



Lysander Copse West Yorkshire

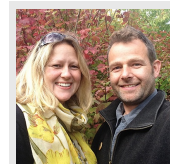
An attractive mature beech woodland, mixed with some conifers, set amongst a larger forest near Bramham, between Leeds and Wetherby.

Details

Price: £65,000 Freehold
Location: Bramham, near Leeds and Wetherby, West Yorkshire
Size: Just over 3 acres for sale
OS Landranger: OS No 105
Grid ref: SE 414 438
Nearest post code: LS23 6LX

Local manager

Liz Watson
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Description

Lysander Copse is reached via a good stone track, to the ride-stop entrance where there is space to turn a vehicle. From this point, a path leads off amongst mature and beautiful [beech](#) and [Scots pine](#) trees, towards a rustic bench set in a small clearing. The wood also contains a few larch trees, the odd [oak](#) and [sycamore](#) as well as some rowan. Beneath the tall canopy, most of the shrub layer is comprised of holly bushes, which give the wood excellent privacy, along with a plethora of beech seedlings: the next generation. Across the floor are bracken ferns and blackberry, as well as mosses and woodland grasses.

The wood is attractive in all seasons, but it is particularly stunning when the fresh green beech leaves break in the spring, and when the gold and russet tints of autumn infuse the wood with a warmth that takes your breath away, especially when viewed against a blue sky.

At the eastern edge, a wide grassy route runs along the entire length of the boundary, full of dog's mercury and ferns, and growing wild and thickly in places. There is a clear ditch here, the centre of which is assumed to be the extent of ownership. Beyond this lies grazing land.

Located in the north-eastern corner of West Moor Plantation, near Bramham, it lies conveniently close to Leeds and Wetherby.

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, Scots pine, oak, holly, sycamore, hazel, larch, rowan, hawthorn.

Wildlife

Situated within a much larger forest, Lysander Copse is well connected for passing and resident wildlife and there is a great deal of life to be found. [Red kites](#) swoop and soar of 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 (the latter often keep visitor's company), 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

- Beautiful tall beech and Scots pine trees.
- Private and sheltered.
- Thickets of holly add further privacy.
- A rustic bench
- Potential source of firewood.

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 Lysander Copse.

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

Within the wood, a cleared path links the ride-stop with a glade with a bench in and sturdy footwear is always recommended for a deeper exploration of the wood.

It would be a simple task to clear a few more paths through the wood, once a new owner has found their feet and established the lay of the land..

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

Lysander Cope would be great for occasional family camping or for owners interested in natural history and wildlife. It would be great to put up bird and bat boxes to enhance nesting and roosting habitat, and perhaps even make a hide for wildlife observation.

The wood could also provide some useful firewood and bushcraft materials.

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.

