

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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



## Quarryfield Wood

East Kilbride, Lanarkshire. Plantation conifers and hardwoods with a healthy grant income stream.

Available (freehold) in two lots.

Lot 1 – 17.23 acres.

Lot 2 – 12.71 acres.

A well-established 4 year-old plantation dominated by spruce with fringing broadleaves on gently sloping ground and with excellent hard track access.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Quarryfield Wood, East Kilbride, Lanarkshire



### Description

Quarryfield Wood is situated on the east side of the A726 (Strathaven Road) about two miles south of East Kilbride. It is convenient for much of Central Scotland and in easy reach of timber markets. The site is essentially level with gentle north-westerly slopes sufficient to facilitate reasonable drainage across most of the site.

The woodland was established with grant aid through an SRDP Rural Development Contract. The trees were planted within a perimeter deer/rabbit fence on shallow plough lines over the winter of 2013/14. The design is dominated by organically shaped stands of Sitka spruce supplemented by occasional larch and surrounded by generous belts of broadleaves. The result is young woodland with species suited both to the landscape and site conditions, which should become increasingly pleasing to the eye as the young trees mature.

The trees have established well in the gleyed soils which have a good layer of topsoil within, and thanks to a judicious weeding regime in their first three growing seasons they have put on good growth with some of the spruce now approaching three metres in height.

There are two broadleaf mixtures. In lot 1 this is primarily sycamore along with a variety of native hardwoods like oak, rowan and beech, while lot 2 supports a wholly native mix of alder, birch and willow plus a smattering of bird cherry and rowan. An area of heather and adjacent ground on the northwest edge of lot 1 has been left unplanted for conservation purposes.

The wood has direct frontage to the public road off which there is a substantial hard track serving both lots.

Quarryfield is offered to the market at its most affordable stage. It is young, but now needs little in the way of further establishment costs, and both lots have the promise of an annual grant income stream.

Woodland investors with an eye to the medium term would do well to view.

### If It Were Mine

This is a young commercial plantation. The trees are now established and should need little in the way of management inputs until the time of first thinning.

### 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 map: Sheet 64.

National Grid Ref:

- Access point (A): NS 661 508.
- Centre of wood (lot 1): NS 662 511.
- Centre of wood (lot 2): NS 662 509.

Nearest postcode: ML10 6SJ.

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

- Quarryfield lies on the east side of the A726 about two miles south of East Kilbride.
- A conspicuous Woods4sale sign is visible at the entrance gate (A on the plan). A second sign is located at the west corner of the wood about 200 metres to the northwest of the entrance.
- The entrance gate into lot 2 at A is quite narrow. Intending viewers may do better to park in the layby about 100 metres south of the entrance on the other side of the public road.
- Lot 1 is accessed via lot 2. Continue for 250 metres up the track from A until you pass under the powerline to enter lot 1.

## Quarryfield Wood, East Kilbride, Lanarkshire



### Boundaries

- The ownership boundary is defined by old stock fences.
- A deer fence encloses the planted area. Most of the conservation area lies outside the deer fence enclosure.
- The boundary between lots 1 and 2 is the midline of the powerline.

### Sporting Rights

The sporting rights are included. They are not let.

### Rights Of Way

- In line with Scottish legislation the public are entitled to access the woodland subject to the Scottish Outdoor Access Code. There is little evidence of public use.
- The vendor is reserving a right of access across the track **AB**.

### Fencing Liabilities

- As is usual in Scotland, all boundary fencing is mutually shared with adjacent proprietors.
- Either party may erect fencing on the boundary between lots 1 and 2 at their own expense.

### Contracts & Grants

- The trees in Quarryfield were planted in the winter of 2013/14 under SRDP Rural Development Contract ref RDC RP/4101887/504/0018/4892188/S/001. The incoming owner will be required to take on this contract by signing a Transfer of Obligations form and a Successors form. If the property is lotted the contract (and associated grant income stream) will be split and apportioned accordingly.
- The vendor reports that this contract will produce an ongoing income stream totalling £20,806 composed of a single maintenance payment of £3,030 in 2018 and 11 annual farm premium payments of £1,616. In the event of a lotted sale it is estimated that about 49% of this grant stream will attach to lot 1, and 51% to lot 2. The conservation area in lot 1 is not within the grant-aided area. Further details of this and the contract itself are available from the agent on request.

