

WOODS 4 SALE

Phone: 01248 364 362
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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.



Laggans Wood, Daljarock, Pinwherry, Ayrshire. 5.6 acres of maturing oak with good hard access for £22,500 freehold

A charming oak wood with hard track access, a useful shed and huge amenity.

Laggans Wood, Daljarock, Pinwherry, Ayrshire



Description

Laggans Wood lies on the west side of a small valley above the River Stinchar in South Ayrshire about five miles from the village of Barrhill. The coastal town of Girvan is 8 miles to the north and Newton Stewart is 22 miles to the southeast. Glasgow is 1½ hours by car and Carlisle about 2½ hours.

The wood occupies moderate east-facing slopes and is reached by a well-found hard track taking access via a locked barrier directly from the A714. This then connects with a car-accessible track that leads to a hard-standing area within Laggans itself – ideal for small-scale timber stacking and processing as well as private parking. A right of access for all purposes is also granted on the track that runs along the entire upper west side of the wood.

This is an out-and-out native oak wood with coppice and maiden stems of perhaps 50 years of age dominating the property. Amongst the oak stems is a smattering of other tree species including birch, rowan and elm along with a few emerging Norway spruce, a lone Douglas fir and some fringing larch on the trackside.

The canopy trees are well spaced giving a light feel to the property and allowing shrubs such as hazel, holly and hawthorn to pepper the sub-canopy. The majority of the woodland floor is very 'clean' making for easy walking over soft grasses amidst swathes of bluebells and a variety of other woodland flora including primroses, foxgloves, wild strawberry, violets, honeysuckle and ferns.

A useful wooden storage shed (8'x12') is located near the centre of wood and the vicinity around it makes an ideal locus for camping and BBQs, whilst a wigwam of woven hazel near the far end of the wood promises plenty of scope for recreation.

This pretty corner of rural Southwest Scotland is often overlooked. I have to say that visiting on a sunny day in April was a delight. The oak buds were beginning to swell, the larch was flushing fresh green and the carpets of bluebell were just about to explode into a sea of colour. Add in some birdsong and you get the picture.

If it were mine.....

I would do a little firewood harvesting for the burner and perhaps progressively aim to remove exotic species from what is designated as a native wood. But mostly I'd just be there....

Directions & Access

Pinwherry lies on the A714 Girvan to Newton Stewart road about 4½ miles north of Barrhill. From Pinwherry head north on the A714 for about half a mile until you cross the river via a bridge with stone parapets, after which there is a caravan site on your left. Continue for another 700m and turn into the stone track on your left a short distance before the railway bridge crosses the main road.

Please park below the barrier (**A** on plan) leaving the access clear. Walk up the track about 150 metres to the woodland entrance (**C**) by the Woods4sale sign.

Locators

OS Landranger Series Sheet No: 76.
Ordnance Survey Grid References:
- Access point: NX 199 888.
- Centre of wood: NX 200 891.
Nearest postcode: KA26 0TA.

Boundaries

The north boundary (**DE**) is marked by white-topped posts.
The east boundary (**EF**) is the old metal fence by the railway line.

Laggans Wood, Daljarock, Pinwherry, Ayrshire



The south boundary (**FB**) is marked by blue-topped posts.

The west boundary (**BCD**) is the east side of the hard track.

Sporting Rights

The sporting rights are included in the sale. They are not let.

Mineral Rights

The mineral rights (excluding coal and allied minerals) are included in the sale except as reserved by statute.

Rights of Way

There are no formal public rights of way within or adjacent to the property.

There is a right of way at all times and for all purposes, including extraction of timber, for the owner of Laggans Wood from the tarmac road at point **A** on the plan all the way to **B** then along the woodland boundary to point **D**.

