

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.



Lochans Wood

Neilston, Renfrewshire. 4.48 acres of maturing hardwoods
accessed by a good stone track for
£39,000 (freehold)

An attractive broadleaf wood in a rural location with extensive views over open countryside
less than ½ hour from Glasgow city centre.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Lochans Wood, Neilston, East Renfrewshire



Description

Lochans 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 wood occupies level and gently sloping east-facing ground lending a bright aspect to the property. It is principally populated by well spaced full canopy sycamore dating from the late 1970s plus the occasional beech, Norway spruce and larch. Below this is a scattering of regenerating hardwoods and shrubs including rowan, sycamore, beech and hawthorn.

The woodland floor is composed of soft grasses, a variety of wild flowers, ferns and pockets of bluebells making for easy walking and access across most of the wood. There are lovely open views across fields to the south and east overlooking Glanderston Loch.

The wood is served by a substantial hard track leading to an 'in-wood' parking area at the north corner of the property.

Lying in a wholly rural location, Lochans belies its proximity to Glasgow and thus offers the ideal locus for those seeking a quick escape from the hurly-burly of city life.

If It Were Mine

I would be tempted to open up small coupes within the sycamore and introduce a variety of native species to diversify the habitat. And one or two conifers would add a bit of winter shelter and colour.

Camp fires and my log burner at home will both be well supplied by felling the occasional stem.

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.

Nearest Postcode

G77 6PL (This is for the local area, not specific to the woodland).

What3Words

Access point (A): [///poppy.eating.rods](#)
Centre of wood: [///soup.estate.mason](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 64

- Access point: NS 495 566
- Centre of wood: NS 497 564

Directions & Access

- Leave the M77 at junction 4.
- On leaving the off-ramp cross straight over the first roundabout, then take the third exit at the next roundabout signed B769 for Stewarton.
- Take the second exit at the next roundabout onto Aurs Road and cross over the motorway.
- After 200 metres turn first left.
- After 250 metres turn right onto Fingalton Road (just after a small wood on your right).
- After 0.7 mile cross a small stone bridge over a stream.

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- Fork first left onto Glanderston Road 0.3 miles after the bridge.
- Continue for 0.6 mile to arrive at the woodland entrance gate (**A** on the plan).
- Park clear of the gate and walk uphill 280 metres to the end of the track (**B**).

Boundaries

- The west boundary (**BE**) is marked by a line of blue-topped posts.
- The northeast boundary (**BC**) is a remnant stone wall.
- The east boundary (**CD**) is the field edge stone wall.
- The south boundary (**DE**) is the field edge stone wall.

Sporting Rights

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

Rights Of Way

- There is a right of way at all times and for all purposes over the route **AB**.
- A right of access is reserved to the adjacent wood over the short length of track at **B**.
- A maintenance clause covers all shared rights of way with liability 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

As is usual in Scotland, boundaries are maintained mutually with neighbours.

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 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 (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

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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.

