

WOODS 4 SALE

Phone: 01248 364 362
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.



Broad Wood

Coylton, Ayrshire. Mature mixed broadleaf woodland.
27.07 acres freehold for £118,000, or in 4 lots from £12,000

Lot 1: 9.47 acres: £38,000 (sold), Lot 2: 8.44 acres: £37,000 (sold), Lot 3:
7.13 acres: £31,000 acres (sold), Lot 4: 2.03 acres: £12,000 (sold).

A lovely expanse of generously-spaced hardwoods atop a rich ground flora on gentle slopes and with road frontage.

Broad Wood, Coylton, Ayrshire



Description

Broad Wood occupies gentle terrain amidst rolling Ayrshire countryside half a mile north of the village of Coylton. It forms a part of the estate woods that once belonged to Sundrum Castle, visible just across the valley. The A70 is a mile away giving easy access to Ayr (15 minutes), while Glasgow is an hour's drive to the north.

The vast majority of the wood lies on smooth gently sloping ground with a north-westerly aspect. It adjoins other woodland on its east edge and overlooks farmland to all other compass points.

The fertile soils support an array of broadleaves with oak and sycamore set amidst a mosaic of birch stems. Other species include rowan, ash and cherry plus an attractive fringe of mature beech on the roadside. The understory is composed of hazel, light broadleaved regeneration and a few holly stems through which a network of discrete paths meander giving good access to almost all areas.

Though not formally designated, Broad Wood has many of the hallmarks of ancient woodland with a rich ground flora of soft grasses, herbs, rushes and flowers. In spring it is ablaze with bluebells and scented with wild garlic and honeysuckle.

Broad Wood has extensive frontage to the public road on its south side from where the main access track originates.

There is no urgent management required, but there's plenty of scope to gently modify the stands. There's also a wealth of conservation and recreational opportunities in this most attractive woodland.

If It Were Mine

I'd consider upgrading the main track to enhance

vehicular access and the extraction of woodland produce.

Some areas would benefit from a light thinning which would yield plenty of firewood as well as opening up small coupes for regeneration.

I would also look to control the rhododendron in the lower west corner of the wood.

Please remember some management operations require approval and/or a licence.

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 Series Sheet No: 70

Ordnance Survey Grid References:

- Entrance (A): NS 415 206

- Centre of wood: NS 415 209

Nearest postcode: KA6 5JZ

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

- The village of Coylton lies three miles to the east of Ayr on the A70.
- At the very west end of the village, turn north off the A70 onto Barclaugh Drive. If approaching from

Broad Wood, Coylton, Ayrshire



Ayr, Barclaugh Drive is the first turn on your left after the 30mph sign.

- After 100 metres the road bends right and becomes Woodhead Road.
- Follow this road northeast for just under ½ mile until you see a Woods4sale sign on a tree to your left (**X** on the plan). This is the entrance to Broad Wood.

Boundaries

External

- The northeast boundary (**EFG**) is indicated by orange spots on trees and/or orange-topped posts.
- The southeast boundary is the roadside bund.
- All other boundaries are field-edge stock fences.

Lot Boundaries

- The boundary between lots 1 and 2 (**CD**) is an earth bund. A tree with a white-painted ring marks the south end of the bund near **C**.
- The boundary between lots 2 and 3 (**CF**) is indicated by blue spots on trees and/or blue-topped posts.
- The boundary between lots 3 and 4 (**AB**) is indicated by white-topped posts.

Sporting Rights

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

Rights Of Way

If the wood is sold in lots, rights of access will be granted for all purposes (along with rights to upgrade) over the track **XY** to the various lots, with shared maintenance according to use.

Fencing Liabilities

As is usual in Scotland, field boundary maintenance is believed to be shared equally with neighbours.

Restrictive Covenants By The Transferees

If the wood is sold in lots, some restrictive covenants will apply to protect the woodland and the environment.

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
 - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
 - (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market:

- The name and price of the woodland.

