



East Whin Wood North Yorkshire

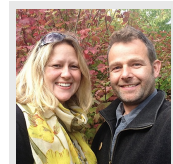
With mature beech trees as well as other broadleaved trees, this beautiful and secluded woodland is located close to Bramham, Wetherby and Leeds.

Details

Price: £75,000 Freehold
Location: Bramham, Near Wetherby, North Yorkshire
Size: Just over 4 acres for sale
OS Landranger: OS No 105
Grid ref: SE 412 439
Nearest post code: LS23 6LX

Local manager

Dan Watson
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Description

Situated well into the larger forest at Bramham West Woods, a cathedral-like grove of tall [beech](#) trees, with a high canopy greets you upon arrival at East Whin Wood. The ground beneath is quite open with woodland grasses, [native ferns](#), [bluebells](#), mosses and patches of sapling trees. The odd holly bush can be found and sycamore is dotted through, while to the right are some mature [oak](#) trees mixed with a few [Scots pine](#).

Further into the wood, you reach a rustic bench, close to an area of oak plantation that is now around 30-40 years old and quite tall. It may be desirable to thin these a little to allow the development of some of the best trees, yielding some timber for craft or logs for the home.

Running all the way along (within) the north western boundary, is a wide grassy ride, filled with bees and butterflies borders an old hedge and ditch, (the latter is the boundary line). The hedgeline is mixed with [hawthorn](#), blackthorn, willow and hazel and farmland lies beyond.

In the north western corner, sycamore, coppiced [hazel](#) and the odd rowan are overstood by some ash trees, now in slow decline due to ash die back. These could be left as woodland habitat or felled for a home firewood supply. From an initial policy of immediate felling of affected trees, current thinking has evolved into a more circumspect attitude to leave affected trees, where practical. It is now believed that that some of the standing trees will survive the infection.

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

Oak, beech, hazel, sycamore, ash, Scots pine, hawthorn, rowan, willow and blackthorn.

Wildlife

Situated within a much larger forest, East Whin Wood is well connected for resident and passing wildlife and there is a great deal of diversity to be found. [Red kites](#) swoop and soar over the high canopy and tracks, [buzzards](#) hunt both through the wood and around the field boundaries. Wood pigeon, squawking [jays](#), [blackbirds](#), [wrens](#) and [robins](#) can be seen, as well as Britain's smallest bird, the [goldcrest](#).

Hoofprints in soft mud reveal roe deer trails through the wood and it would be great to put up trail cameras to see what passes through when humans are not around.

Features

- Private and secluded.
- Mature beech trees.
- Grassy ride with wildflowers.
- Old hedgerow.
- Rustic bench.
- Potential home firewood supply.

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 East Whin Wood.

Within the wood, 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.

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Activities

East Whin Wood would be great for light woodland management to further diversify the mix of species and age structure of the

trees. A nature loving family or individual could also find the wood suitable for occasional camping with family and friends or perfect for conservation, bushcraft or craft projects.

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 is 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.

