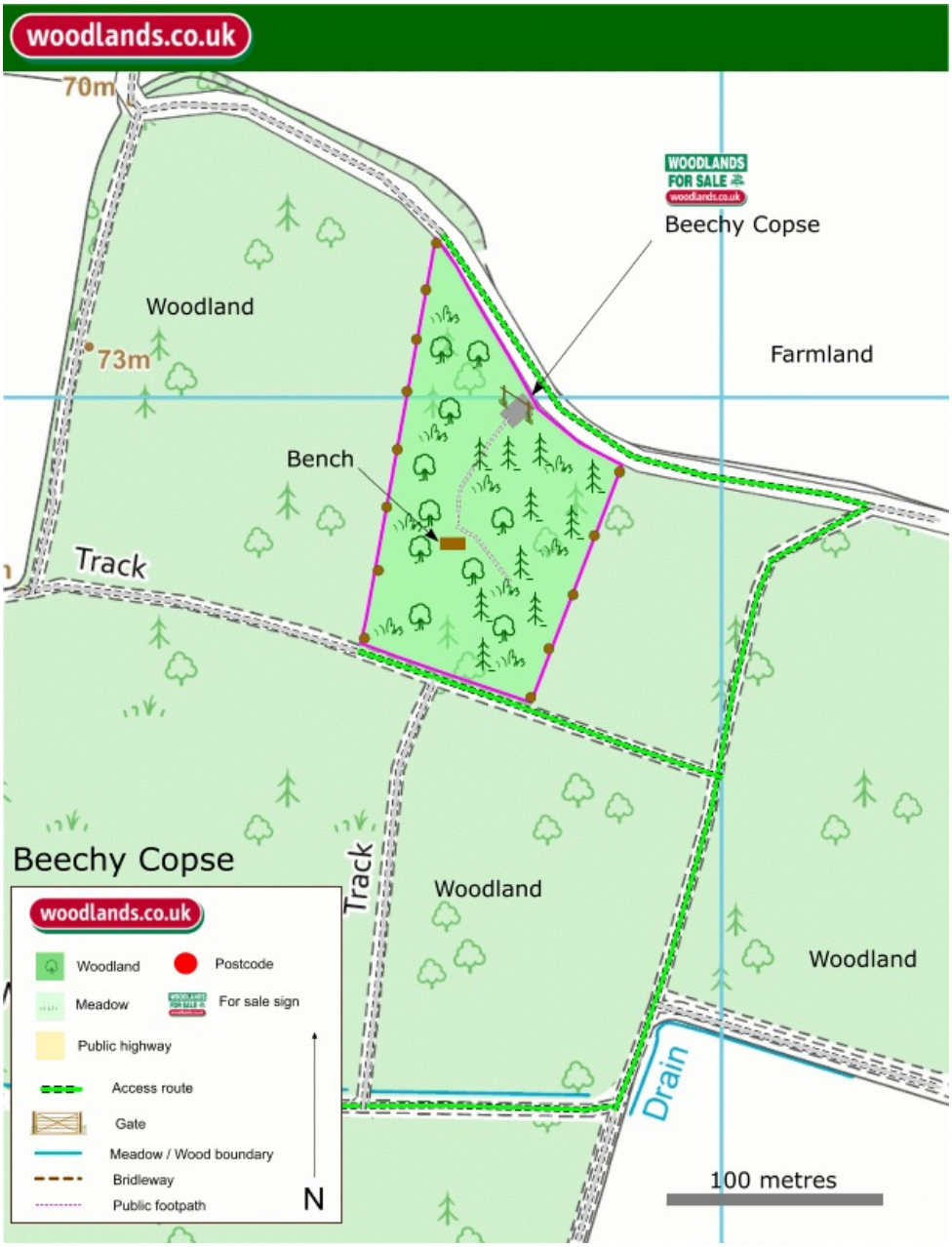
- Travel parallel with the A1(M) south from junction 45 and north from junction 44 signed to Bramham and turn west on to Thorner Road signposted for Wetherby, Boston Spa and Thorner.
- After just less than a mile at the sharp left bend keep right on to Thorner Lane.
- After a third of a mile pass the first woodland entrance on the right and proceed for a further 200 metres before parking in the layby on the left. (map pin above)
- Cross the road and walk through the entrance way on to Dalton Lane Bridleway and continue for about 800 metres before turning right on to a stone track. (climbing the gate)
- Follow this track bending around to the left after about 700 metres.
- Ignore the first left.
- After 300 metres on reaching a 'T' junction, turn left on to another hard surfaced track and continue approximately 200 metres where Beechy Copse is located on the left.
- Please note, the new owner will have a key and will be able to drive all the way to Beechy Copse.

Boundaries:

The boundaries of Beechy Copse are marked in pink. These are on trees along the northern and southern boundaries and on post-tops along the east and west boundaries.







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.