

WOODS 4 SALE

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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.



Firelaw Copse Biggar, South Lanarkshire. 0.88 acres of mixed woodland with road frontage for £6,500 (freehold)

An attractive mixed-species shelterbelt in rolling farmland on the north fringe of the Southern Uplands.

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Firelaw Copse, Biggar, South Lanarkshire



Description

Firelaw Copse lies adjacent to a quiet country road 3 miles north of the historic market town of Biggar in the Scottish Borders. Edinburgh and Glasgow are both about an hour's drive. The surrounding countryside is one of gently rolling pastureland rising to heather-clad hills in the further distance.

Firelaw was originally planted for Christmas trees in the mid 1990s, but the young crop was never harvested and it has now developed into an attractive shelterbelt of mixed conifers including Norway spruce, Noble fir and Scots pine. The roadside edge is predominantly trimmed beech and a few other species are found across the site including Sitka spruce, sycamore, Norway maple, hawthorn, birch and willow.

The wood occupies gently sloping ground with a northerly aspect and enjoys wide panoramic views over adjacent fields (alive with geese when we visited).

Access is directly from the minor public road on the east edge of the property and there is also a right of access over the hard track on the southern boundary.

If venturing into woodland ownership for the first time this little property ticks a lot of boxes; a varied maturing crop, good access, gentle terrain, pretty surroundings and a price tag that beats pretty much anything else on the market.

If It Were Mine

Some very gentle thinning would bring more light to the woodland floor as well as supplying the log store, and I would consider a small hard-standing area by the track on the south edge for parking and processing produce.

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 map: Sheet 72.

National Grid Ref:

- Access point: **(B)**: NT 053 424.

- Centre of wood: NT 053 424.

Nearest postcode: ML12 6RD.

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

- Head north out of Biggar on the B7016.
- After $\frac{3}{4}$ mile fork right onto the minor county road that heads towards Elsrickle (not signed).
- Continue for 2.3 miles until you see a Wood4Sale sign on your left (**B** on the plan).
- Please park where safe to do so keeping clear of all field entrances.

Boundaries

- The north boundary (**AD**) is the remnant fence on the south side of the ditch.
- The east boundary (**AB**) is the roadside verge.
- The south boundary (**BC**) is the north edge of the track.
- The west boundary (**CD**) is the field edge fence.

Sporting Rights

The sporting rights are included. They are not let.

Rights Of Way

- There is a right of access to the property over the route **BC**.
- Maintenance of shared tracks is according to use.

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Fencing Liabilities

As is usual in Scotland boundary stock fences are maintained at joint expense.

Restrictive Covenants By The Transferees

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.

(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 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.

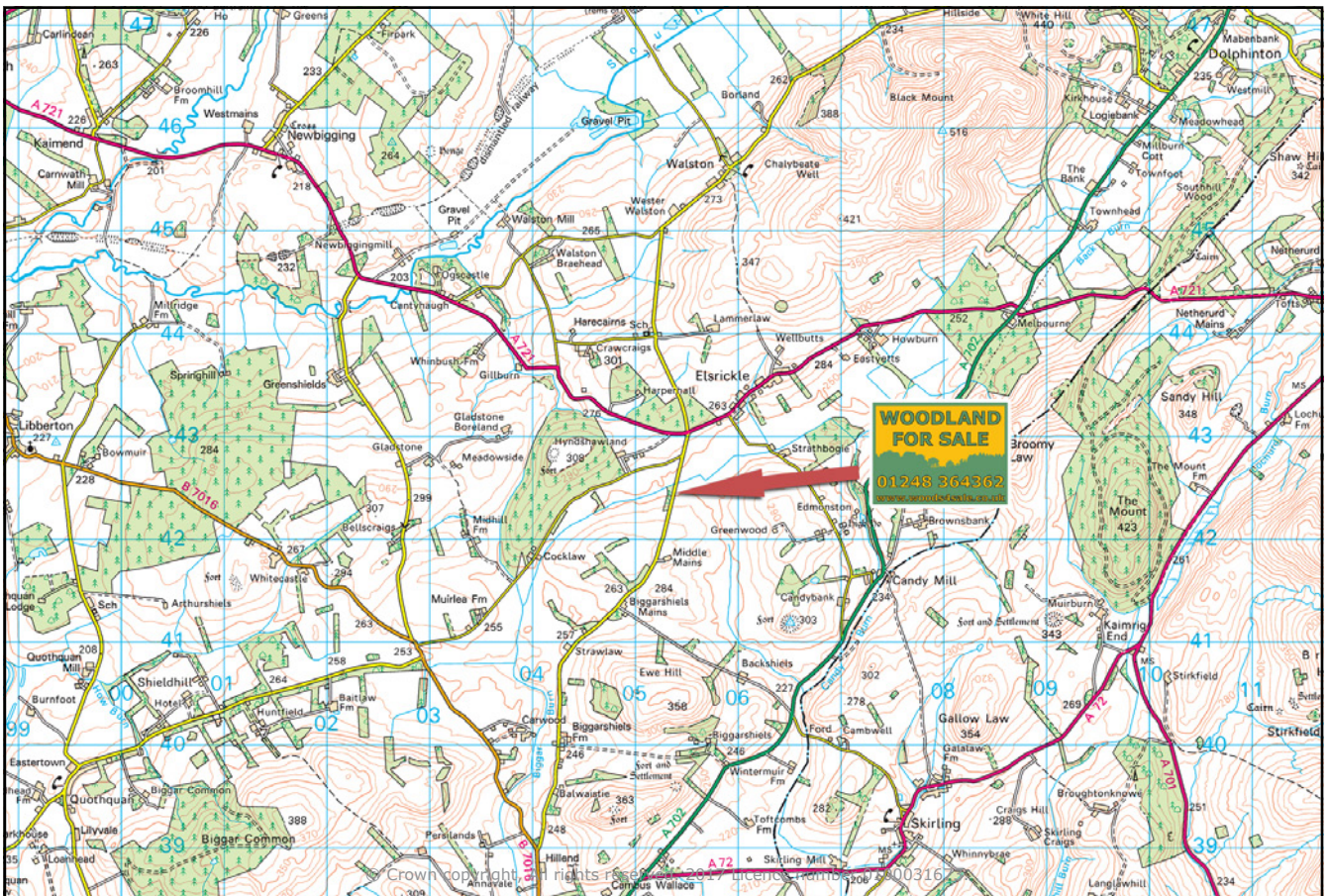
Note

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.

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Legend

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

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