

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.



Walton Wood

Neilston, East Renfrewshire. 2.68 acres of mixed broadleaf woodland accessed by a good stone track for £22,000 (freehold)

An attractive stand of hardwoods in a private gated woodland with a good hard track access set in rolling countryside less than half an hour from Glasgow city centre.

Walton Wood, Neilston, Renfrewshire



Description

Walton Wood lies on the south side of a larger gated wood situated approximately midway between Neilston and Newton Mearns, just west of Darnley Country Park. Junction 4 of the M77 is just 2 miles away giving easy access from Ayrshire, Glasgow and the Central Belt.

The majority of the wood is on level or gently undulating ground and for the most part is stocked by well-spaced full-canopy sycamore dotted with occasional birch, larch and rowan dating from the late 1970s. A row of mature beech trees line the northern boundary.

The woodland floor is very open - mostly soft grasses, a variety of wild flowers, ferns and pockets of bluebells. A more open area towards the west side is clad with bracken, but for the most part walking is easy across the woodland floor. A small stream forms an attractive boundary feature on the east side of the property. Walton Wood is surrounded by other woodland to the west, north and east, whilst the south has a bright outlook across open farmland.

The wood is served by a newly constructed hard track enabling cars to directly access the property, so a short drive is all that is needed to swap city streets for green glades.

If it were mine.....

I would fell a few small coupes (good for the log pile) and then restock these areas with a variety of native hardwoods and shrubs. Some landscaping of an open area near the northeast corner would create a great location for camping and recreation.

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

Directions & Access

From Glasgow head southwest to junction 4 of the M77. Leave the motorway at this junction. At the end of the off-ramp go straight across the first roundabout and then take the third exit at the next roundabout signed B769 for Stewarton.

After 0.6 mile turn right at the next roundabout (second exit) onto Aurs Road and cross the motorway. After 250 metres take the first left onto Stewarton Road and follow for $\frac{3}{4}$ mile, then turn right onto Glanderston Road immediately before Caldcoats Farm (a conspicuous white house just above the road on the right).

After following Glanderston Road for $\frac{3}{4}$ mile take a left fork (to stay on Glanderston Road). A further $\frac{1}{2}$ mile on this road brings you to Glanderston Wood which will be on your left hand side after a sharp right hand bend. Continue along the woodland edge for 300 metres until you see double metal gates into the wood on your left. You are now at point **A** on the plan. Please note we do not give out keys for viewing.

Please park clear of the gates and walk up the hill on the hard track for about 200 metres to just past the top of the rise, and then turn first right. You are now at the east corner of Walton Wood (midway between points **B** and **C** on the plan).

Locators

OS Landranger Series Sheet No: 64.

Ordnance Survey Grid References:

- Access point: NS 495 566.

- Centre of wood: NS 495 565.

Nearest postcode: G77 6PL.

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Boundaries

The northwest boundary (**FG**) is indicated by a line of yellow-topped posts.

The northeast boundary (**GBC**) is an old stone dyke indicated periodically by blue-topped posts.

The east boundary (**CD**) is marked by a line of white-topped posts. From **D** to **E** the actual boundary is the centre line of the stream (with the indicator posts offset to one side).

The southwest boundary (**EF**) is the field-edge stone dyke.

Sporting Rights

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

Rights of Way

There is a right of way for all purposes at all times over the route **AB**. A right of access is reserved to the woods beyond over the short length of track **BC**. Maintenance of shared routes is according to use.

There are no public rights of way within the wood, but in line with Scottish legislation the public are entitled to access the woodland subject to the Scottish Outdoor Access Code.

Fencing Liabilities

There are no specific liabilities, but the usual provision of sharing stock fence costs 50/50 with agricultural neighbours applies (**EF** on the plan).