### 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.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

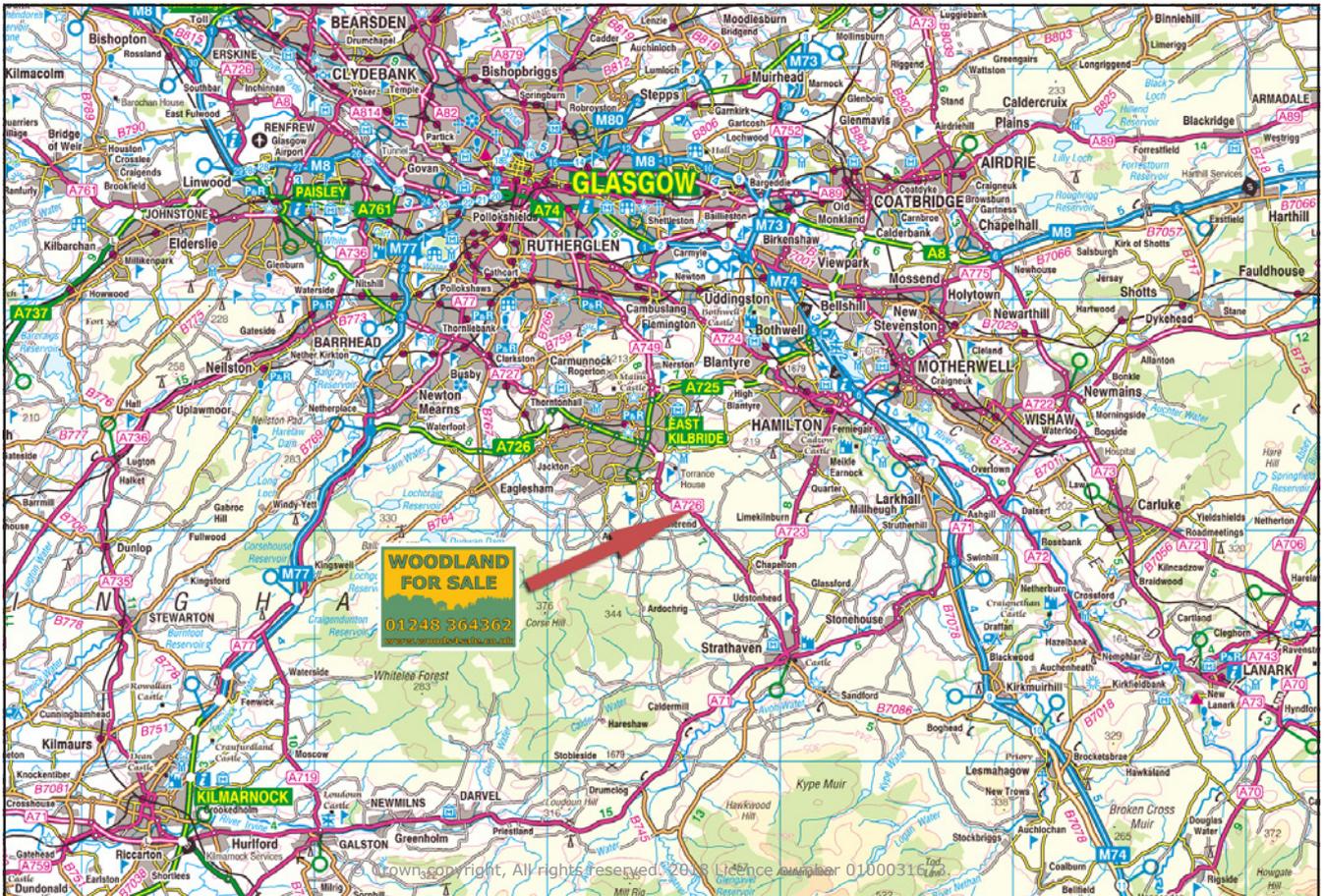
### Note

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.

