

Warrenby Wood

East Yorkshire

A secluded, picturesque woodland, set on an east facing slope, situated in a pretty dale on the edge of the Yorkshire Wolds.

Details

Price: £86,000 Freehold

Location: Brantingham Dale, South Cave, East Yorkshire

Size: Almost 7½ acres for sale

OS Landranger: OS No 106

Grid ref: SE 947 310

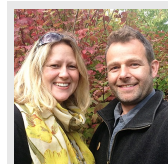
Nearest post code: HU15 1QN

Local manager

Dan Watson

07970 116 515

dan@woodlands.co.uk



Description

Located on the edge of the [Yorkshire Wolds](#), Warrenby Wood lies on the west side of the pretty Brantingham Dale valley. A good variety of open meadows and wooded areas provide a broad range of habitats that encourage wildlife into the area.

Within sight of Dale Road, which passes along the south eastern boundary, are plenty of self-seeded, as well as some mature deciduous trees. Further into the wood lies a meadow of grasses and wildflowers, that has been gently reinstated by the previous owner. From here, there are far-reaching views, both across the wooded valley and down towards the Humber. Bordered by trees on all sides, the meadow is designated on the national habitat inventory as Lowland Grassland. It is a great place to spot butterflies as well as many different grassland plants.

A foot track passes across the top of the meadow and gives access to the wood, past a grove of birch trees that stand tall with white trunks in the winter. Towards the top of the dale there is a flat area with some hawthorn, sycamore, ash and birch. From this elevated position, more lovely views range across the Humber to Lincolnshire. Growing on the ground, plants typical of an established chalky woodland, include dogs mercury, ferns and wild raspberry.

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

Native broadleaved trees including birch, ash, sycamore and hawthorn.

Wildlife

The land is part of the [Brantingham Dale Site of Special Scientific Interest](#) (SSSI) and Warrenby Wood would make a great conservation project and an ideal location to watch wildlife. A new owner may wish to manage the grassy clearings in line with the recommendations suggested by Natural England in their [Views About Management](#).

Features

- Great views across the Humber
- Wildflower meadow
- Chalkland ecology (SSSI)
- Lots of wildlife
- Space to camp

Access, tracks and footpaths

Vehicle access to Warrenby Wood is provided by way of a solid woodland track which leads along the top of the dale to a small parking area. There is also foot access to the wood from the bottom of the dale, to a private footpath.

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

The wood is ideal for conservation projects and the level terraces at the top of the Dale would lend themselves to occasional camping, with plenty of fuel for the campfire.

The Wolds Way long distance footpath is nearby: Warrenby Wood is a great base for exploring the local area.

Local area and history

If travelling north to the wood, you pass through [Brantingham](#) village with the beautifully situated All Saints Church at its heart. Partly 13th century but mostly a Victorian restoration, the local squire had it expensively spruced up for a visit by the future Edward VII.

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.

