

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.



Jerah Wood

Bridge of Allan, Stirlingshire. An extensive restock site at the west end of the Ochils. Available freehold as a whole or in two lots. Lot 1 13.16 acres £16,000.

Lot 2 26.44 acres £23,000.

Gently sloping ground ready for replanting in an attractive upland location just 15 minutes from Stirling city centre.

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Jerah Wood, Bridge of Allan, Stirlingshire



Description

Jerah Wood lies on the southwest side of a broad glen at the west end of Ochil Hills in central Scotland. Despite being an upland location, Stirling city centre is just four miles to the south. The M9/A9 junction at Dunblane is 3 miles to the west enabling easy access from further afield.

Jerah was felled of its conifer crop about 7 years ago. Apart from a thin line of trees on its west side the site is open and ready for re-stocking. The brash from the previous crop has been windrowed into lines leaving clear ground between for re-planting.

Except for the west edge by the public road, the site is stock fenced. A new owner may wish to complete the enclosure and upgrade to deer height to aid the establishment of young trees.

The Battle of Sheriffmuir which marked the end of the Jacobite Rising in 1715 was fought immediately to the north of Jerah Wood. This historic area is also a most attractive one with hills rising to over 1,800 feet to the east and wide views over the upper Forth Valley and Flanders Moss to the west. The prospects for recreation within and adjacent to Jerah are self-evident.

If It Were Mine

Jerah is ready to be restocked. The empty canvas gives plenty of design scope subject to fulfilling the felling licence conditions. The majority is to be replanted with spruce but I would also look to maximise conservation potential through careful use of open ground and native broadleaves especially in the vicinity of the watercourse.

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: 57
Ordnance Survey Grid References:
- Roadside access point: NS 820 995
- Centre of wood: NS 821 994
Nearest postcode: FK9 4LU

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 Stirling on the A9 towards Bridge of Allan.
- Just before Bridge of Allan and just after the entrance to Stirling University, turn right onto Kenilworth Road (signed for Sheriffmuir), and then after 230m take the first right onto Sheriffmuir Road.
- Leaving houses, the road climbs and bends left up through a narrow wooded gully.
- Emerging from the gully ensure you then fork right, following for Sheriffmuir.
- Continue on this narrow upland road for 1.8 miles, until you see a thin line of roadside trees on your right, including a pine tree supporting a Woods4sale sign (**A** on plan). Jerah is now on your right.
- You can park on the hard-standing area at **A**. Please keep clear of all gateways.

Boundaries

- The west boundary (**AB**) is the roadside verge.
- The northeast boundary (**BCD**) is variously the line of an old fence and stone wall to the southwest of a small watercourse.
- The southwest boundary (**DEFA**) is 1 metre to the southwest side of the hard track.
- The boundary between the two lots (**CF**) is marked by a line of orange-topped posts.

Sporting Rights

The sporting rights are included. They are not let.

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Rights Of Way

- There is direct access into the wood from the minor county road adjacent.
- There is a right of way reserved to others over the hard track **DEFA**.

Fencing Liabilities

As is usual in Scotland it is believed that boundary fences are shared with neighbours. If sold as two lots then either party may erect a stock or deer fence on the boundary between the two lots with subsequent maintenance shared by the adjacent owners.

Contracts & Grants

There is an obligation to restock the wood in line with the condition of the felling licence, the terms of which may be varied subject to Forestry Commission approval. Click here to view the felling licence and related correspondence.

Restrictive Covenants By The Transferees

If sold as two lots then some restrictive covenants will apply:

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 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.

