

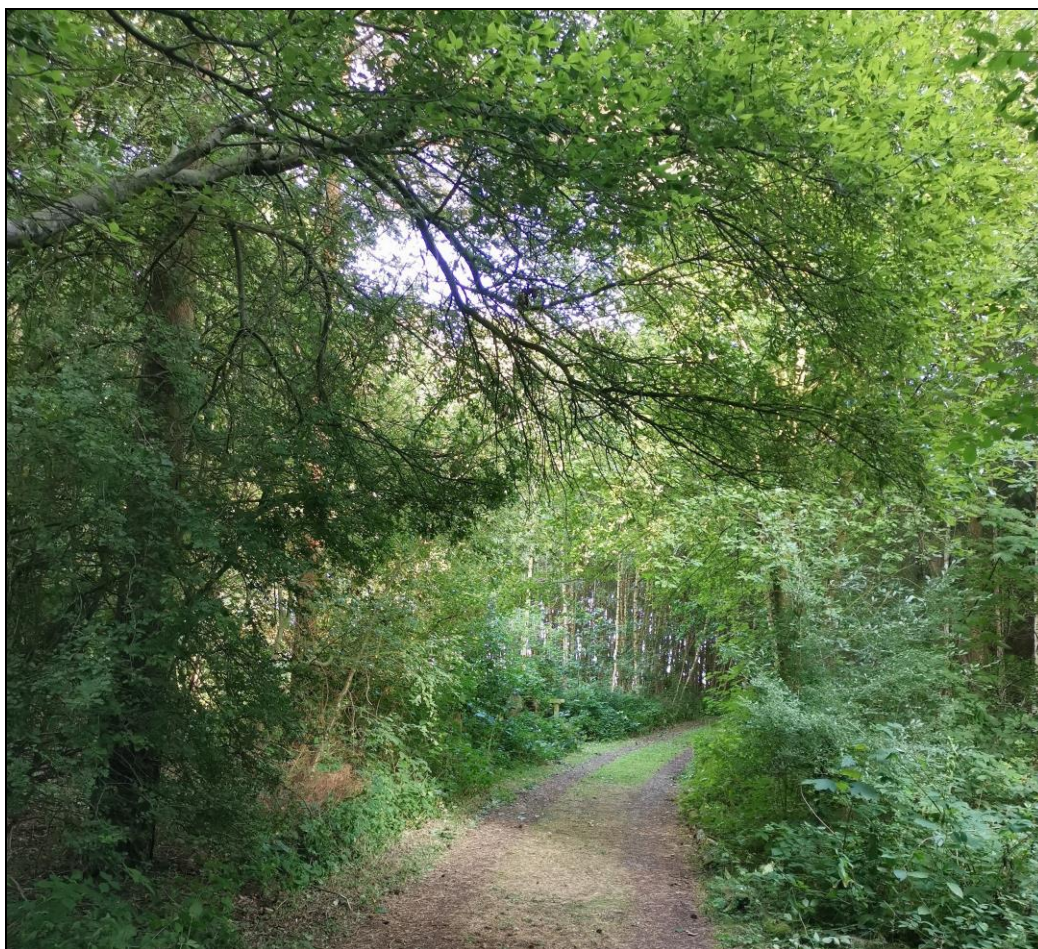
Bartle & Son

Auctioneers & Valuers
1 Bridge Street, Tadcaster LS24 9AW

01937 835303

THE AVENUE WOOD, BRAFFERTON, NORTH YORKSHIRE.
Thirsk 5 Miles - York 15 miles

2½ miles from local village Helperby/Brafferton



BEAUTIFUL MIXED WOODLAND
About 18 ACRES (7.2ha)
With vibrant existing & commercial potential

For Sale as a whole, freehold with vacant Possession on completion.

Ref: BC425

We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if travelling a distance to view this property.

A block of woodland, having road frontage, with good access and tracks within to gain close proximity to ponds and grass surrounds and to various commercial components of well constructed shelters, clay pizza ovens, relaxation areas including composting toilets and operated in the recent past with Taste the Wild formal educational visits.