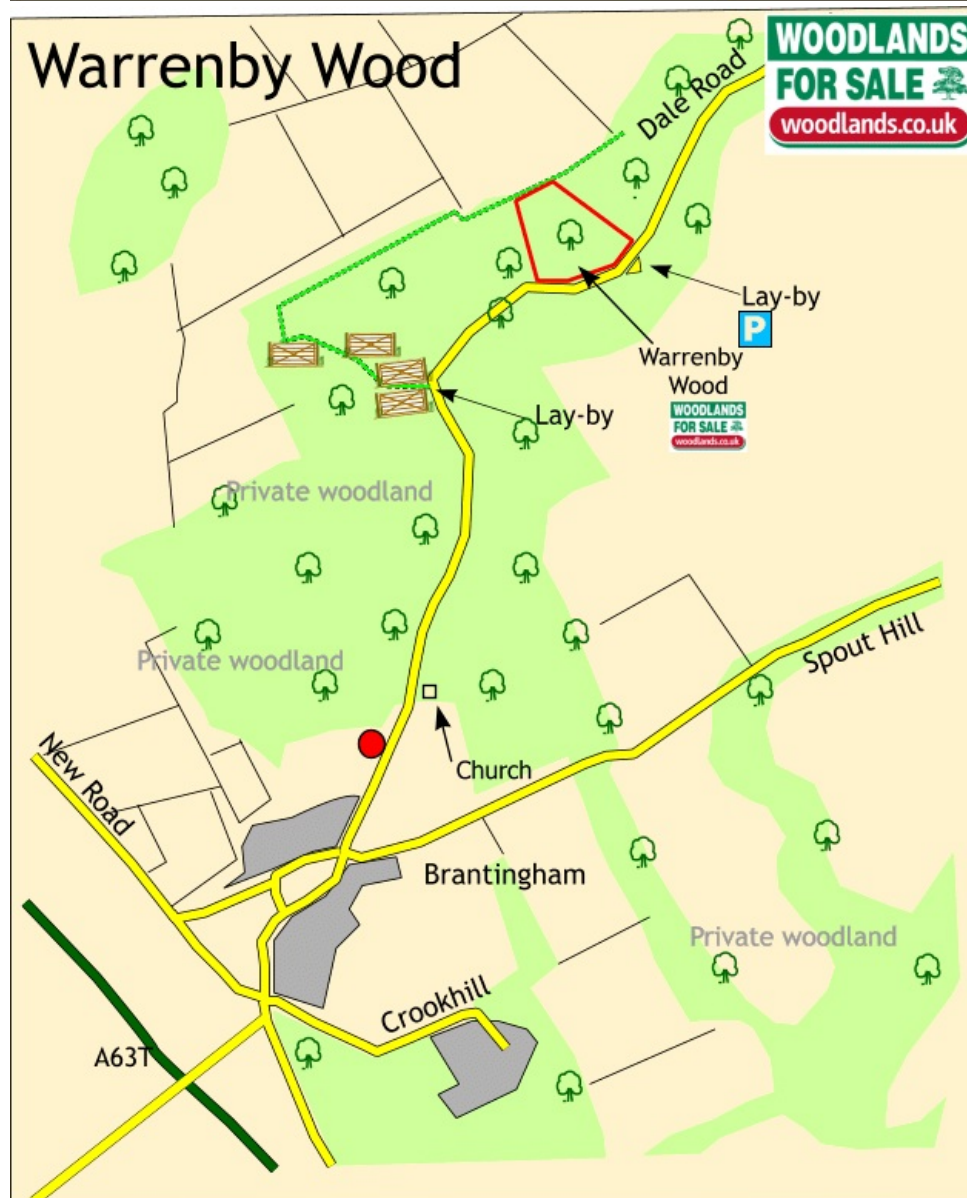
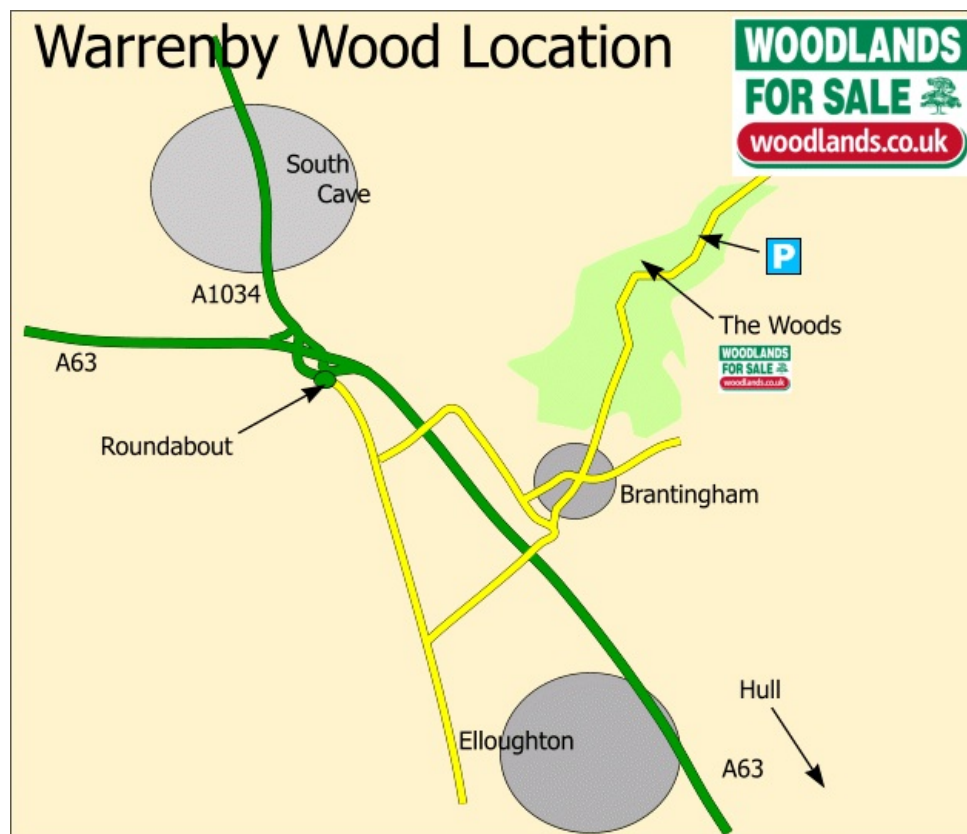
Directions