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

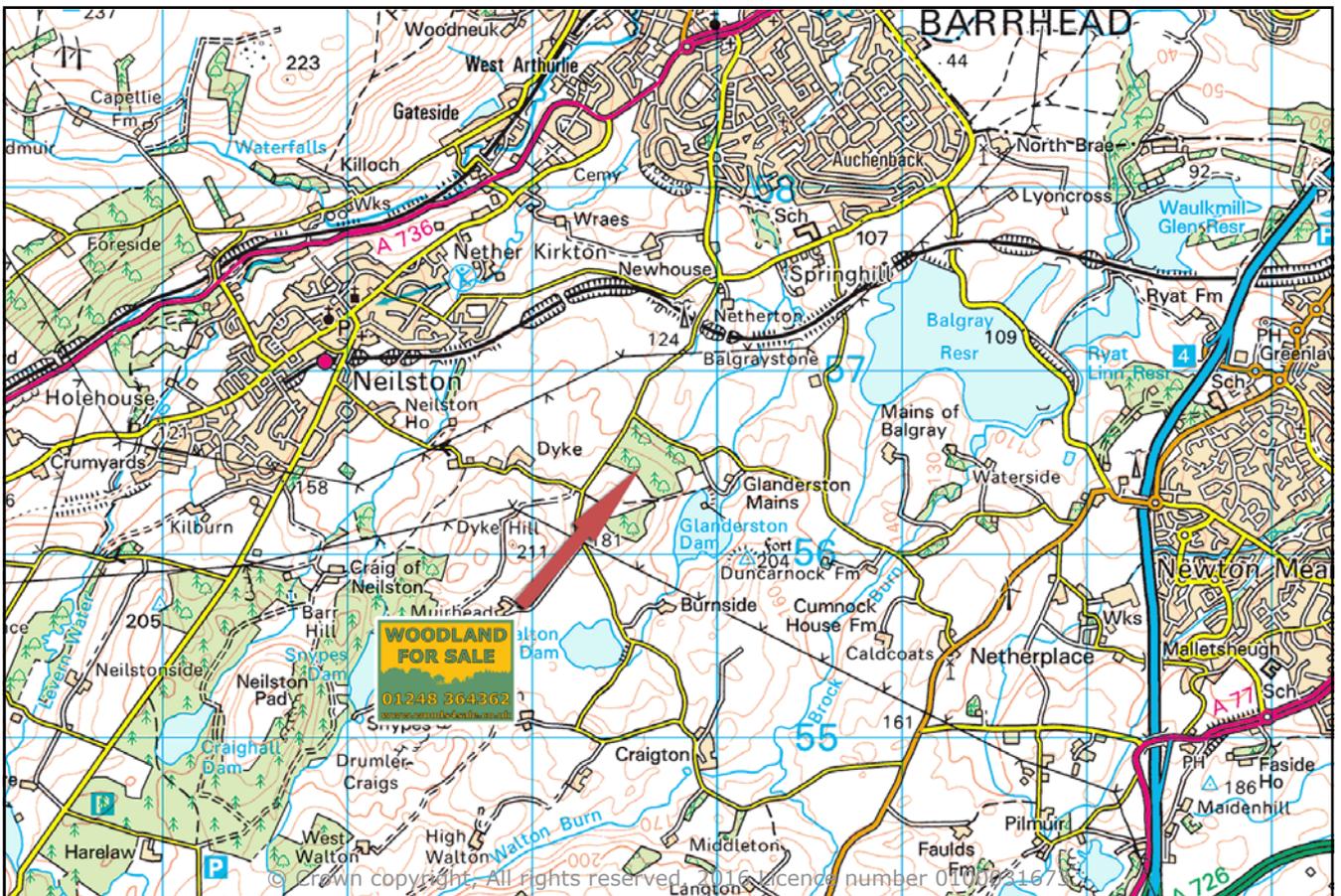
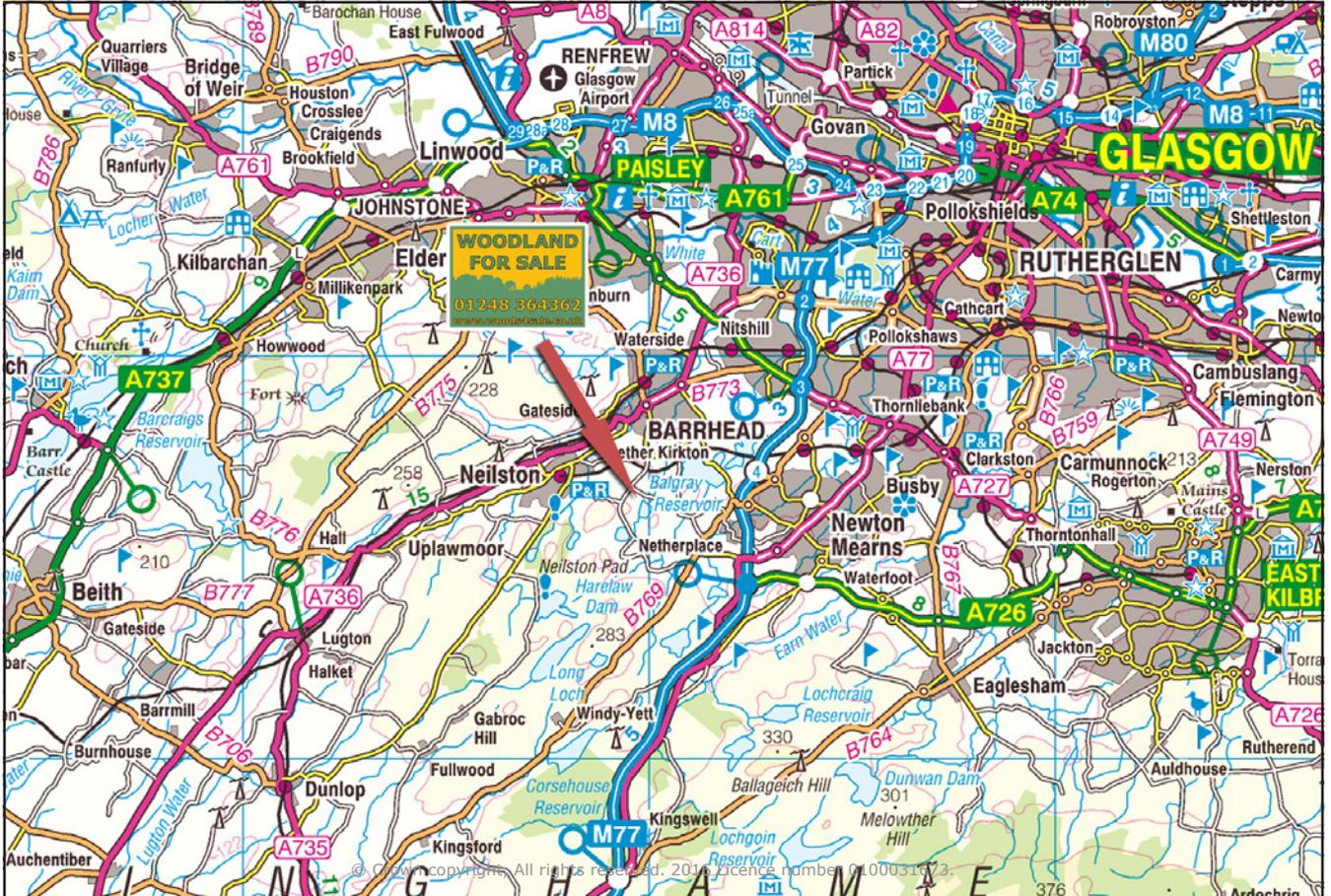
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want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

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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