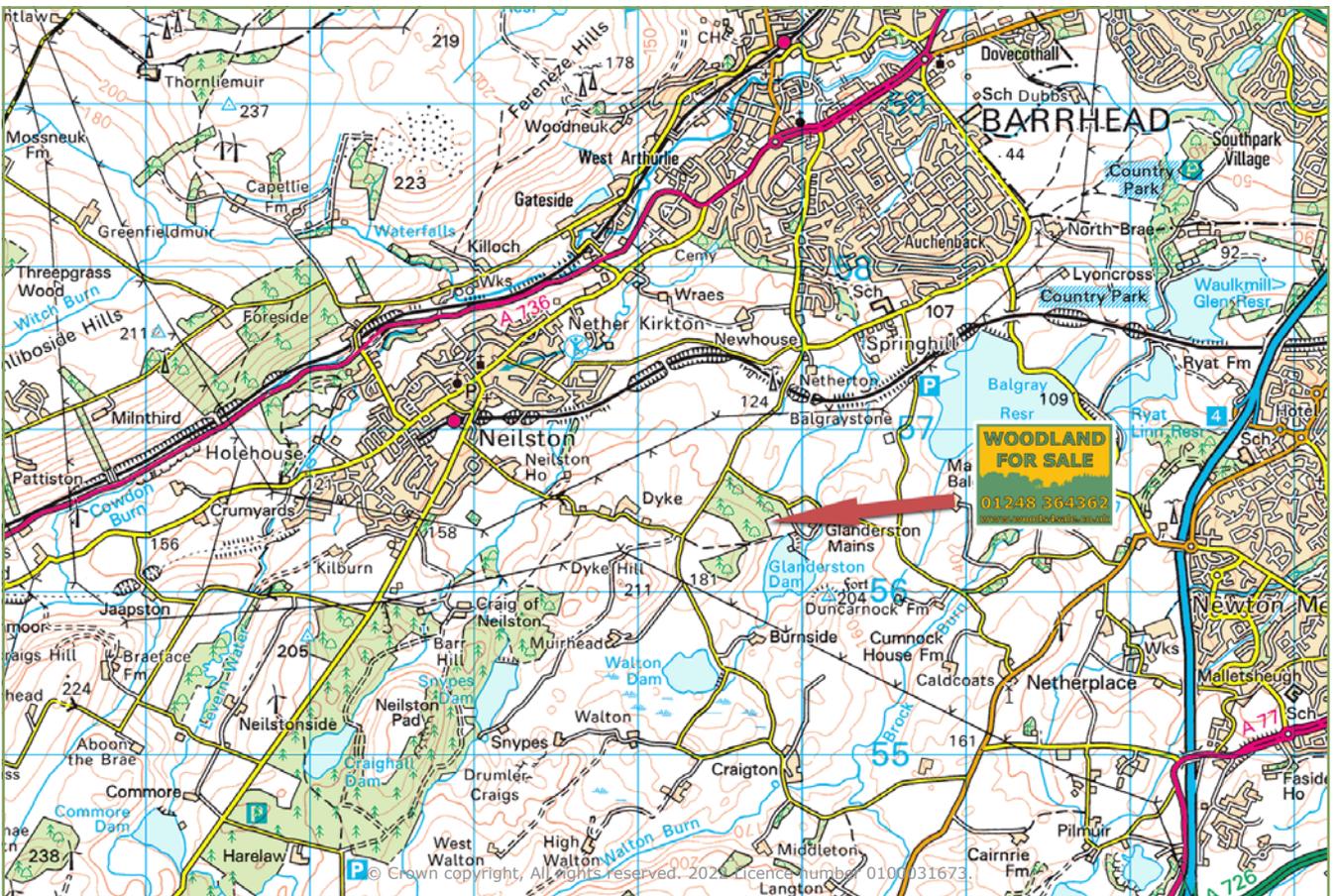
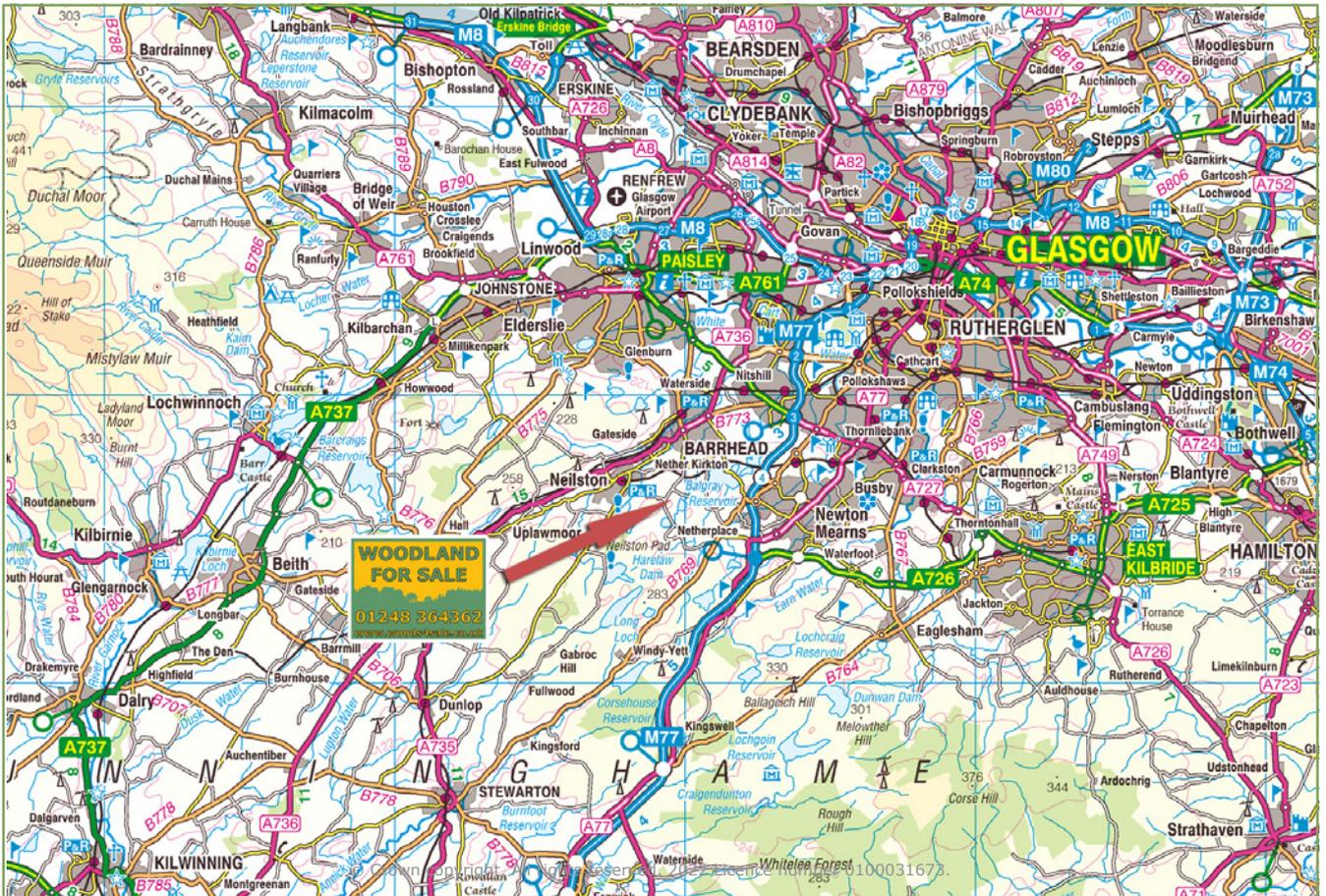
Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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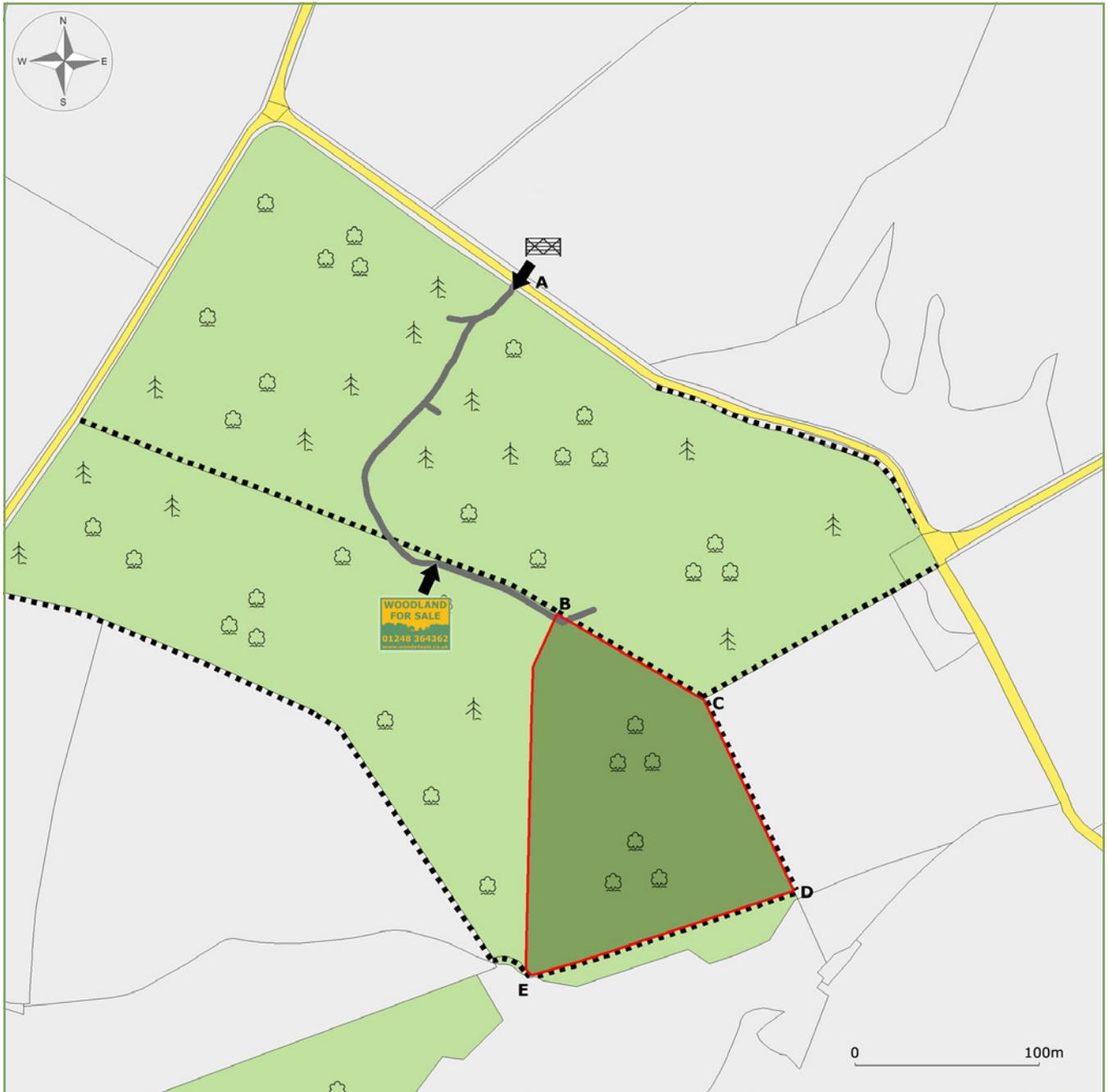


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Legend

| | | | |
|---|--|---|---|
|  Motorway |  Hard Track |  Woodland For Sale |  For Sale Sign |
|  A Road |  Unsurfaced Track |  Other Woodland |  Gate |
|  B Road |  Bridleway |  Paddock/Meadow |  Broadleaf |
|  Minor Road |  Public Footpath | |  Conifer |
|  Unclassified Road |  Public Byway | | |
|  Railway |  Path | | |
|  Watercourse |  Wall | | |