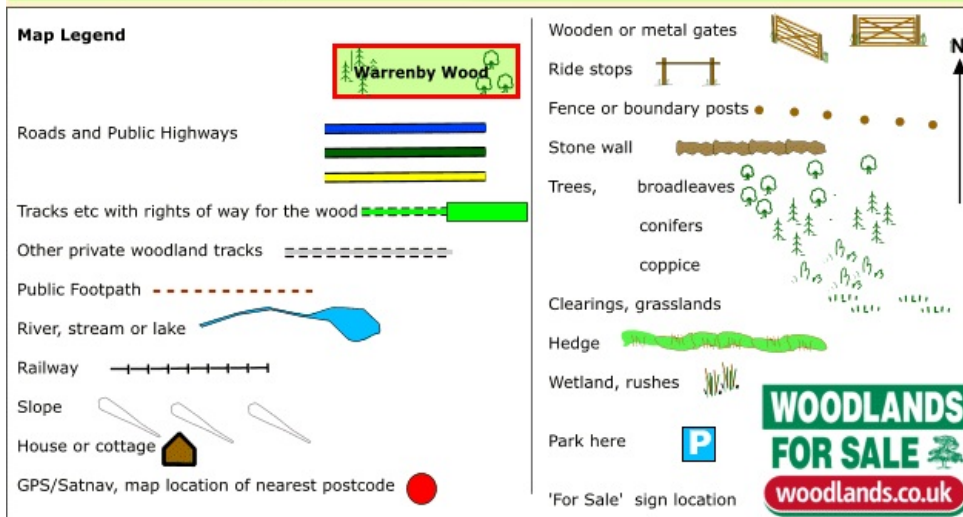
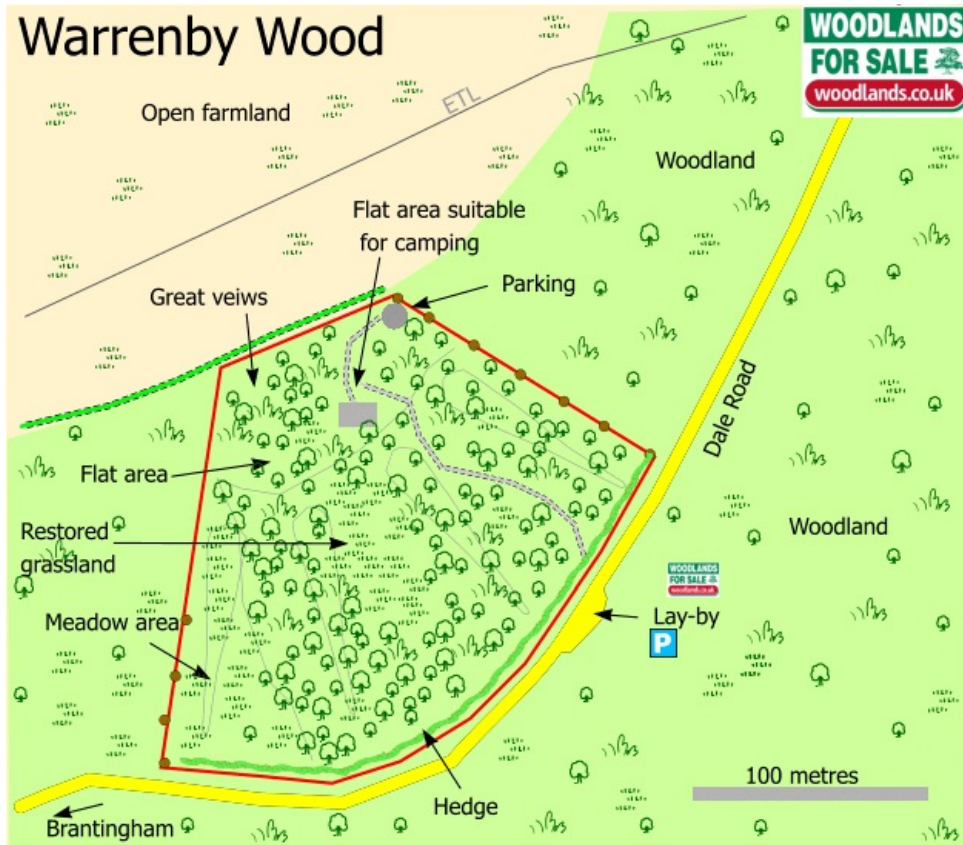
- Travelling towards Hull on the A63(T) turn off at the junction for Elloughton and South Cave.
- Turn right over the dual carriageway, signed to "Elloughton".
- At the roundabout take the second exit. Take the next left signed to Brantingham.
- After the sharp right bend take the next left in to Brantingham.
- At the T junction turn left onto Dale Road.
- Pass a church on the right.
- Pass the layby on the left with the "Woodlands For Sale" board.
- Park in the next layby on the right.
- Warrenby wood is across the road and through the hedge.
- **Satnav/GPS note:** the postcode HU15 1QN is for the point shown by the red dot on the location map. For those without satnav/gps why not use [Green Flag](#) routefinder to plan your route?

Note. The purchasers will be given a key for the gate.

Boundaries:

There are red markings around most of the boundary





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.