



Star Copse West Yorkshire

A beautifully mature beech and oak woodland, with a handful of conifers, set amongst a larger forest near Bramham, between Leeds and Wetherby.

Details

Price: £55,000 Freehold

Location: Bramham, Near Leeds and Wetherby, West Yorkshire

Size: Over 2 ½ acres for sale

OS Landranger: OS No 105

Grid ref: SE 414 439

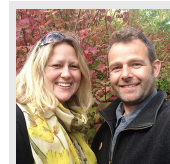
Nearest post code: LS23 6LX

Local manager

Liz Watson

07985 548481

liz@woodlands.co.uk



Description

Star Copse, located in the north-eastern corner of West Moor Plantation, near Bramham, lies conveniently close to Leeds and Wetherby. Upon arrival you are amongst well-spaced mature beech trees with a holly and hazel understorey opening to moss and bluebell filled glades. It is a very attractive wood.

The wood is reached via a good stone track and there is space to manoeuvre a trailer or vehicle inside the ride-stop entrance. From this point, a path leads off amongst the majestic beeches.

A rustic bench is situated close to some holly bushes, looking out across the lovely space beneath the tall [beech](#) trees and an occasional [oak](#).

The path goes on, continuing past holly bushes and coppiced [hazel](#), which give this small wood a great deal of privacy, continuing to the eastern boundary. Along this eastern edge, a wide grassy route runs along the entire length of the boundary, full of dog's mercury and ferns contributing to the general diversity that the wood affords.

On the east boundary, there is a clear ditch, the centre of which is assumed to be the extent of ownership. Beyond this lies grazing land.

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

Wildlife

Situated within a much larger forest, Star Copse is well connected for passing and resident wildlife and there is a great deal 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, 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

- Superb mature beech trees with mossy floor beneath.
- Private and sheltered.
- Thickets of holly add further privacy.
- Old areas of hazel coppice.
- Rich ground flora including bluebells and ferns.
- 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 Star Copse.

Within the wood, a cleared path links the ride-stop with the back of the wood 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

Star Copse would be ideal 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 would also be good for occasional camping with family and friends.

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.

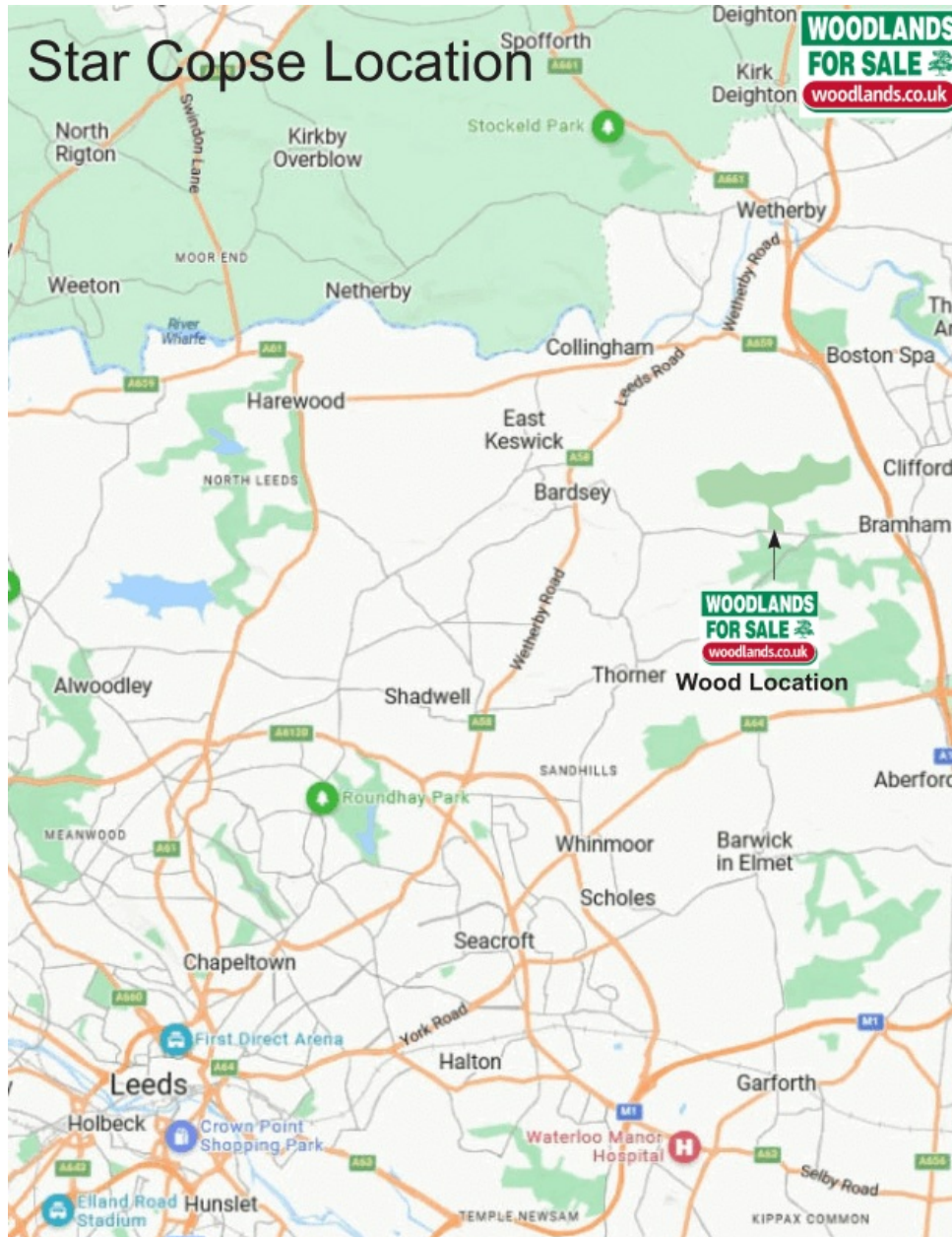
Please park in the layby opposite the Dalton Lane bridlepath gate. Map pin [here](#). Please avoid parking in front of the gate itself. The owner of the wood will have a key to the gate but for viewings it is a walk of about half an hour each way.

