



Mill Copse West Yorkshire

An attractive mixed woodland with lots of wildlife and beautiful bluebells. Part of a larger forest, it has good access and level ground.

Details

Price: £79,000 Freehold

Location: Bramham, Near Wetherby & Leeds, West Yorkshire

Size: About 3 ⅔ acres for sale

OS Landranger: OS No 105

Grid ref: SE 409 439

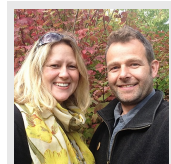
Nearest post code: LS23 6LX

Local manager

Liz Watson

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Description

Mill Copse is a mature mixed woodland primarily made up of tall [Scots pine](#), [sycamore](#) and [birch](#) trees with masses of [bluebells](#). There are a few other trees species in amongst the pine, such as coppiced [hazel](#), [western hemlock](#), holly bushes and beneath it all, a rich diversity of ground flora, including the beautiful bluebells, dog's mercury, grasses and [native ferns](#).

Along the southern edge of the wood, a 30m strip was thinned a few years ago and this section has a number of semi-mature [beech](#), birch, [oak](#), ash as well as lots of coppiced [goat willow](#) and hazel. The vegetation is much denser here. Another strip along the northern edge of the wood was also felled and this is regenerating naturally and is a rich woodland edge.

There are tracks on three side of the wood, giving great access and there's space to park a vehicle or two in the north-eastern corner of the wood and a foot route leads in, from just behind this parking space. This route is quite clear, leading west, though the bluebells and a bench is located near some beech trees, just off this path, to the left.

All around the sunny woodland edges, the grass verges are filled with wildflowers and brambles (and even the odd wild raspberry, gorse bush and buddleia) all magnets for pollinating insects such as bees and butterflies.

The birdlife is great too, resident [wrens](#), [robins](#) and [blackbirds](#) seem to always be around, and larger birds such as [red kites](#) and [buzzards](#) can be seen and heard daily.

Well used mammal tracks cross-cross the wood and roe deer, [brown hare](#) and badgers are known to be in the vicinity.

Trees

Scots Pine, sycamore, hazel, ash, oak, beech, goat willow and western hemlock.

Wildlife

Mill 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

- Mixed habitat
- Lots of bluebells
- Great for wildlife
- Private
- A rustic bench
- Mature trees

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 Mill Copse. Stone tracks run around three of the boundaries of the wood.

Within the wood, a route links from the ride stop, to a bench. The ground is fairly level but 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.

Activities

Mill Copse is perfect for a nature-loving family who want to carry out [family forestry](#).

This very private wood would be great for occasional camping and a more active owner might like to carry out a little more thinning and replanting to add to the variety of trees in the wood.

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.

