

Sun Copse West Yorkshire

A beautiful varied broadleaved woodland, with a rich mix of plants and wildlife, close to Bramham, Wetherby and Leeds.

Details

Price: £85,000 Freehold

Location: Bramham, Near Wetherby & Leeds, West Yorkshire

Size: Over 4 ¼ acres for sale

OS Landranger: OS No 105

Grid ref: SE 407 439

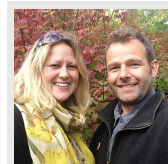
Nearest post code: LS23 6LX

Local manager

Liz Watson

07985 548481

liz@woodlands.co.uk



Description

Set near the northern edge of West Woods Plantation, Bramham, Sun Copse is a very interesting and diverse broadleaved woodland with trees of mixed ages and lots of ground flora including 'indicator' plants that give clues that this site has been wooded for a long time, hence it is classed as Ancient Replanted Woodland. It is a beautiful and secluded woodland, with a peaceful and private feel.

Up on the limestone ridge that sits above the Wharfe valley, Sun Copse slopes very gently to the north. Good stone tracks lead to the ride-stop entrance at the south eastern corner of the wood. A path leading off from here heads past coppiced [hazel](#), holly, sycamore, rowan, [oak](#), and ash, whilst at ground level there are some beautiful woodland grasses, a carpet of [bluebells](#), dog's mercury, wild garlic, [native ferns](#), wood anemone, violets and fruiting plants such as wild strawberries, wild raspberry and blackberry.

The path forks as there is a circular route within the wood. Taking the left fork and following it clockwise, after a short distance a larger oak and impressive sweet-chestnut tree is reached, and a rustic bench is located close by. Most of the larger trees within Sun Copse are sweet chestnut, beech, sycamore and oak.

Continuing on to the western boundary, a wide grassy track runs the length of this edge of the wood, with an old hedgerow that borders the farmland beyond. A ditch (the centre of which is presumed to be the true boundary line) is flanked by characterful coppiced hedgerow trees such as [hawthorn](#), hazel and ash. A larger oak tree can also be found along this edge. Around 50m down this track, the circular route returns into this beautiful and varied woodland through more sunny open areas and under the shade of the tree canopies. Lovely aspects of the wood are awaiting to be discovered at each turn.

While a few of the few ash trees are in decline from ash die-back, they are not particularly large and could potentially be harvested as a home firewood resource: ash makes brilliant firewood, or could left as valuable standing deadwood habitat. Making the most of any additional sunshine, sweetly scented honeysuckle stems arch and scramble higher for maximum light in the canopy of the shrub layer.

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

Sweet chestnut, beech, hazel, ash, sycamore, rowan, holly, hawthorn.

Wildlife

With a rich ecology and secluded in nature, there is a great deal of wildlife to be found in Sun Copse. 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 wood pigeons which love to roost here.

Roe deer trails criss-cross through the wood and their beds or scrapes can often be found. You may even discover a camouflaged fawn amongst the undergrowth. It would be great to put up trail cameras to see what else passes through when humans are not around.

The grassy tracks along the southern and western boundaries are abundant with wild flower such as vetch, silver weed, plantain, knapweed and orchids. Unsurprisingly, there is an equally abundant presence of butterflies, especially meadow brown.

Features

- A lovely mix of broadleaved trees including some large sweet chestnuts.
- Old coppiced hazel.
- Rich ground flora.
- Potential source of firewood.
- Private and peaceful.

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 Sun Copse.

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.

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

Sun 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.

More active owners may like to manage out some of the ash trees and encourage the regeneration of other native species. Hazel could be re-coppiced to harvest some useful sticks and poles for garden and allotment projects.

The wood is a suitable size and situation for occasional family camping.

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.