Broad Wood, Coylton, Ayrshire



- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of **all** legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then 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 Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

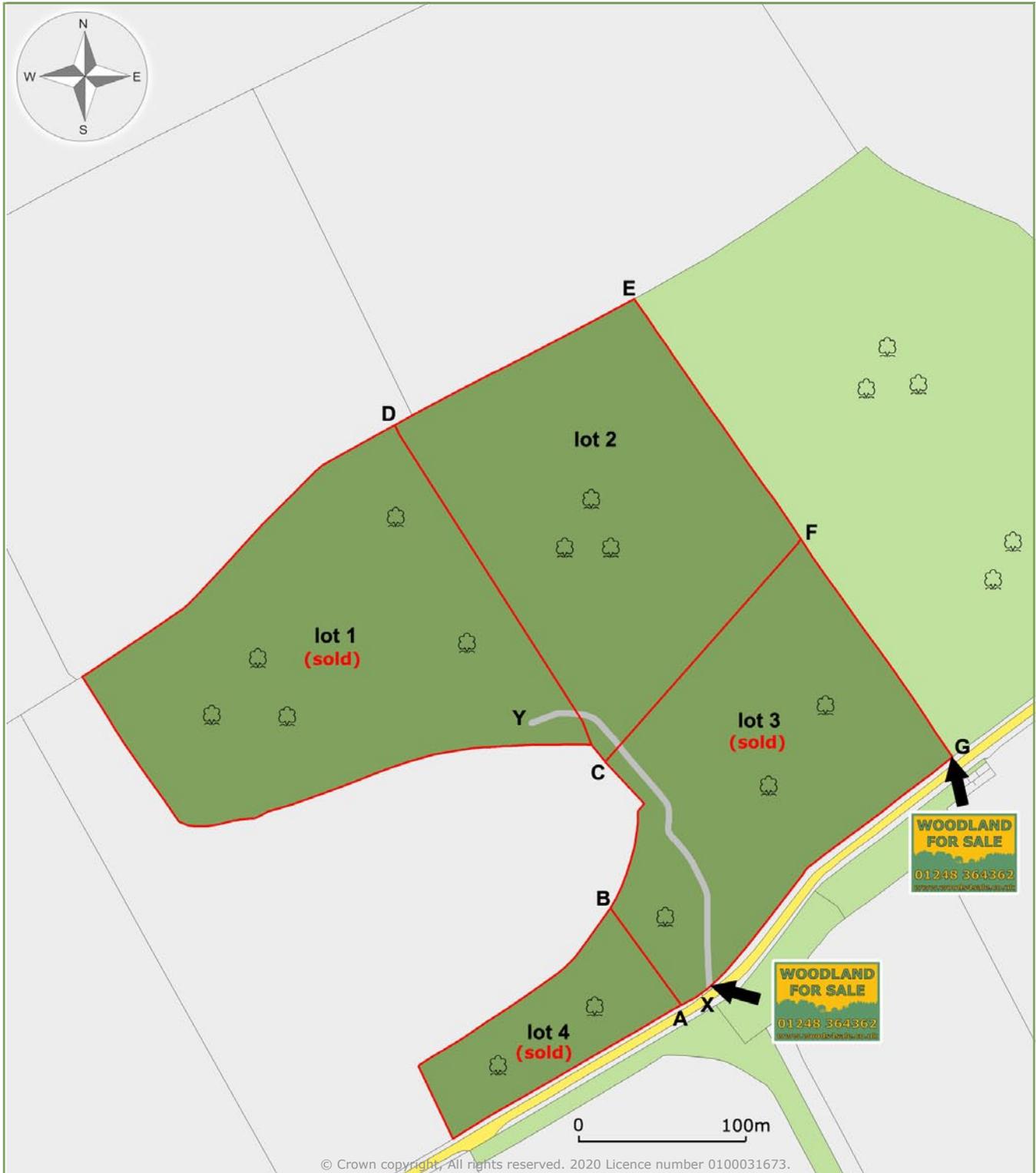
Contact

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

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