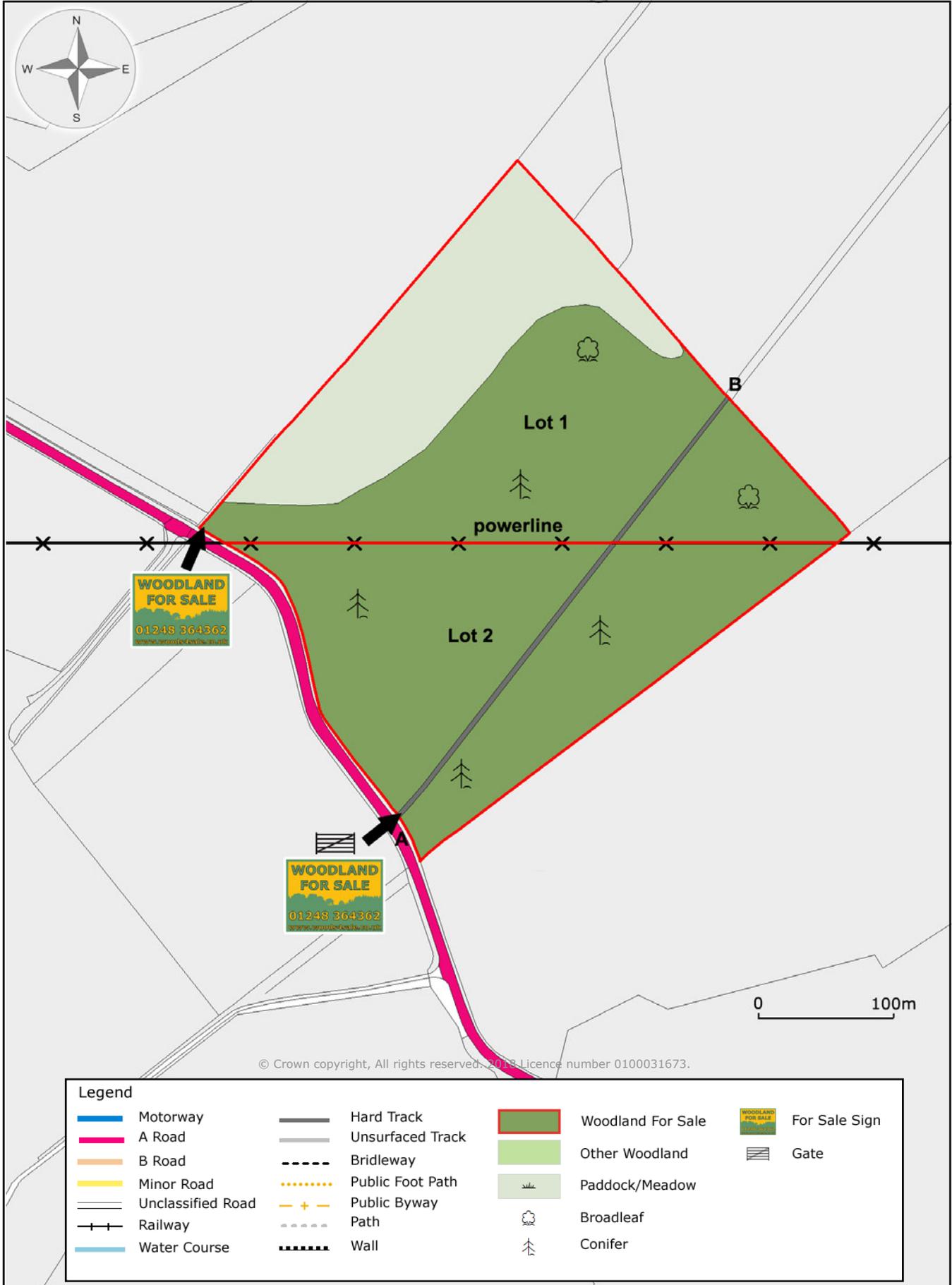
### Contact

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).

# Quarryfield Wood, East Kilbride, Lanarkshire



# Quarryfield Wood, East Kilbride, Lanarkshire



© Crown copyright, All rights reserved. 2018 Licence number 0100031673.

Legend							
	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				