



## Oberon Wood West Yorkshire

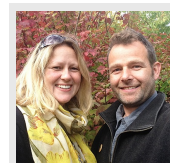
A beautiful bluebell wood, with mature beech and mixed conifers,  
conveniently located at Bramham, between Wetherby, Leeds and Tadcaster

### Details

**Price:** £95,000 Freehold  
**Location:** Bramham, Near Wetherby & Leeds, West Yorkshire  
**Size:** Over 5 ¼ acres for sale  
**OS Landranger:** OS No 105  
**Grid ref:** SE 413 436  
**Nearest post code:** LS23 6LX

### Local manager

**Liz Watson**  
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## Description

Oberon Wood is a beautiful mature woodland, filled with bluebells in spring and set at the edge of a larger forest with views over fields and hedges towards Hope Hall. The wood has been managed in the past and the tall trees are well spaced, allowing the development of natural regeneration so a varied age structure is developing.

The mature tree canopy is comprised of mixed conifers, the majority of which are spruce and [Scots pine](#), with some large broadleaved trees such as [beech](#), [oak](#) and [sycamore](#). A shrub layer is developing with holly bushes, beech, [rowan](#) and sycamore regeneration as well as a few coppiced [hazels](#).

As well as the beautiful [bluebells](#) that carpet the wood in Spring, there are patches of wild garlic, wild currant, native ferns, fragrant [honeysuckle](#) and stitchwort. Blackberry and bracken provide ground cover in the lighter areas.

Along the grassy tracks, in the sunshine at the edges of the wood, a variety of wildflowers including bugle and speedwell, attracting fluttering butterflies and other pollinators through the summer months and an old hedgerow boundary includes [hawthorn](#), ash, sycamore, blackthorn and elder.

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

Mature beech, Scots pine and spruce with oak, sycamore, rowan, ash.

## Wildlife

The wood is rich in wildlife due to its age and maturity as well as its connectivity to lots more woodland. If the new owner set up a trail camera, they'd be likely to pick up badger, fox, [brown hare](#) as well as roe deer, which frequently bed down in the wood. Animal tracks criss-cross all over.

In the spring and early summer, the sound of nesting songbirds, declaring their territory and attracting mates is quite wonderful. At other times of the year, [buzzards](#) and [red kites](#) are quite conspicuous along with the more common [blackbirds](#), [robins](#), [wrens](#) and tits. Often, in the summer and autumn, nursery flocks of mixed tit species, move and feed together through the high canopy, calling constantly to one another as they go.

## Features

- Beautiful mature trees throughout
- A rustic bench in a scenic glade beneath beech trees
- Great wildlife value
- Private
- Great show of bluebells in Spring

## Access, tracks and footpaths

The wood is accessed via a good stone track which leads all the way to the ride-stop entrance, where there is space to park a vehicle off the track. Along the eastern and southern boundary of the wood there is also a useful unmade track, within the wood.

From the ride-stop entrance, a path leads off to the right, initially parallel with the main track. It then turns south beneath a rowan tree and weaves through the trees to emerge where there are some large beech trees, towards the western boundary. Here a bench is situated surrounded by a grove of beech where the forest floor is quite open.

The path leads on southwards through the wood and connects with the grassy ride at both the southern and eastern boundary,

## 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.

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.

## Activities

Oberon Wood 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 bushcrafts 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 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.

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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 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.

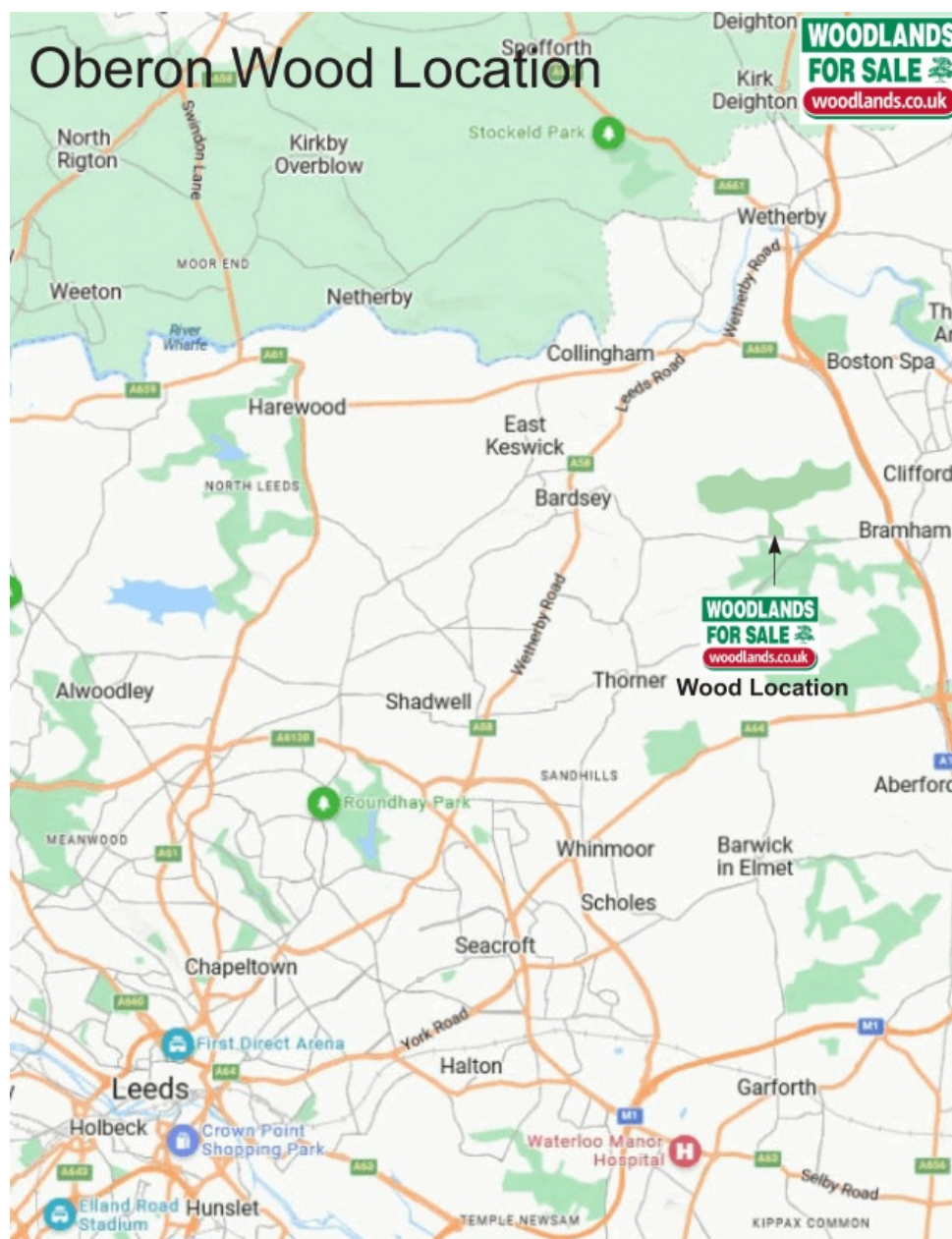
Important. Please note: Access via West Woods Farm on Meadow Lane is not permitted.

- 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 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 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 350 metres where Oberon Wood is located on the right.
- Please note, the new owner will have a key and will be able to drive all the way to Oberon Wood.



## Boundaries:

The boundaries of Oberon Wood are marked with turquoise paint. These are along the hedgerow on the east and south boundaries. On the western boundary the marks are on post tops and on the northern boundary against the track, the markings are on trees.





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.