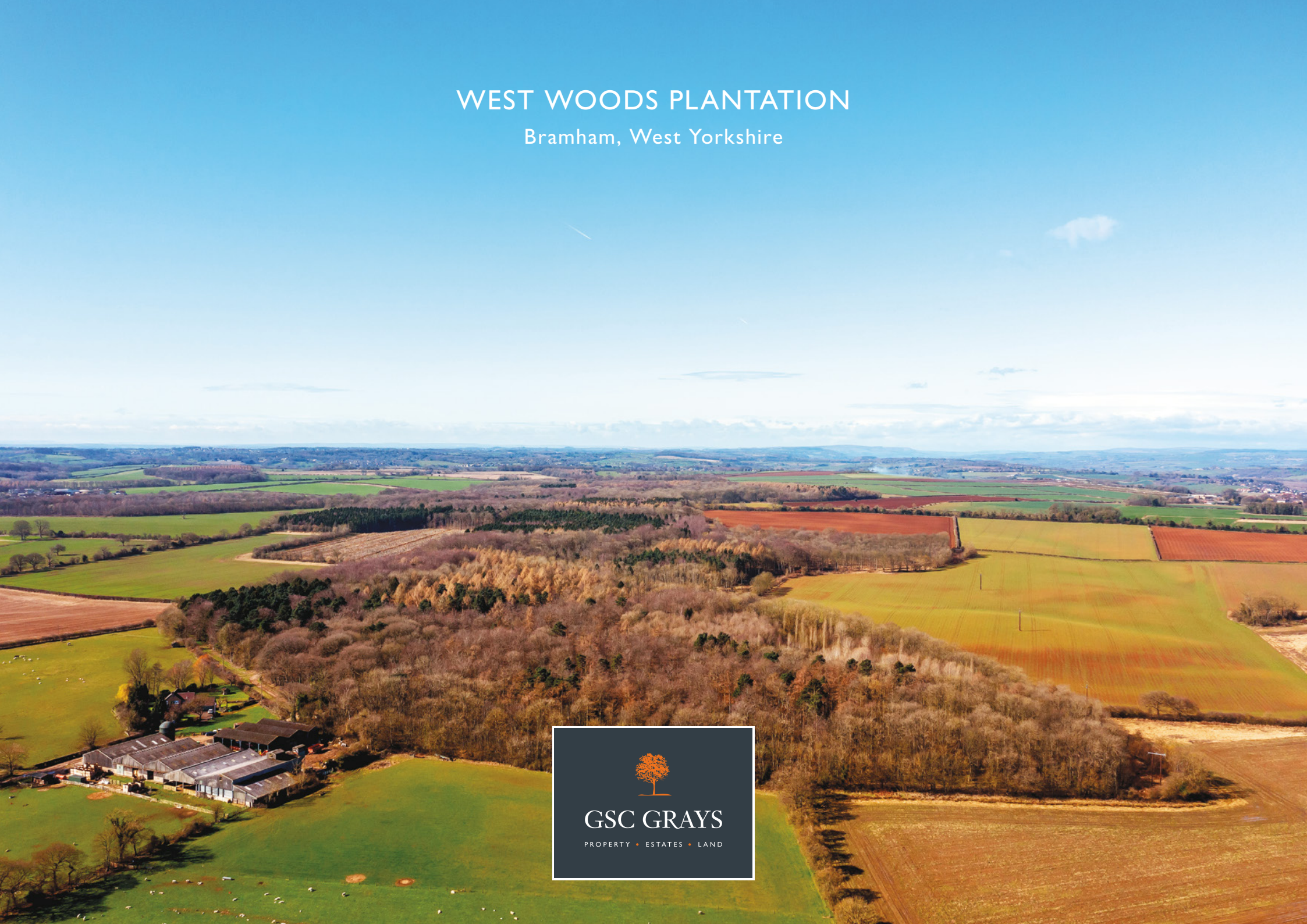


# WEST WOODS PLANTATION

Bramham, West Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



# WEST WOODS PLANTATION

BRAMHAM, WEST YORKSHIRE

A PARTICULARLY ATTRACTIVE BLOCK OF WELL MANAGED  
COMMERCIAL WOODLAND, OFFERING SIGNIFICANT AMENITY,  
SPORTING AND TIMBER THROUGH MIXED AGE PLANTING.