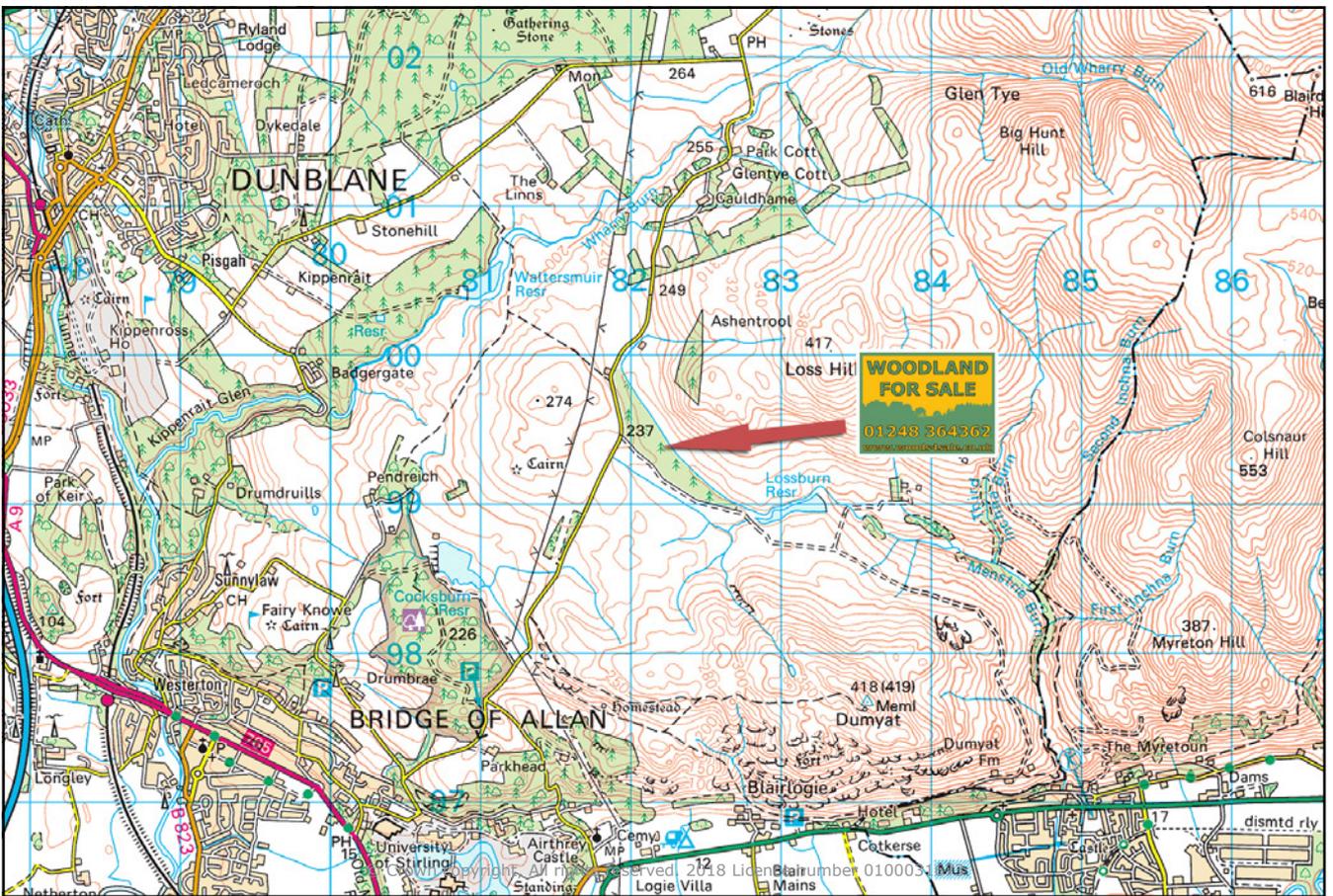
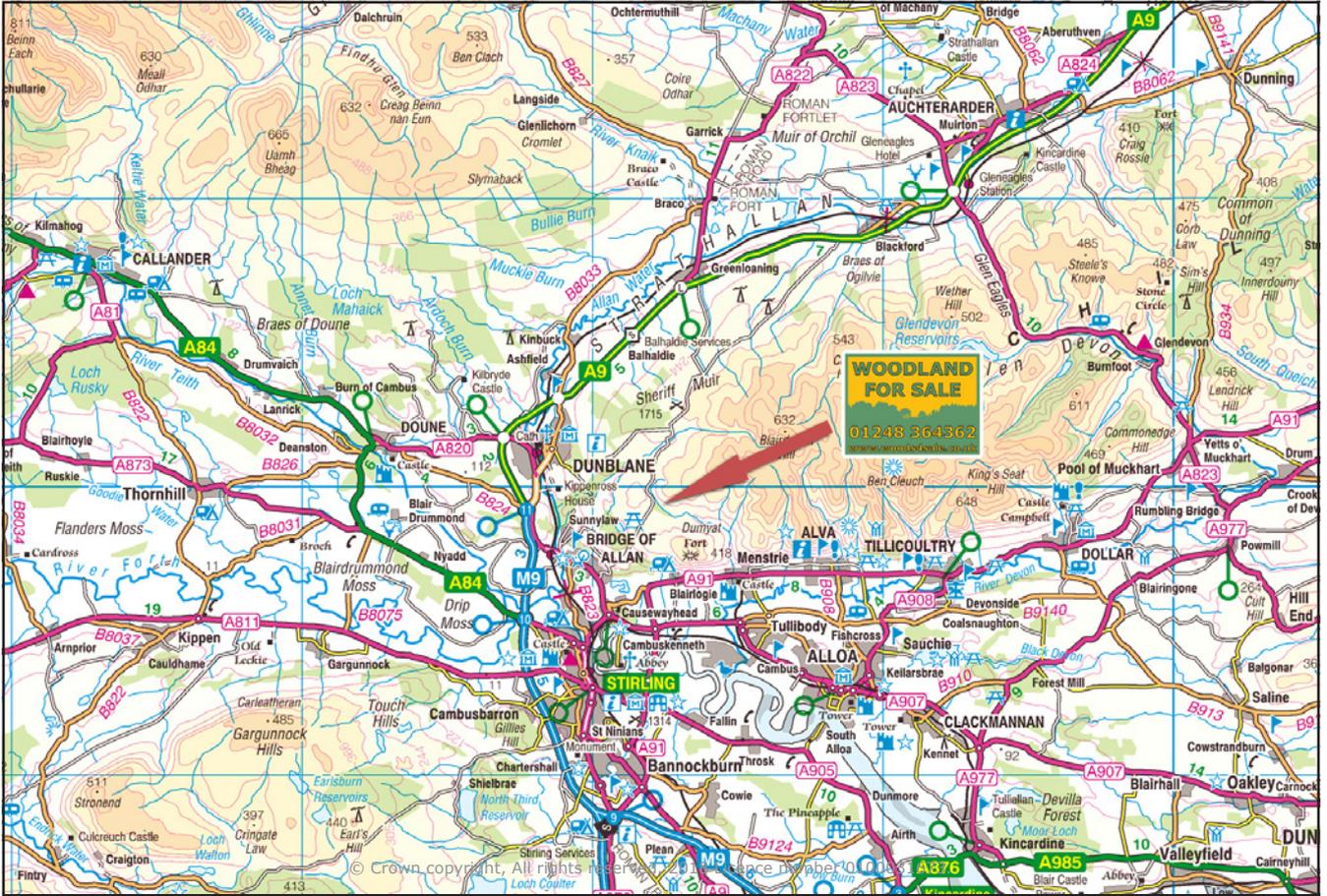
Note

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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