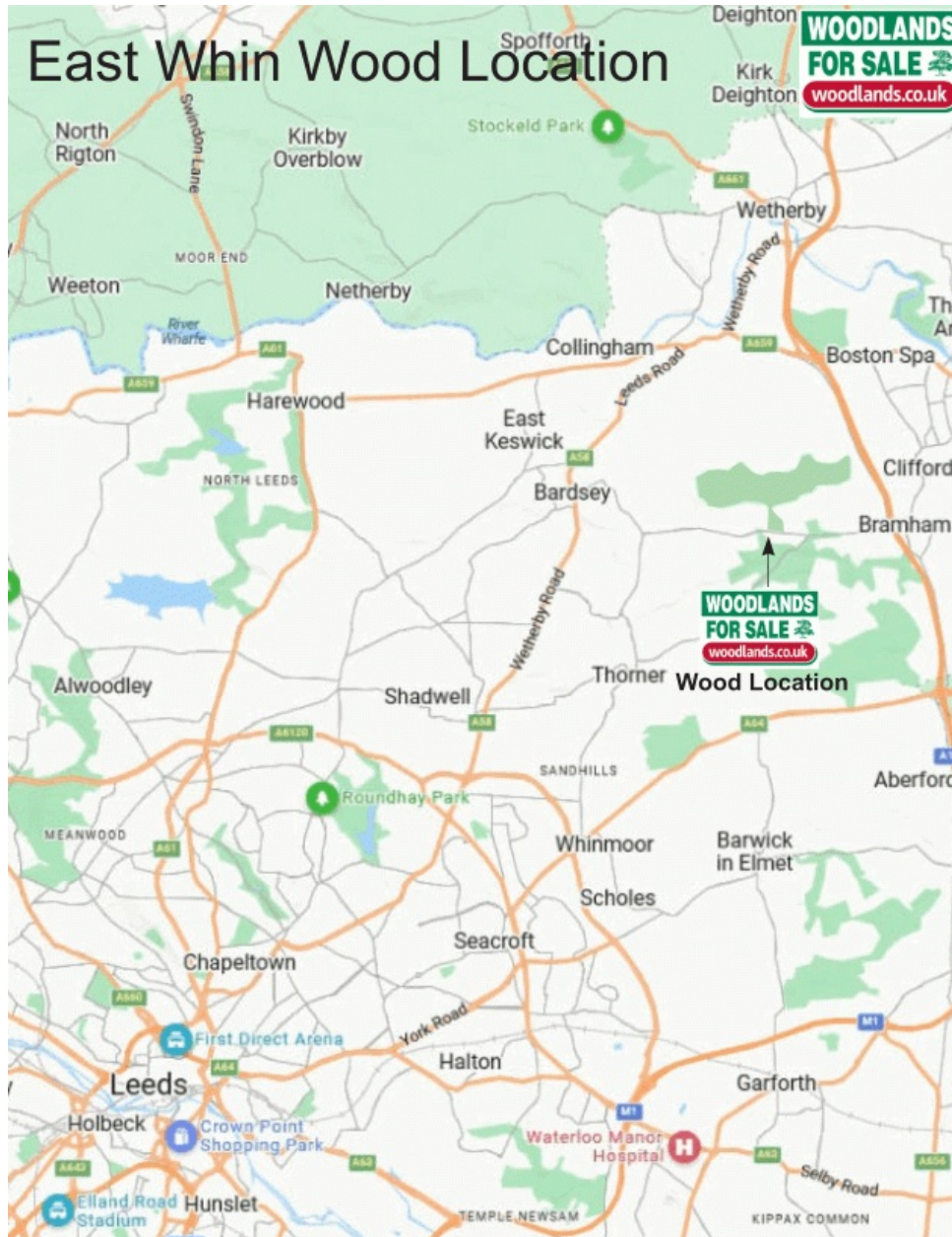
The wood is located west of the A1(M) between junctions 44 and 45.

Please park in the layby opposite the Dalton Lane bridlepath 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.

- 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 sign posted for Whetherby, 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 200metres 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. Follow this track bending around to the left after about 700 metres.
- After a further 300 metres turn right on to another hard surfaced track and continue approximately 150 metres.
- The East Whin Wood ride-stop entrance is here on your left.

Boundaries:

The boundaries of East Whin Wood are indicated by blue paint markings. These are on trees along the track-side on the southern and western boundaries. On the northern boundary these are on post tops and along the north eastern boundary, they are on hedgerow trees - the centre of the ditch is taken as the boundary line.





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Map Legend

<p>East Whin Wood</p> <p>Roads and Public Highways</p> <p>Tracks etc with rights of way for the wood</p> <p>Other private woodland tracks</p> <p>Public Footpath</p> <p>River, stream or lake</p> <p>Railway</p> <p>Slope</p> <p>House or cottage</p> <p>GPS/Satnav, map location of nearest postcode</p>		<p>Wooden or metal gates</p> <p>Ride stops</p> <p>Fence or boundary posts</p> <p>Stone wall</p> <p>Trees, broadleaves</p> <p>conifers</p> <p>coppice</p> <p>Clearings, grasslands</p> <p>Hedge</p> <p>Wetland, rushes</p> <p>Park here</p> <p>'For Sale' sign location</p> <p>WOODLANDS FOR SALE woodlands.co.uk</p>	
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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.