In all About 147.62 ha (364.77 acres)



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DI9 4QI

Tel: 01748 897630

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[jarc@gscgrays.co.uk](mailto:jarc@gscgrays.co.uk)

Offices also at:

Alnwick  
Tel: 01665 568310

Barnard Castle  
Tel: 01833 637000

Chester-le-Street  
Tel: 0191 303 9540

Easingwold  
Tel: 01347 837100

Hamsterley  
Tel: 01388 487000

Lambton Estate  
Tel: 0191 385 2435

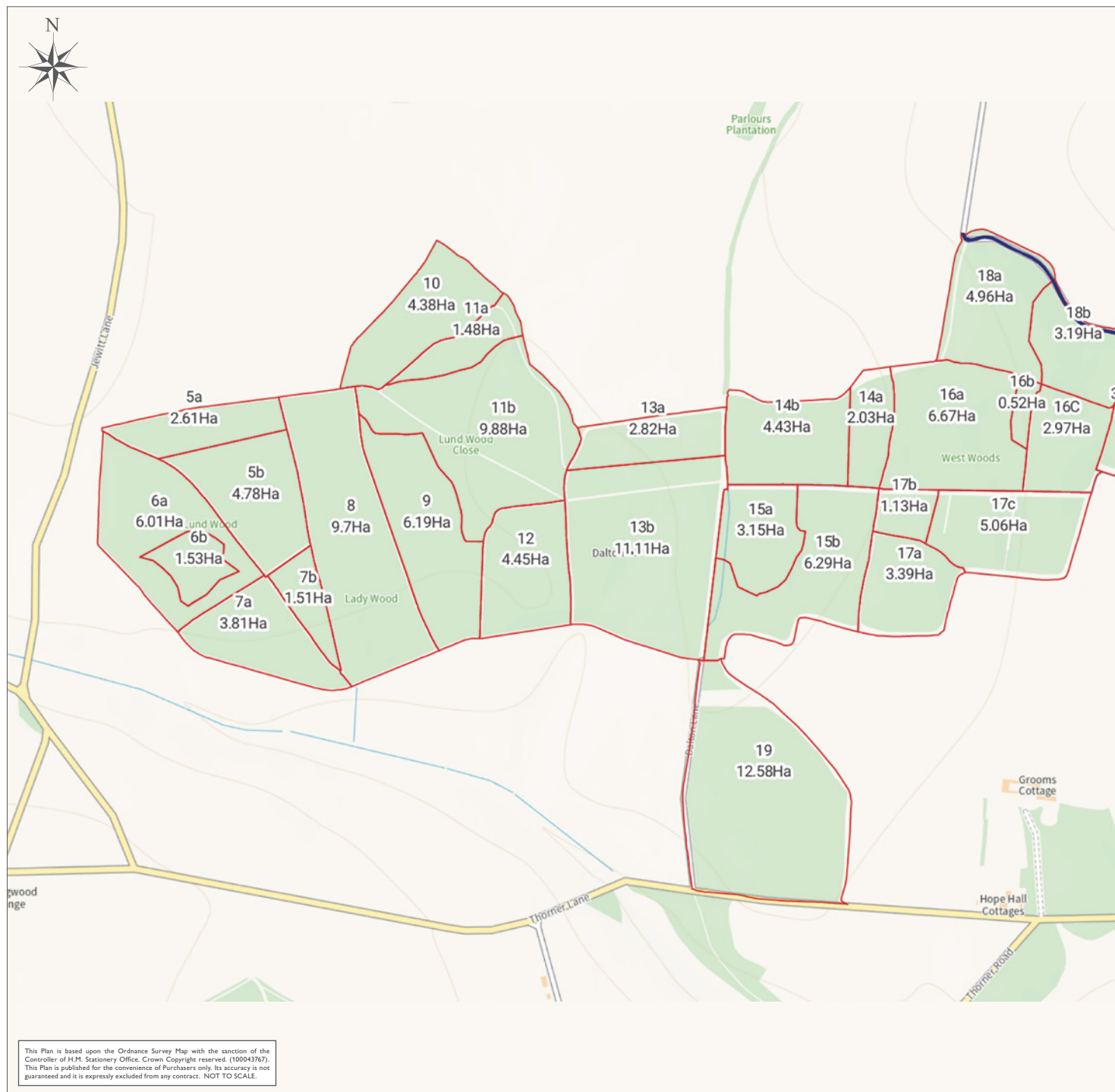
Leyburn  
Tel: 01969 600120

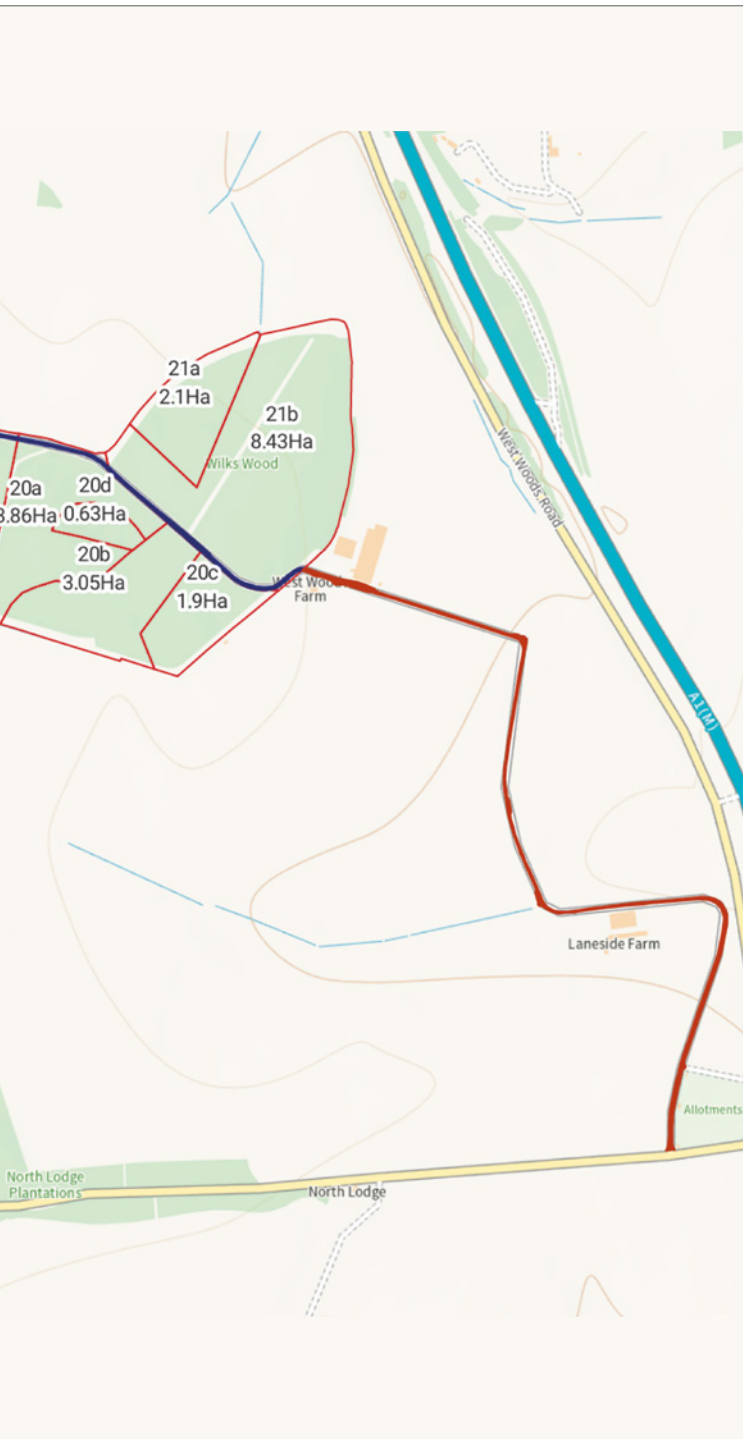
Stokesley  
Tel: 01642 710742



## Stocking

Cpt No.	Species	Estimated Planting year	Area (ha)
5a	BE	1925	2.61
5b	OK, Syc, BI	2020	4.78
6a	OK, Syc, AH	1970	6.01
6b	OK, Syc.	2015	1.53
7a	AH, Syc	1980	3.81
7b	SP, MB	1975	1.51
8	Syc, AH, OK	1950	9.7
9	NS, LH, SP	1975	6.19
10	LH	1975	4.38
11a	Syc, AH	1995	1.48
11b	Syc, AH	1940	9.88
12	AH, Syc, OK	1960	4.45
13a	Syc, AH	1970	2.82
13b	BE, OK	1925	11.11
14a	Syc, AH	1970	2.03
14b	Syc, NS	1940	4.43
15a	AH	1995	3.15
15b	Ok, AH	1925	6.29
16a	NS, BE, AH	1970	6.67
16b	Syc, SP	1950	0.52
16c	AH, BE, Syc	1955	2.97
17a	NS, OK	1990	3.39
17b	OK, Syc, SP	1965	1.13
17c	OK, Syc, BI	2020	5.06
18a	Syc, AH	1985	4.96
18b	Syc, AH, MC	1965	3.19
19	Syc, AH, OK	1945	12.58
20a	AH, Syc	1970	3.86
20b	BE, Syc, AH	1935	0.75
20c	SP, MB	1955	1.9
20d	Syc, AH	2000	0.63
21a	OK, Pop	1995	2.1
21b	OK, AH, Syc,	1950	8.43





## Description

West Woods Plantation lies on the northern edge of the Bramham Estate, between Leeds and Wetherby in West Yorkshire, about 1 mile from Bramham village and within easy access to and from the A1 (M).

The majority of the woodland is designated as Plantation on Ancient Woodland Site (PAWS). The current crops were planted between 1925 – 2020. The main objective is the production of timber. This has developed a diverse woodland of predominantly broadleaved species with some mixed and pure conifer elements. The woodlands more recent management practices have also focused on delivering a more resilient woodland to combat pests, disease, and climate change. This has also had the added benefit of increasing local populations of flora and fauna.

