

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## **Bryan's Wood** **Dacre, Nidderdale, North Yorkshire.** **54.14 acres of Ancient mixed broadleaf** **Woodland. Offers in the region of** **£145,000 (freehold)**

A substantial mixed woodland in a picturesque location in the Nidderdale Area of Outstanding Natural Beauty. Featuring several streams, a pond and storage sheds.

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## Bryan's Wood, Nidderdale, North Yorkshire



### Description

Situated in the Nidderdale Area of Outstanding Natural Beauty in North Yorkshire, Bryan's Wood is an extensive and diverse Ancient Woodland. This scenic region, northwest of Harrogate has many attractions such as the nearby Brimham Rocks and numerous excellent hiking routes.

The wood has an easterly aspect, lying at between 170 and 130 metres above sea level. Fertile, loamy soils host a range of broadleaf tree species, with discrete habitat types. Several streams pass through the property with the lower ground dominated by birch and alder interspersed with oak typically of fine quality. To the west is mature beech, ash and sycamore woodland over carpets of bluebells and chance clusters of orchids.

Over recent decades the wood has been sensitively managed for conservation, as indicated by numerous birdboxes, a small seasonal pond, a deer-fenced area and new-planting in places. There are a number of sheds used for storage within the wood. One shed, towards the centre of the wood and near an area of open ground, has striking views southwards of Hartwith Hill.

The northern boundary of Bryan's Wood is defined by a fast-flowing watercourse known as Loftshaw Gill. This part of the wood has a somewhat rocky topography, dominated by oak and sycamore trees over a diverse understorey of hazel, rowan and holly with pockets of bilberry. Other wild plant species include burdock, herb bennet, violet and lesser celandine.

### If It Were Mine

I would continue the work of the current owners and manage the woodland for conservation purposes. In addition, there are opportunities for timber extraction and rural activities such as sporting and recreation.



### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger Series Sheet No: 99

Ordnance Survey Grid References:

- Roadside gate: SE 188 620.
  - Centre of wood: SE 187 623.
- Nearest postcode: HG3 4HH.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- From Harrogate take the A61 north, at the roundabout take the first exit towards Skipton along the A59.
- Follow this road for around 6 miles until you come to a crossroads, take the right turn signposted Dacre along the B6451.
- Follow this road for 4 miles passing through the village of Dacre.
- When you see a sign for Dacre Banks on the right, take the left turn immediately on the left along School Lane.
- Park before the cattle grid on School Lane, in a suitable location, being careful not to obstruct the road (point A on the plan).
- Walk along this road for ½ mile passing several houses on the left.
- You will arrive at a yard with several storage containers.

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- Continue down the hill and over the ford.
- After 30 metres take a left turn (point **B**) and continue for 230 metres until you see our 'for sale' sign on the right (point **C**).

### Boundaries

- The northern boundary is the centre of the stream.
- The southern boundary is set back from the track and marked by wooden posts with white paint.
- All other boundaries are defined by stone walls.

### Sporting Rights

Full sporting rights are included.

### Mineral Rights

The mineral rights are included except where reserved by statute.

### Rights Of Way

There is a right of way at all times and for all purposes marked **ABCD** on the plan below.

### Fencing Liabilities

There is an historic fencing obligation between points **XY** on the plan, although it is currently unfenced.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

Offers are being invited in the region of the guide price stated above. Interested parties should contact our office to discuss making an offer.

### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must

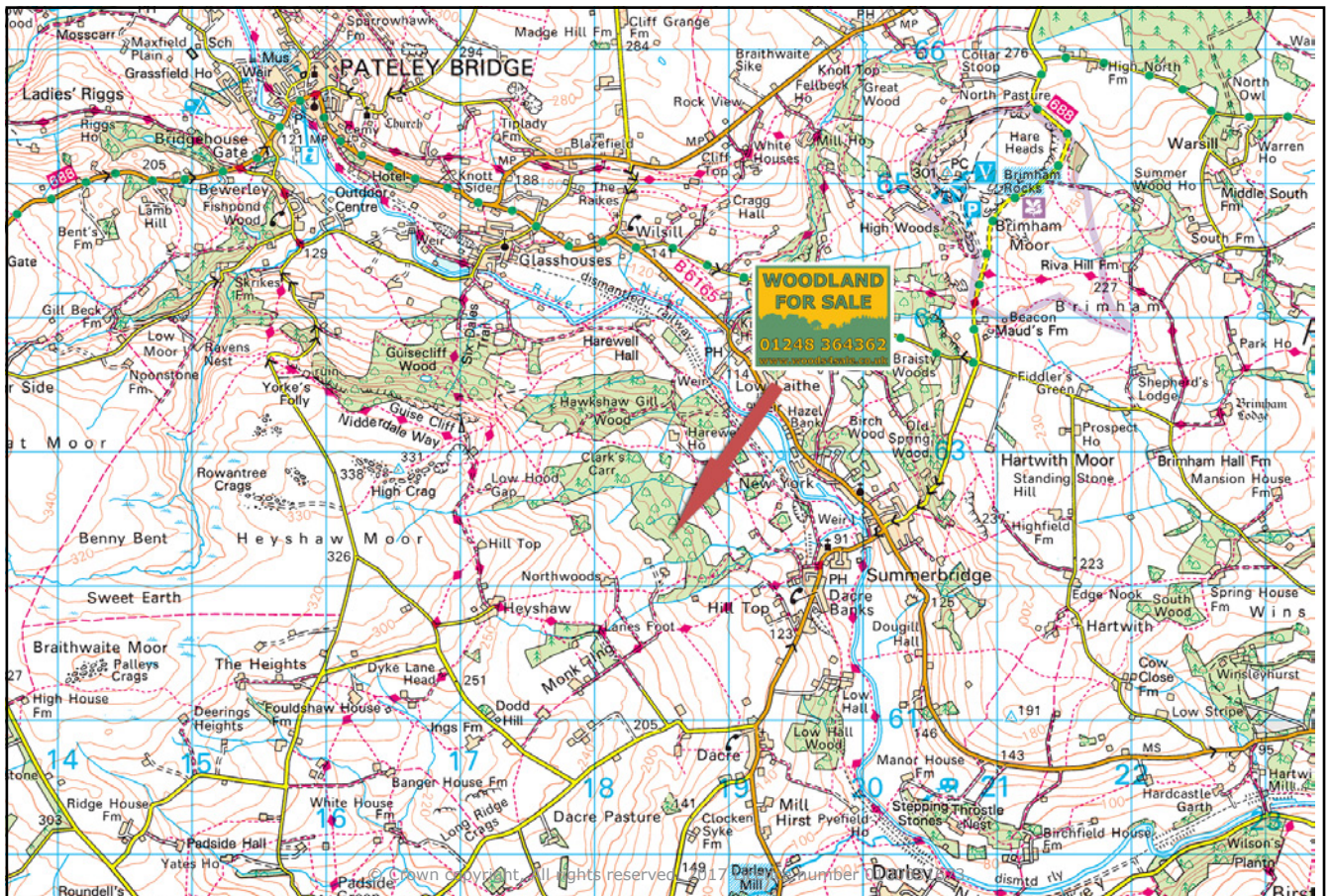
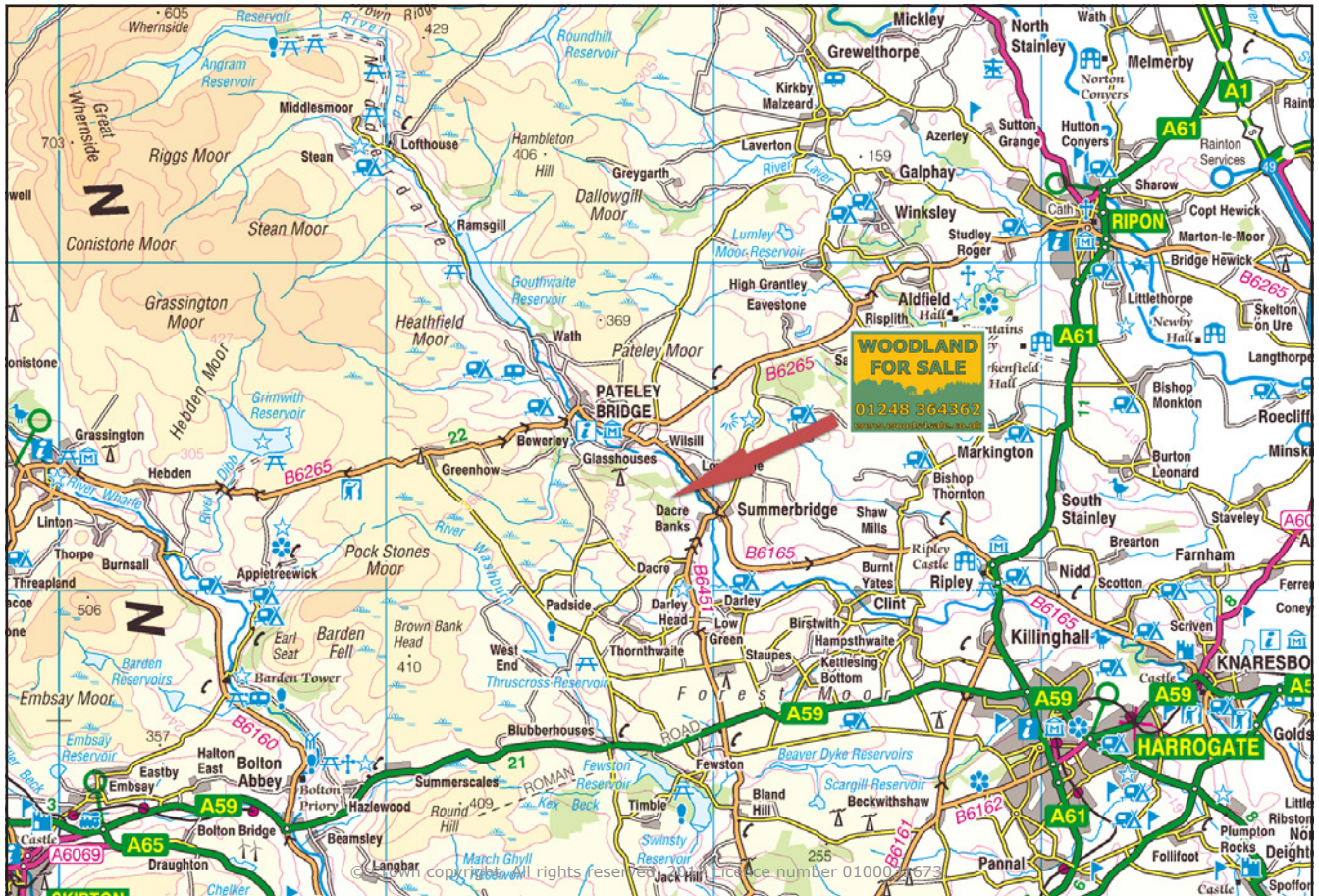
satisfy themselves, and we will give as much help as possible with all information we have available.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).



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