

Ainsty Grove

## Ainsty Grove West Yorkshire

A beautiful mature woodland with beech trees and bluebells.

### Details

**Price:** £75,000 Freehold

**Location:** Bramham, Near Wetherby & Leeds, West Yorkshire

**Size:** About 3  $\frac{2}{3}$  acres for sale

**OS Landranger:** OS No 105

**Grid ref:** SE 409 436

**Nearest post code:** LS23 6LX

### Local manager

**Liz Watson**

07985 548481

[liz@woodlands.co.uk](mailto:liz@woodlands.co.uk)



## Description

Ainsty Grove is a beautiful deciduous woodland with a lovely character. The mixed age structure includes mature [beech](#), as well as [oak](#), [sycamore](#) and a few [hazel](#) and [birch](#) trees, all set on fairly flat land.

At ground level, there is an open glade with a rustic bench beneath tall beeches, a great place to take in the tranquility of the place. There are lots of animal pathways crossing the wood, amid patches of blackberry, wild garlic, swathes of [bluebells](#) and dogs' mercury and even a patch of wild violets.

Along the western boundary of the wood there is an old grassy track, filled with wildflowers, butterflies and bees. A stone track borders the wood on the south and east sides.

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### Trees

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Beech, oak, hazel, ash, sycamore, holly.

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### Wildlife

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Ainsty Grove is rich in wildlife. Inquisitive [red kites](#) swoop in to monitor your movements, [buzzards](#) hunt around the wood boundaries and never seem far away with their mewing calls. [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 put up a trail cameras to see what else passes through when humans are not around.

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### Features

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- Mature trees including big beeches and coppiced hazel
- Mixed habitat
- Lots of bluebells
- Great for wildlife
- A rustic bench in a glade
- Private

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### Access, tracks and footpaths

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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 Beechy Copse.

Within the wood, a route links through glades from the ridestop to the grassy ride on the western boundary. The ground is fairly level but sturdy footwear is always recommended.

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### Rights and covenants

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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

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Ainsty Grove is perfect for those who are keen on wildlife watching or seeking peace and connection with the natural world.

The mix of trees means it could be useful for bushcraft and good privacy means that it is suitable for occasional camping with family and friends.

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### Local area and history

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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.

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## How to find this woodland

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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.

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## Directions

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### **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.

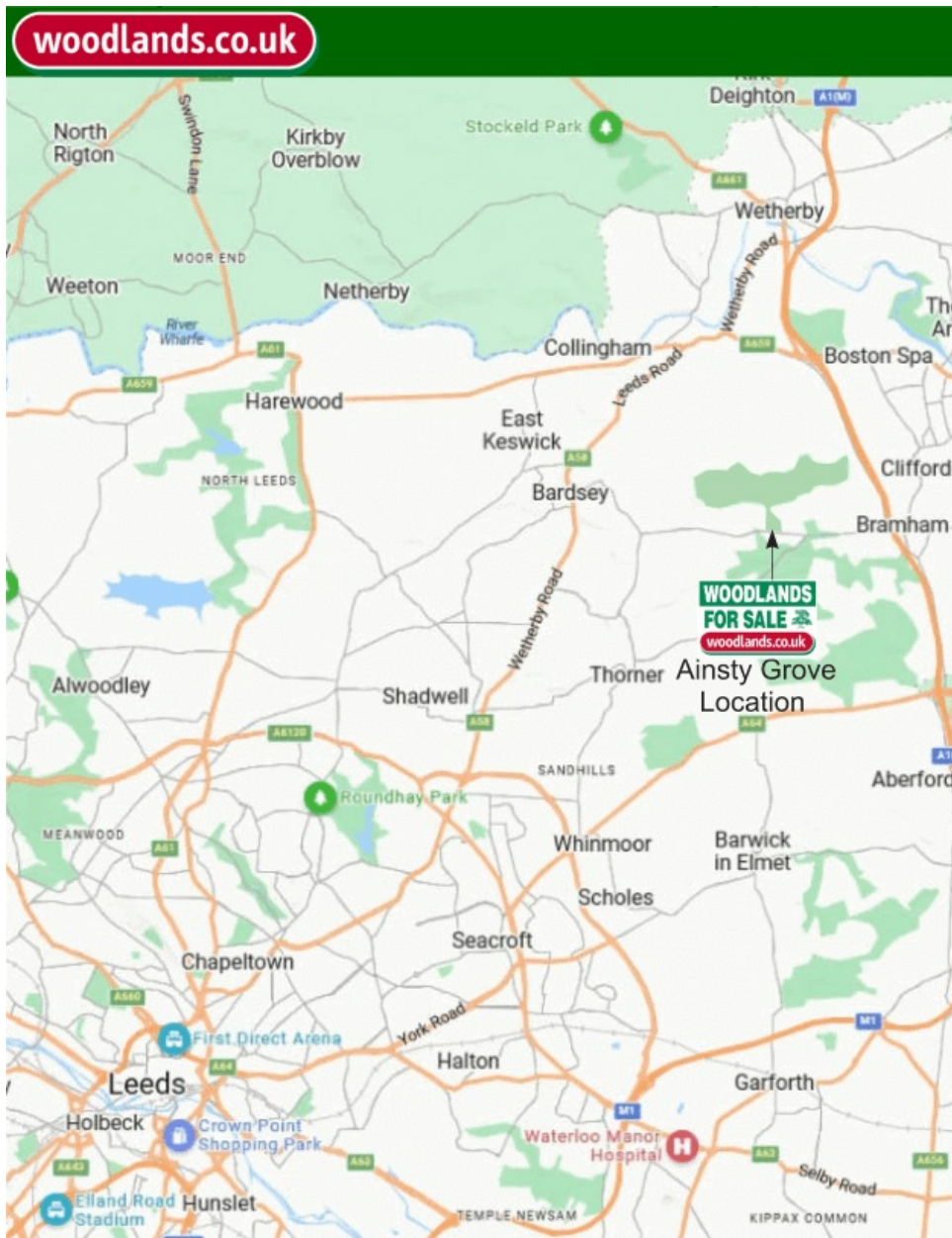
Please park in the lay-by opposite the Dalton Lane bridle path gate. Map pin [here](#). Please avoid parking in front of the gate itself. The owner of the wood will have a key to the gate but for viewings it is a walk of about half an hour each way.