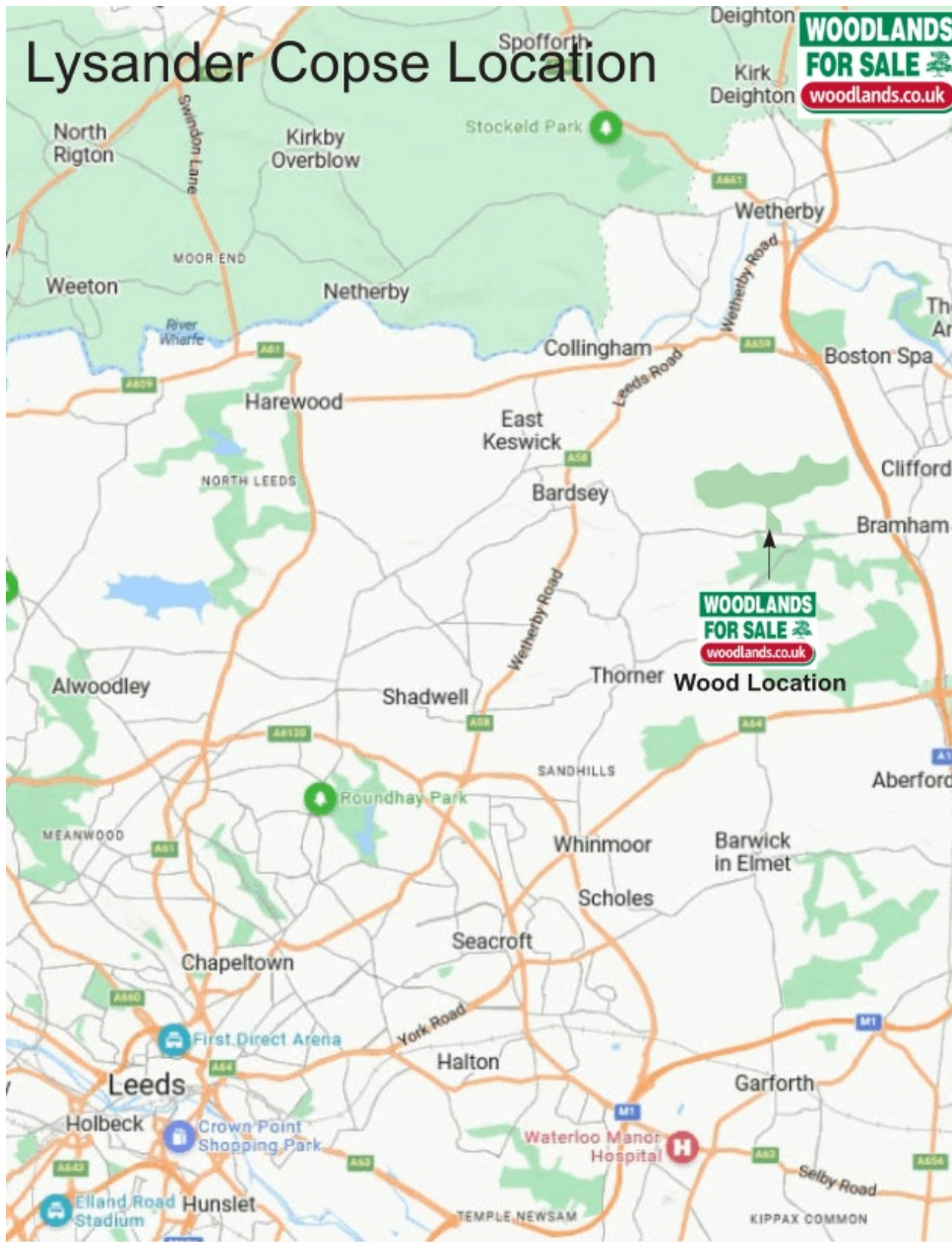
Please park in the layby opposite the Dalton Lane bridlepath gate. Map pin [here](#). Please avoid parking in front of the gate itself. The owner of the wood will have a key to the gate but for viewings it is a walk of about half an hour each way.

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

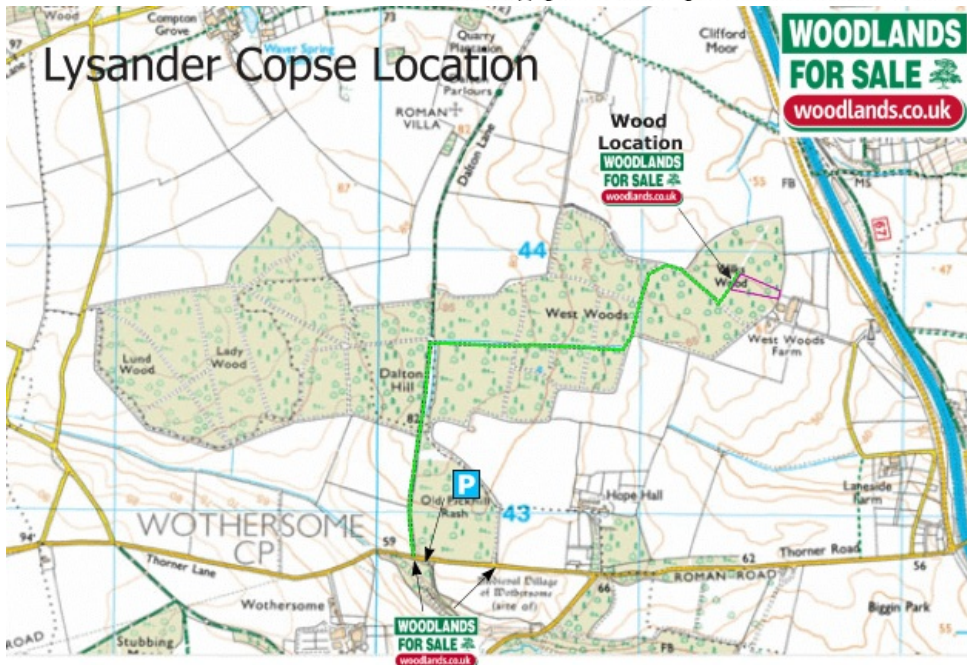
- Travel parallel with the A1(M) south from junction 45 and north from junction 44 signed to Bramham and turn west on to Thorne Road sign posted for Wetherby, Boston Spa and Thorne.
- After just less than a mile at the sharp left bend keep right on to Thorne Lane.
- After a third of a mile pass the first 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 200 metres to a left turn.
- The entrance to Lysander Cope is located 100 metres down this track, on the right.

