

Whittler Wood West Yorkshire

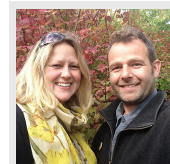
A varied and private broadleaved woodland, with a few conifers, set at the edge of a larger forest near Bramham, between Leeds and Wetherby.

Details

Price: £115,000 Freehold
Location: Bramham, near Leeds and Wetherby, West Yorkshire
Size: Just under 6 acres for sale
OS Landranger: OS No 105
Grid ref: SE 414 440
Nearest post code: LS23 6LX

Local manager

Dan Watson
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Description

Whittler Wood is situated at the end of a dead-end track, at the north-eastern corner of West Moor Plantation, near Bramham, conveniently close to Leeds and Wetherby. Its location at the edge of the wood means that it has the feel of being very private.

Predominantly a varied broadleaved woodland, there are also a few conifer species mixed in adding further diversity. From the ride-stop entrance at the end of the track, where there is space to park a car, paths lead off to both sides.

The left-hand route, passes close to the southern boundary, past elegant, tall larch, [Scots pine](#), Douglas fir and [oak](#) trees with a good understorey of coppiced [hazel](#) and [sycamore](#). If you wanted to take in the atmosphere and listen to the birdsong, which envelopes the wood in spring and early summer, a rustic bench can be found along here, next to a large pine.

A small area of ash trees, now in decline, is letting in more light to the forest floor and woodland grasses and ferns flourish. These trees could be removed for a firewood source or for craft timber or alternatively left to stand as wildlife habitat, any cracks or fissures providing bat roosts and feeding opportunities.

The path goes on, following an established deer trail, continuing past hazels and hawthorn to the northern boundary where a wide route runs along the entire length of the boundary, although now, a little overgrown in places, the trees make a tunnel effect. Turning right, when you meet this grassy ride, full of dog's mercury and ferns, you may find a return route past oaks and larch trees, leading back to the ride-stop.

Along the north and east boundaries, there is a clear ditch the centre of which is assumed to be the extent of ownership. Beyond this lies farmland.

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](#), sycamore, [beech](#), ash, hazel, Scots pine, larch, Douglas fir, hawthorn.

Wildlife

Being part of a large forest, with a rich ecology and secluded in nature, there is a great deal of wildlife to be found in Whittler Wood. As soon as you arrive at the wood, inquisitive [red kites](#) swoop in to monitor your movements and [buzzards](#) never seem far away with their mewing calls. 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

- A lovely mix of tall trees including oak, sycamore, pine and larch.
- Old areas of hazel coppice.
- Rich ground flora.
- Potential source of firewood.
- Private and sheltered.
- 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 Whittler Wood.

Within the wood, a route links through grassy 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.

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Activities

Whittler Wood 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.

More active owners may like to manage out some of the ash trees carry out replanting. It would be beneficial for the wood to re-establish a coppice cycle with the hazel whilst harvesting some useful sticks and poles for garden and allotment 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.