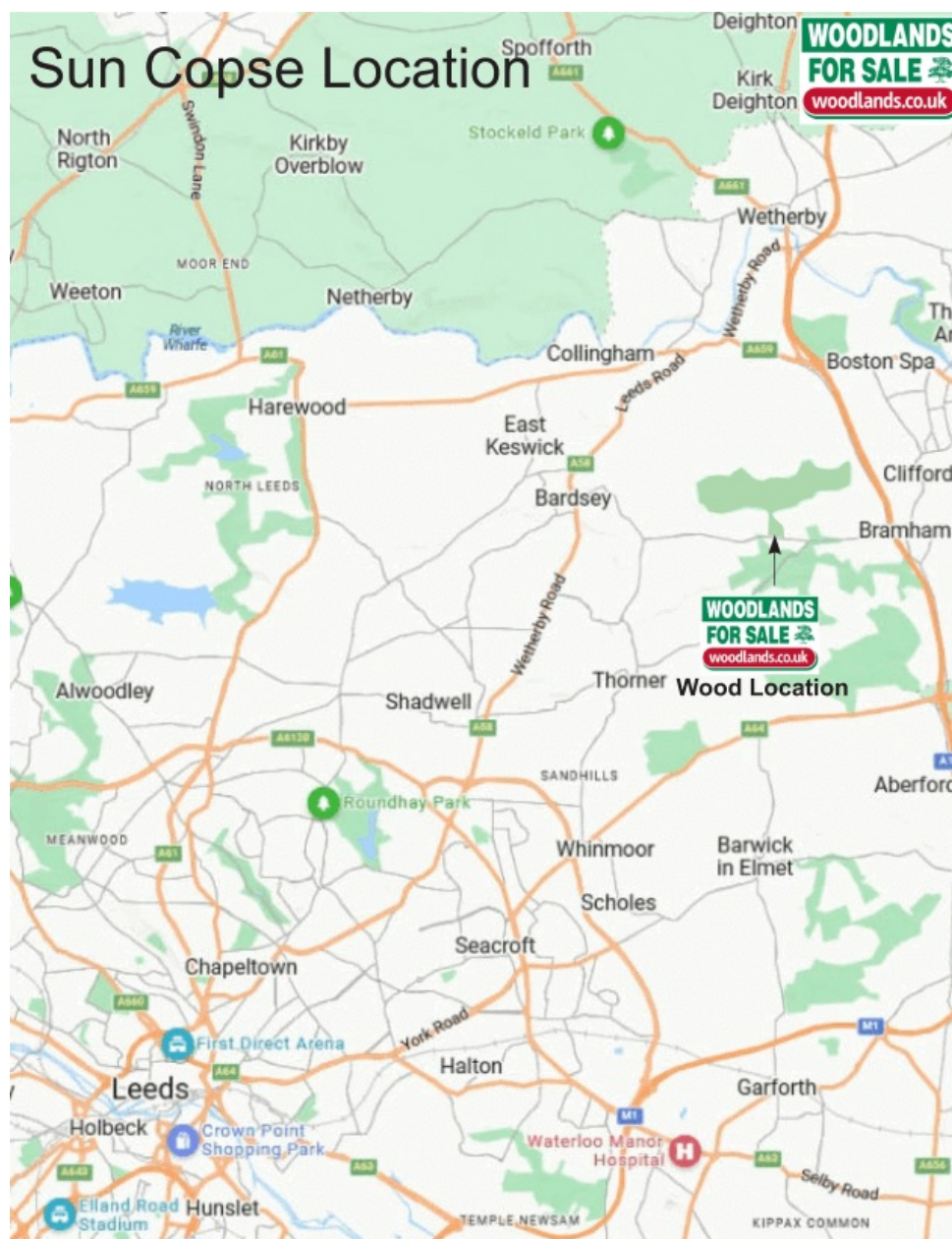
Please park in the layby opposite the Dalton Lane bridlepath gate. Map pin [here](#). Please avoid parking in front of the gate itself. The owner of the wood will have a key to the gate but for viewings it is a walk of about half an hour each way.

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 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 150 metres turn left on to another hard surfaced track and continue approximately 200 metres where Sun Copse is located on the right.
- Please note, the new owner will have a key and will be able to drive all the way to Sun Copse.

Boundaries:

The boundaries of Sun Copse are indicated with orange paint. These marks are on posts along the eastern and southern boundaries. At the northern boundary, these are on trees at the edge of the ride and on the western boundary, the markings can be found on the hedgerow trees, bordering farmland.



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.