



## Scarf Wood West Yorkshire

A beautiful beech woodland with bluebells and holly, at Bramham, close to Wetherby, Leeds and York.

### Details

**Price:** £89,000 Freehold

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

**Size:** About 4  $\frac{2}{3}$  acres for sale

**OS Landranger:** OS No 105

**Grid ref:** SE 410 437

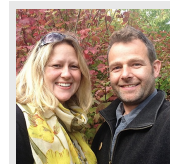
**Nearest post code:** LS23 6LX

### Local manager

**Liz & Dan Watson**

07970 116 515

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



## Description

A beautiful wood with some magnificent [beech](#) trees and masses of [bluebells](#), Scarf Wood has a lot to offer a woodland owner who wants to spend time amongst the splendour of the natural world.

Upon reaching the ride-stop entrance in the south-western corner of the wood, there is space to park a car off the track, and a wide grassy ride leads east, flanked by the hedgerow, ditch and farmland at the southern boundary and the tall trees that make up the majority of the wood.

Closest to the ride-stop, there is a mix of sycamore, larch and a few ash but these quickly give way to a large grove of lovely beeches, with holly bushes that give a great deal of privacy and create little enclosures. One such glade has a rustic bench situated to enjoy the surroundings.

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.

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### Trees

Beech, sycamore, larch, ash, holly, hawthorn and elder.

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### Wildlife

The sound of nesting songbirds, declaring their territory and attracting mates is quite wonderful in the spring and early summer. 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.

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 sets 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.

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### Features

- Mature trees forming a high canopy
- A rustic bench in a scenic glade beneath beech trees
- Lovely bluebells in Spring
- Great wildlife value
- Private

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### 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 length of the southern boundary of the wood there is also an unmade track, within the wood. Within the wood, there is plenty of open ground and accessible routes, that could be enhanced with regular maintenance.

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### 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

Scarf 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 bushcraft and good privacy means that it is suitable for occasional camping with family and friends.

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### 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.

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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.**

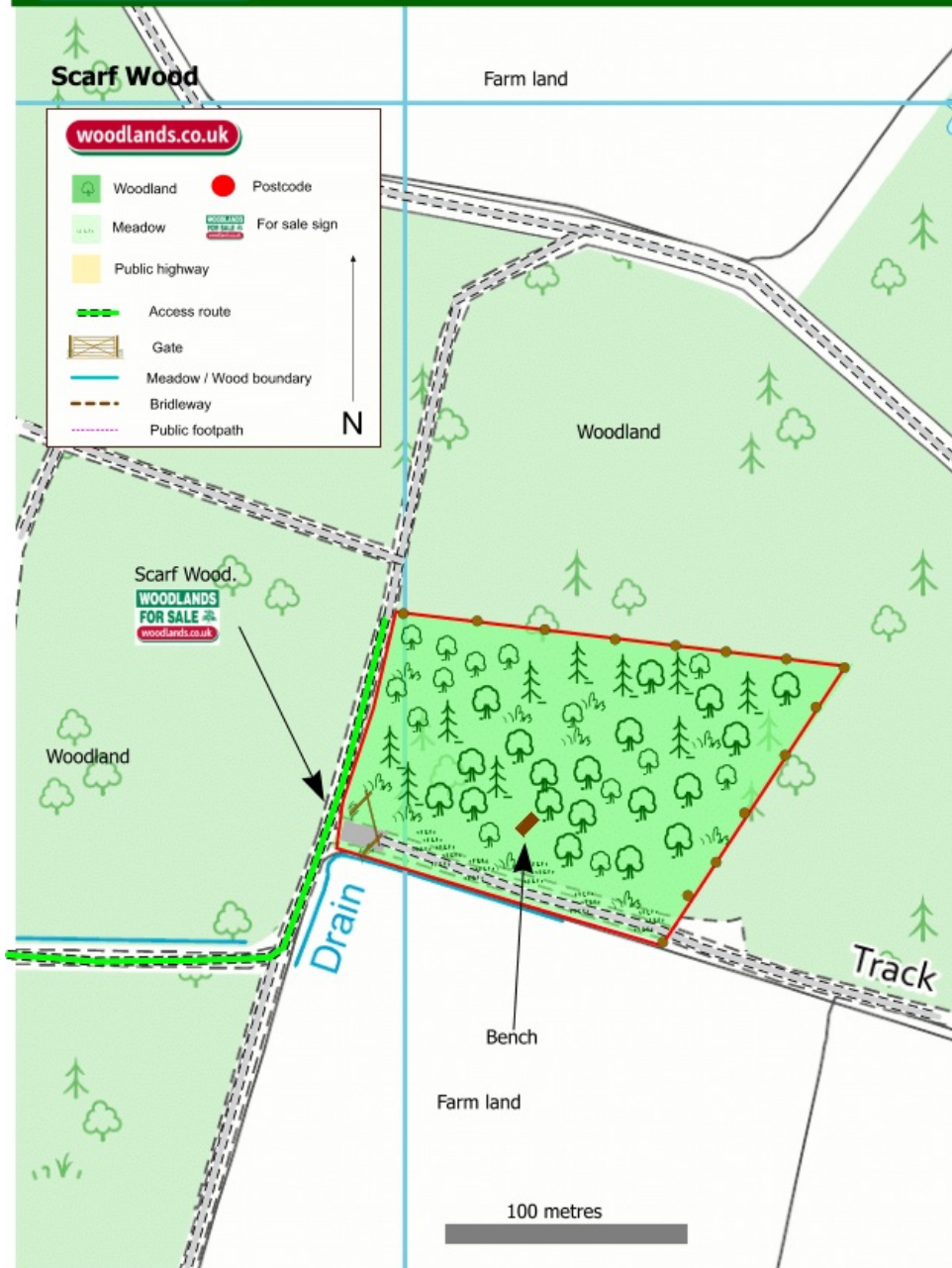
The wood is located west of the A1(M) between junctions 44 and 45.

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 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. Follow this track bending around to the left after about 700 metres.
- After a further 50 metres beyond the bend, the entrance to Scarf Wood is on the right.
- Please note, the new owner will have a key and will be able to drive all the way to Scarf 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.