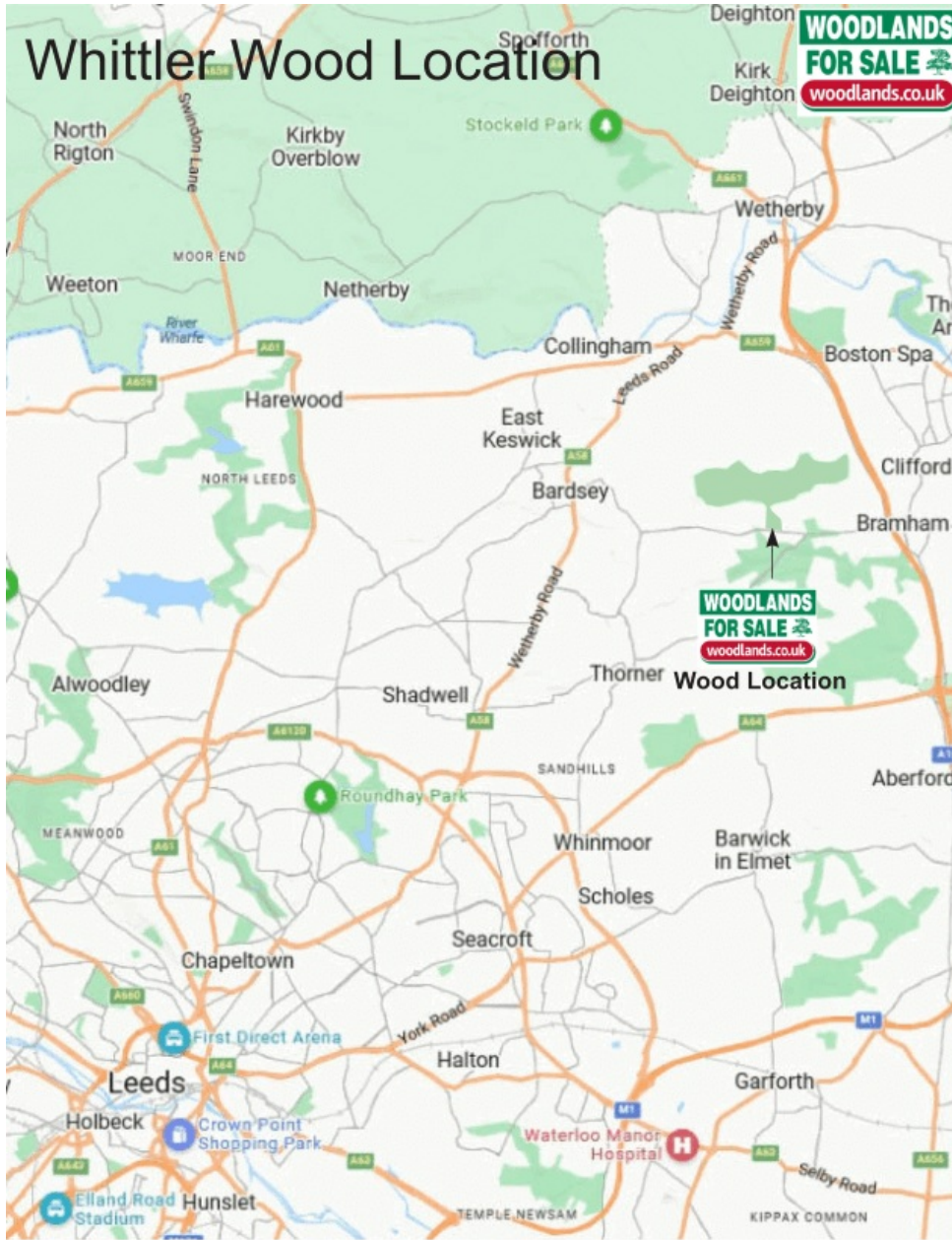
The wood is located west of the A1(M) between junctions 44 and 45.

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.

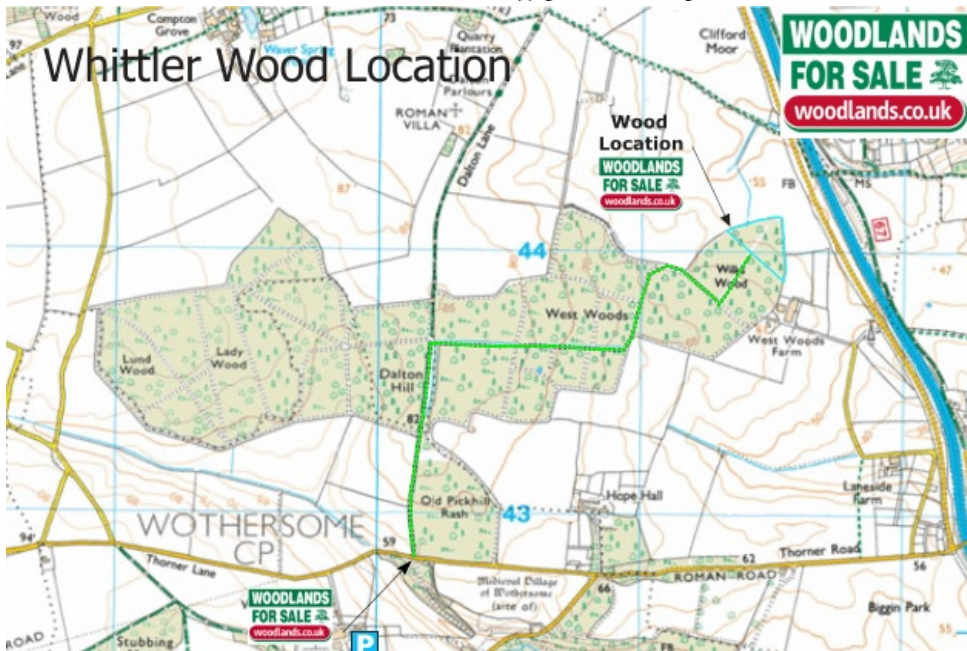
- Travel parallel with the A1(M) south from junction 45 and north from junction 44 signed to Bramham and turn west on to Thorner Road sign posted for Whetherby, Boston Spa and Thorner.
- After just less than a mile at the sharp left bend keep right on to Thorner Lane.
- After a third of a mile pass the 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 200 metres to a left turn.
- Whittler Wood is located 200 metres down this track directly at the end.

Boundaries:

The boundaries of Whittler Wood are marked with turquoise paint. This is on post tops along the southern boundary and on boundary trees along all the farmland boundaries.



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Whittler Wood



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.