The site is generally level with gentle undulations lying between about 60m and 85m above sea level. The agricultural Land Classification for the area is shown as Grade 2 indicating very good land capable of growing a wide range of crops at high yields. It is most unusual to find woods planting on such high quality and productive land.

The plantation is currently managed under the wider estate management plan which runs until 2024 and includes approved felling licences. The woodland has undergone additional improvements over the last 5 years with the aid of a woodland management grant (WD2). A new WD2 has been secured for the next 5 years. The woodland has also obtained additional felling licences to remove the Ash crops that are being affected by Ash Dieback.

Due to the impending sale of the woodland the new WD2 scheme, although live, has not yet been claimed. The deadline for this year will be 15th May 2022, this will need to be claimed to keep the agreement live and any associated claims will be exchanged by mutual agreement between the vendor and the successful purchaser.

The new WD2 will be for a period of 5 years generating a total of £75,546 (revenue of £73,604 and capital of £1,942). Full details of the proposed WD2 are available from the selling Agent.



### **Access and Timber markets**

There are three access points to West Woods Plantation. The main two are directly from unclassified Thorner Road on the southern boundary and from Jewitt Lane on the western side. A right of access for all purposes, including timber extraction, is also granted over and through West Woods Farm as shown marked in brown on the sale plan. Maintenance obligations will be according to user. All access points are suitable for timber lorries.