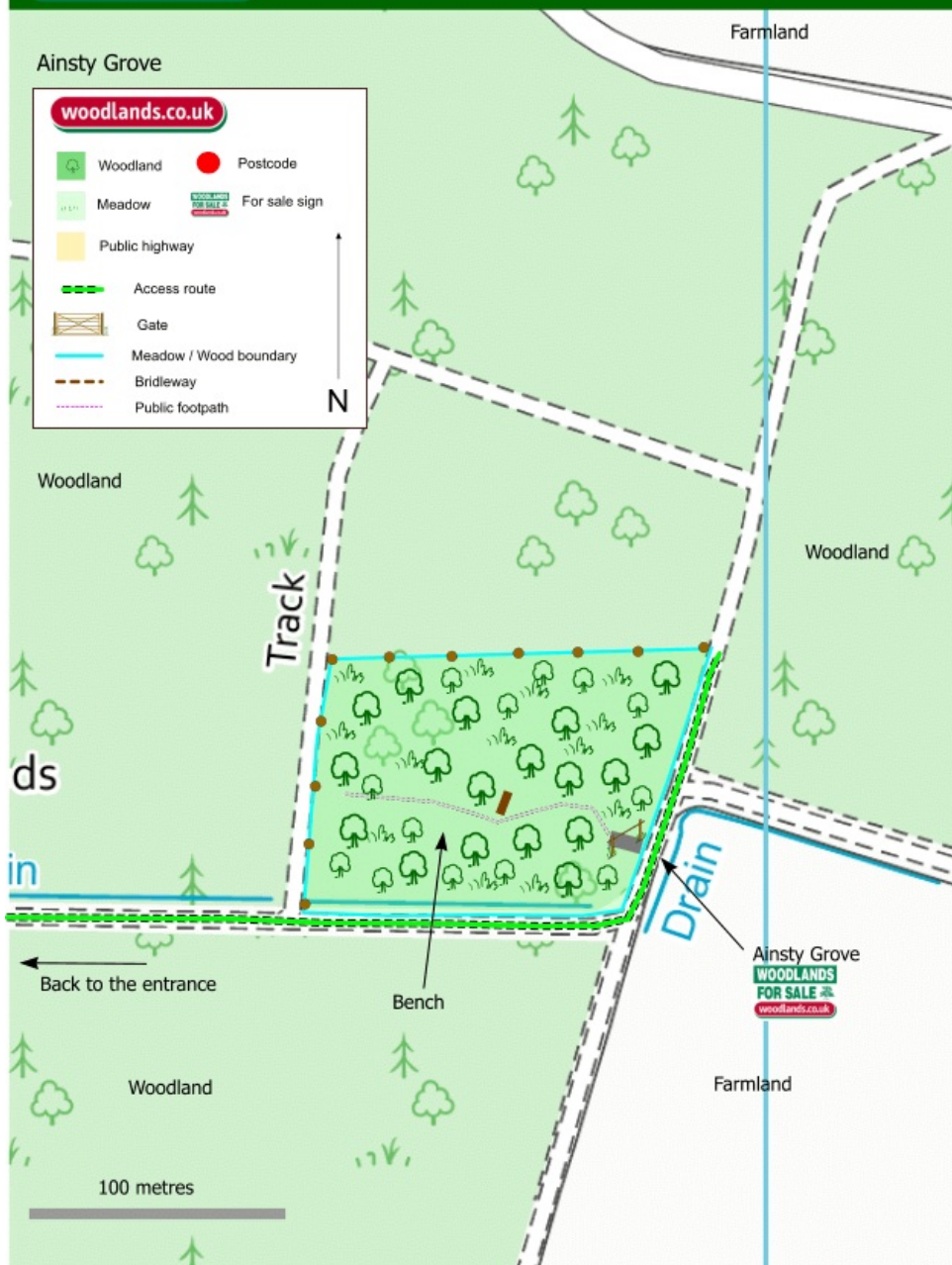
Important. Please note: Access via West Woods Farm on Meadow Lane is not permitted.

- Travel parallel with the A1(M) south from junction 45 and north from junction 44 signed to Bramham and turn west on to Thorne Road signposted 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 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.
- After 30 metres Ainsty Grove is located on the left.
- Please note, the new owner will have a key and will be able to drive all the way to Ainsty Grove.

**Boundaries:**

The boundaries of Ainsty Grove are marked with turquoise paint. These are on trees along the tracksides on the east, south and west boundaries. Along the northern boundary the markings are on post-tops.





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.