Boundaries:

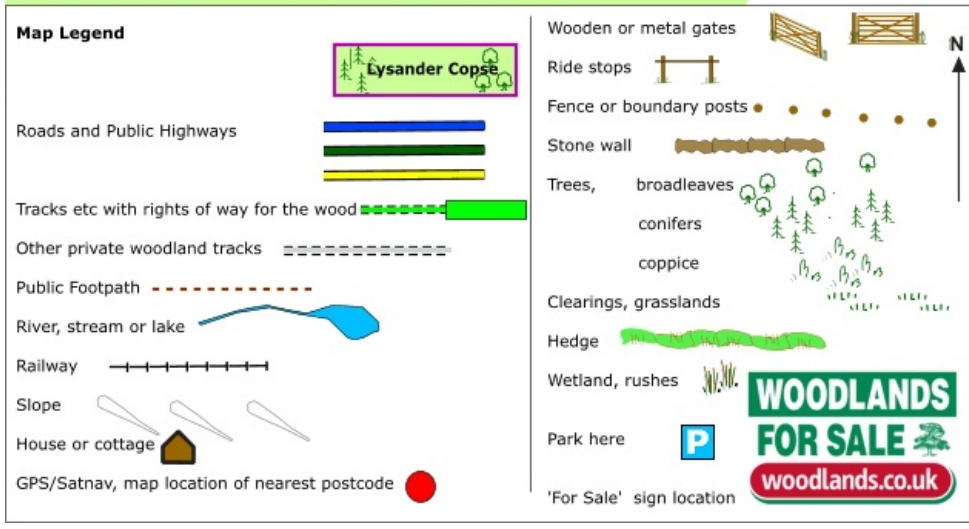
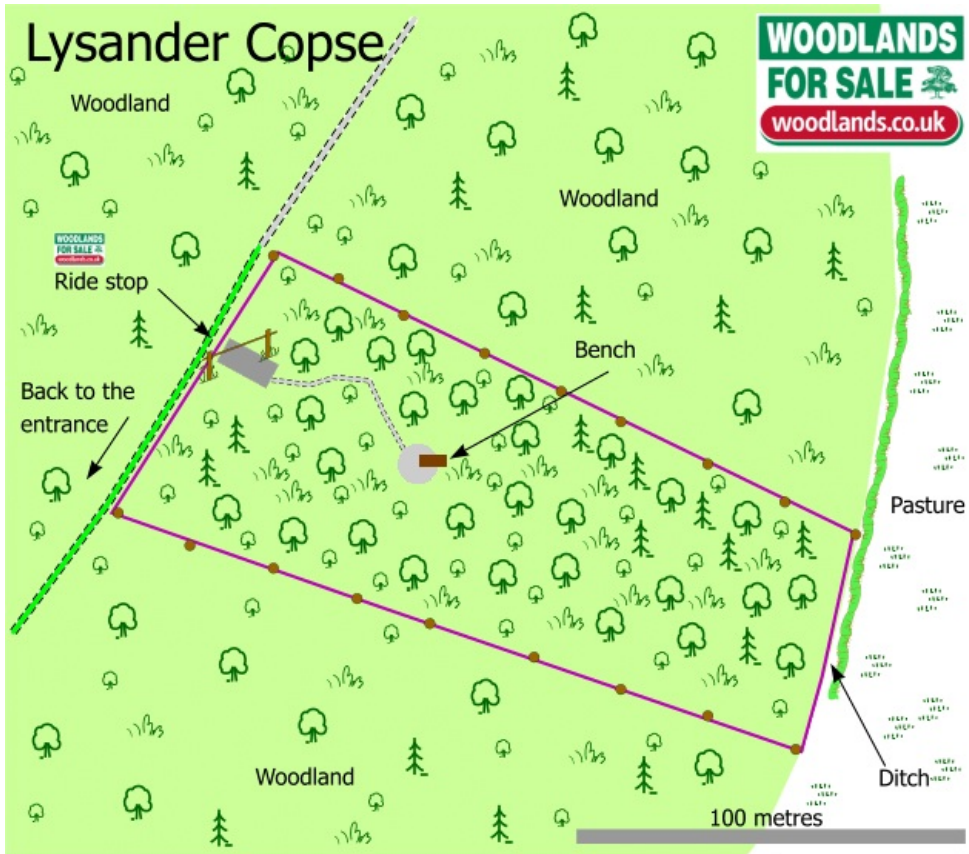
The boundaries to Lysander Copse are marked with mauve paint. These are on wooden posts on the north and south boundaries and on trees on the east and west boundaries.



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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.