A right of access for agricultural purposes only is reserved in favour of West Woods Farm, its owners and their successors over the track marked in blue on the sale plan.

### **Rights of Way**

There is a bridleway along Dalton Lane which runs north/south through the centre of the woodland.

### **Sporting**

West Woods Plantation provides excellent sporting opportunity. The shooting has recently been let to a local syndicate with the existing lease terminating on 1st February 2022. The tenants would be keen to continue and would welcome the opportunity to discuss arrangements with the new owners. All sporting rights are in-hand and included in the sale.

### **Mineral Rights**

The mineral rights are included in so far as they are owned.

### **Woodland Grant Schemes**

There are no existing grant schemes. A Woodland Management Grant scheme has been approved but the claim not yet submitted.





## Woodland Management

West Woods Plantation is included in the wider estate forestry management plan for Bramham Estate. It is administered to by Tilhill Forestry who have a detailed knowledge of the wood from where further details are available. Contact Darryl Stubbs of Tilhill on Tel: 07900 653856.

## VAT

The property is subject to an option to tax. VAT may therefore be chargeable on top of the purchase price.

## Directions

From junction 45 on the A1(M) follow signs to Wetherby and Bramham on the A659. Keep left heading for Wetherby, Otley and Collingham. At the round-a-bout take the first left to Bramham and Thorne heading south on West Woods Road, parallel to the A1(M). At the T-junction turn right toward Thorne, Scarcroft and Bardsey and West Woods lies about 1 mile further on the right.

## Viewing

Viewing is by appointment only through the Selling Agents on 01748 897627.

### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2022  
Photographs taken: March 2022