A shared maintenance clause covers all the rights of way.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

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

Contact

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

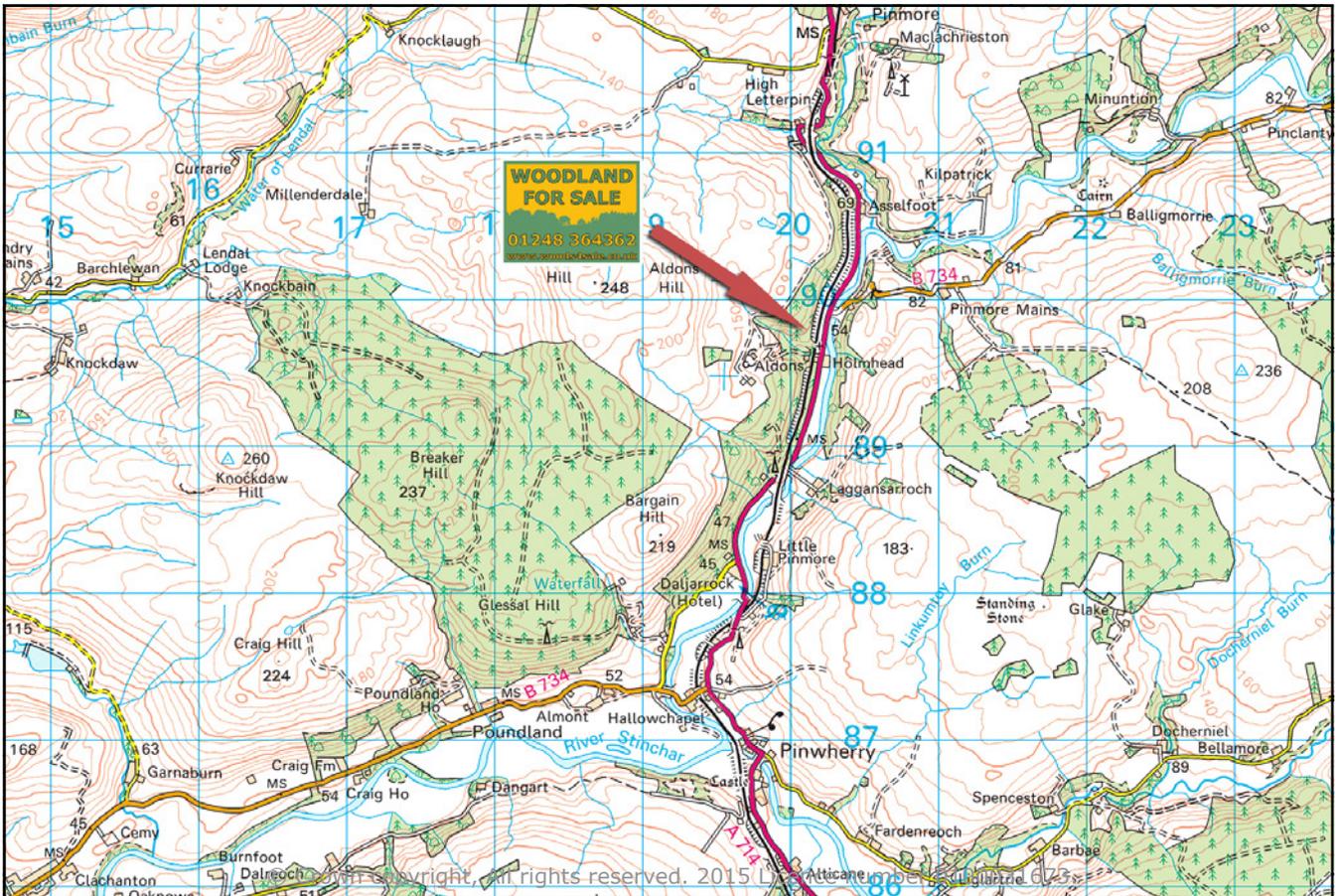
How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other 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.

Laggans Wood, Daljarrock, Pinwherry, Ayrshire



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