OFFERS: invited for the whole £225,000.

Viewing: on foot in daylight hours with these particulars.



THE AVENUE, BRAFFERTON, NORTH YORKSHIRE.

SITUATION: The completely private Avenue Wood lies in the Vale of York, it is bordered by farmland and is situated 20 miles northeast of Harrogate in rural North Yorkshire. The proximity of the A1 and A19 gives good regional access. York is 40 minutes drive to the south while Leeds is just less than an hour to the southwest.

DESCRIPTION: The woodland is around 18 acres, regular in shape. It is well stocked with a mix of native broadleaf species: oak, birch, rowan, willow, sycamore and conifers Scots & Corsican pine, and spruce, - ranging in age from 20 to 100 years and with immediately harvestable stems. It has one well formed planning compliant private gated access from the minor public road that fronts which gives good security and privacy. The site is flat with vehicular tracks around 3 sides and flat car parking areas within.

There are 3 woodland shelters two of which are set up as outdoor kitchens. featuring clay pizza ovens, raised wood fire cooking ranges, tables and seating. Also included are covered log and equipment stores so that everything is there when you want it. Some 13 no. concrete block former Nissen hut bases are located through the wood and offer firm surfaces.

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Wild food and cooking courses have taken place at the site for many years where people walked the meandering paths through the wood learning about sustainable foraging.

The site would continue lend its self to hosting groups drawing on existing contacts and is a peaceful setting.

Notably also, the wood has been managed to support diversity of wildlife and native flora resulting in a beautiful and enchanting location. charm. The local wildlife appreciates this tranquil haven. Roe deer frequent the rides, also hares, foxes, weasels and rabbits are sometimes seen. There is a badger sett and often buzzards nest in the tallest pines.

Ancillary and on entering the property at the front is a meadow area noted for orchid blooms in spring and with a mixed native hedge boundaries and tree belt which completely screen views from the road. There are also two ponds which attract dragonflies, newts, frogs and waterfowl.

Woodlands combining so many amenity credentials are rare. If you are looking for a private place to relax in nature with areas for cooking, camping and even composting toilets then look no further!



RESTRICTIONS: There are no covenants on the sale, and the property is available freehold.

TITLE: NYK78162 and NYK32338 (entrance to wood) - What3Words:///truffles.path.reviewed
POSTCODE: (nearby Spring House Farm on main road) YO61 2QE

BOUNDARIES: Where indicated boundaries marked by an inward 'T' are understood to be the responsibility of the owner. Those braced (if any) are subject to joint maintenance.

SERVICES: No mains services are available and the water main terminates at a distance. Bore hole supplies are noted in the vicinity. Wifi is good – 5G

DRAINAGE: Drainage pond at southern end of wood otherwise noted as relatively free draining.

PLANNING: Full Planning granted for commercial access from road and wildlife pond. A subsequent planning for polytunnel was granted but not taken up and the consent has lapsed.

POSSESSION: Vacant possession is to be granted upon completion anticipated 27th October 2025.

RIGHTS: There are no public or private rights of way granted over the land. The timber and sporting rights are included with the sale

LOCAL AUTHORITY:
North Yorkshire Council, Stone Cross, Northallerton.

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TERMS: The wood is offered for sale as a whole.

DIRECTIONS:

From Thornton Bridge on the Boroughbridge to Easingwold road, head south towards Helperby and take the first left turn on to 'Jobbing Cross' signed towards Pilmoor (1.5 miles), the wood is found on the left hand side after the private lane up to Pilmoor Grange and where there is beyond the wood proper, a concreted entrance splay and a 5-bar gate.



For an enchanting range of views follow the link below:

https://drive.google.com/drive/folders/10iEpn8IncA6G5_cQQxabS4FhZnzq5pZr?usp=drive_link

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Location and Sale Plan:

For identification - Do not Scale



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LANDMARK INFORMATION

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Plotted Scale - 1:175000. Paper Size - A3

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