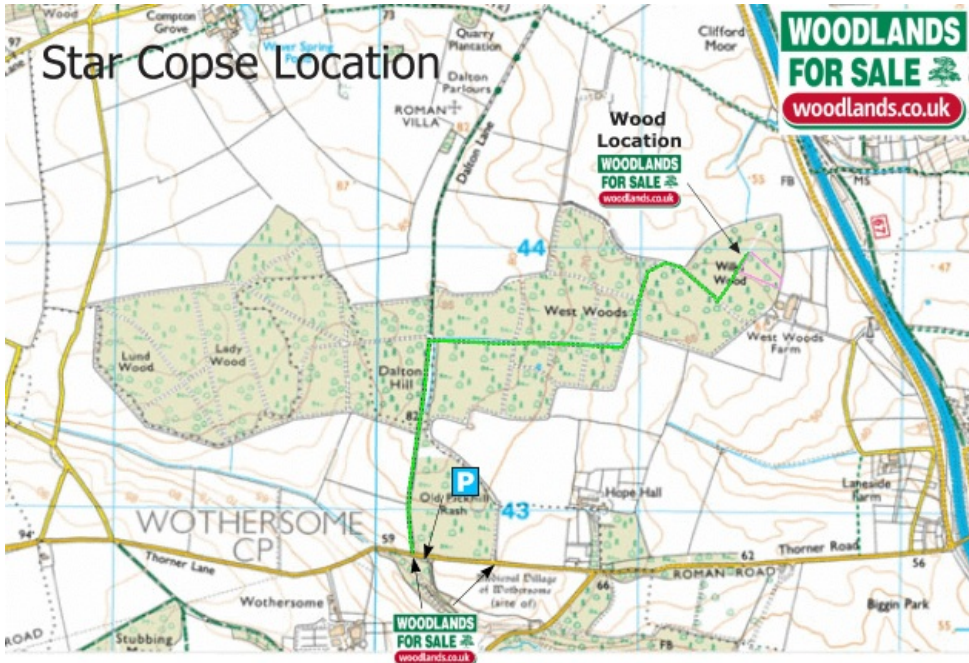
Important. Please note: Access via West Woods Farm on Meadow Lane is not permitted.

- Travel parallel with the A1(M) south from junction 45 and north from junction 44 signed to Bramham and turn west on to 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 200 metres to a left turn.
- Star Copse is located 175 metres down this track, on the right.

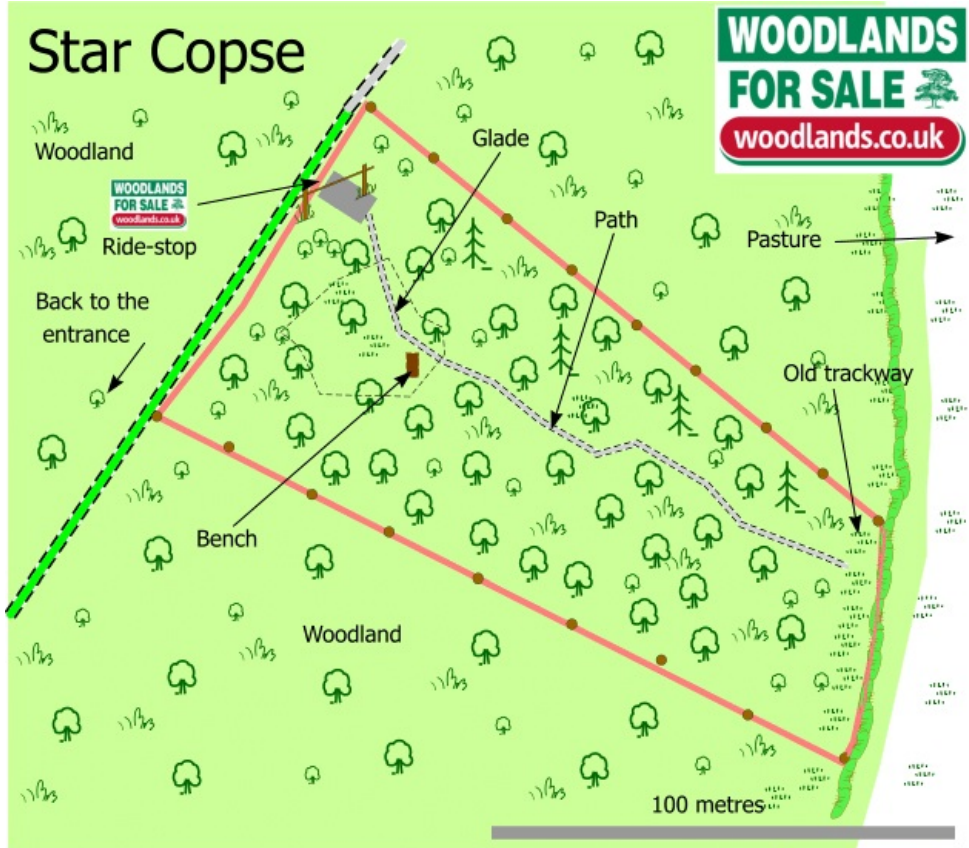
Boundaries:

The boundaries of Star Copse are marked with pink paint. These are on post tops on the north and south boundary. To the east, where the wood abuts farmland, the marks are on boundary trees. And trees are marked along the track at the western boundary too.





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Map Legend

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

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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.