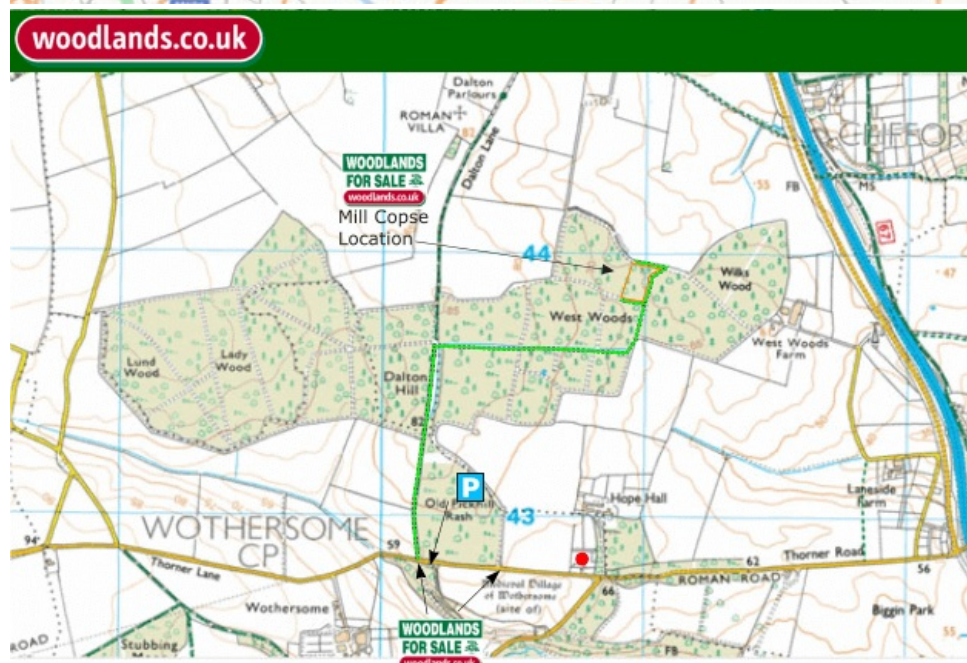
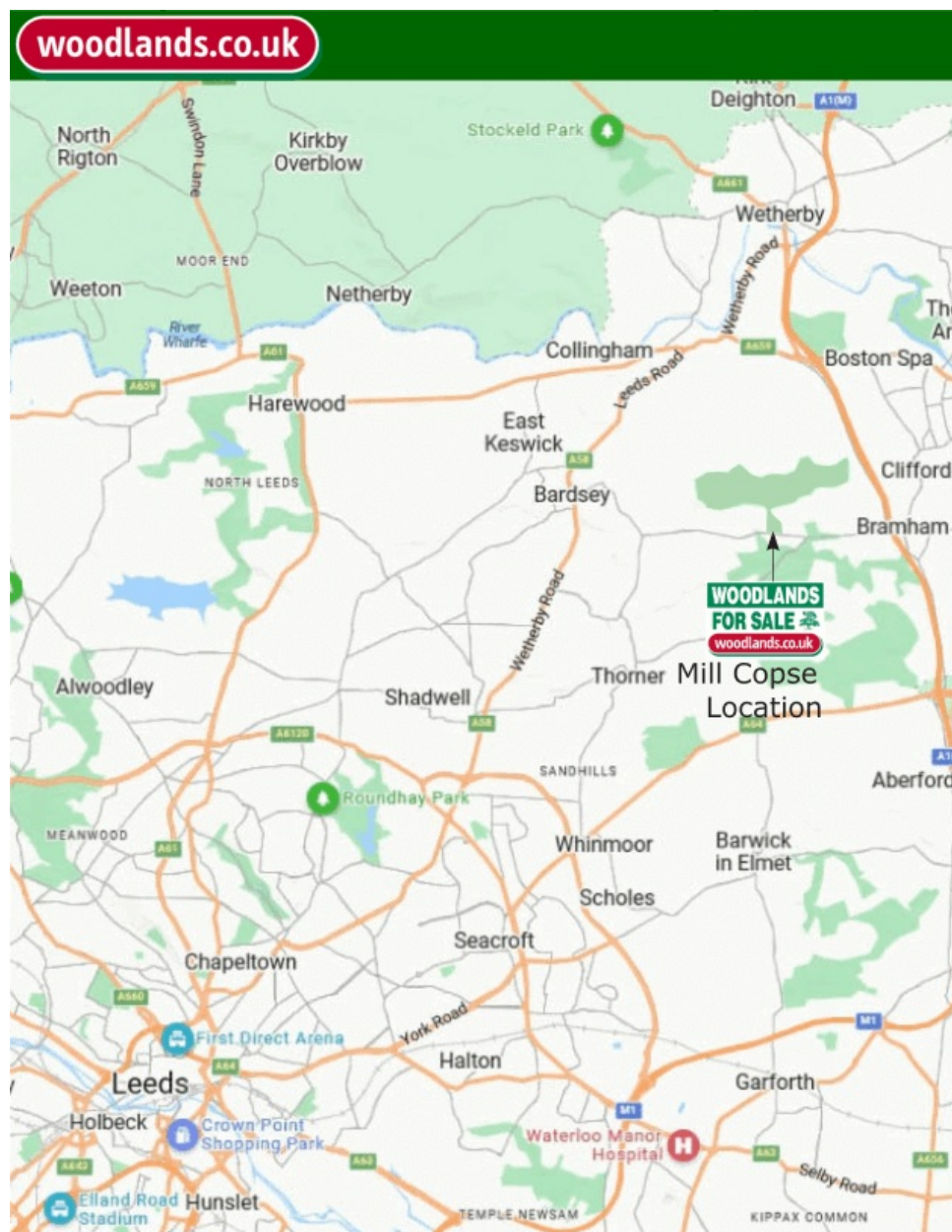
Please park in the lay-by opposite the Dalton Lane bridle path gate. Map pin [here](#). Please avoid parking in front of the gate itself. The owner of the wood will have a key to the gate but for viewings it is a walk of about half an hour each way.

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.
- Continue past the first track on the left (this is the southern boundary of Mill Copse).
- After a further 100m the Mill Copse ride-stop is located in front of you on the left side of the track.
- Please note, the new owner will have a key and will be able to drive all the way to Mill Copse.

Boundaries:

The boundaries of Mill Copse are indicated with orange paint markings. These are on post tops on the western boundary. The south, east and northern boundaries are bordered by tracks and here, 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.