

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.



Outland Wood

Neilston, East Renfrewshire. Sentinel conifers above mixed broadleaves in a rural location to the south of Glasgow. 3.92 acres for £33,000 (freehold)

Cathedral conifers and mixed broadleaves with great access promise excellent amenity, with the city centre just half an hour away.

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Outland Wood, Neilston, East Renfrewshire



Description

Outland Wood lies near the middle of a larger gated forest in rolling countryside 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.

Most of the woodland occupies level or gently sloping ground except where it rises up to the southern boundary. On entering the wood one is struck by the mature larch and Scots pine towering above the main woodland canopy. Aside from their elegance these clean majestic stems also contain some valuable timber.

Beneath this is a variety of broadleaves of varying age including sycamore, beech, birch and rowan plus a scattering of woody shrubs like hawthorn and elder. A line of mature full-canopy beech punctuates the upper southern boundary, and there is one (rather lonely) copper beech lower down.

On the ground dense thickets of young trees are interspersed with open fern-laden glades making this a delightfully light wood with attractive framed views northwards. Soft grasses and patches of bluebell complete the story.

A car-accessible stone track wraps round the west and south sides giving excellent access and there is a private parking spur on the west side.

If It Were Mine

There's plenty of fallen deadwood for the log store and the campfire. On-site milling of the occasional conifer is tempting and I'd also look to push a soft track into the heart of the wood.

Some vegetation management in one of the glades

could also make a delightful locus for quiet enjoyment.

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

Entrance: ///loose.visual.winter

Ordnance Survey Grid References

OS Landranger Series Sheet No: 64

- Access point (A): NS 495 565.
- Centre of wood: NS 497 566.

Directions & Access

- From Glasgow head southwest to junction 4 of the M77.
- Leave the motorway at this junction.
- At the end of the slip-road 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

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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 270 metres to the double gates (**A** on the plan).
- Park clear of the gateway. Sorry we do not provide keys for viewings.
- Walk up the track and Outland Wood is on your left.

Boundaries

- The northeast boundary (**AD**) is the roadside verge.
- The southeast boundary (**CD**) is marked by a line of orange-topped posts.
- The southwest boundary (**BC**) is the northeast side of the hard track.
- The northwest boundary (**AB**) is the southeast side of the hard track.

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 **ABC**.
- A maintenance clause covers all the 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

There are no known fencing liabilities.

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

- The name and price of the woodland.
- Confirmation you have viewed the woodland.

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- 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.

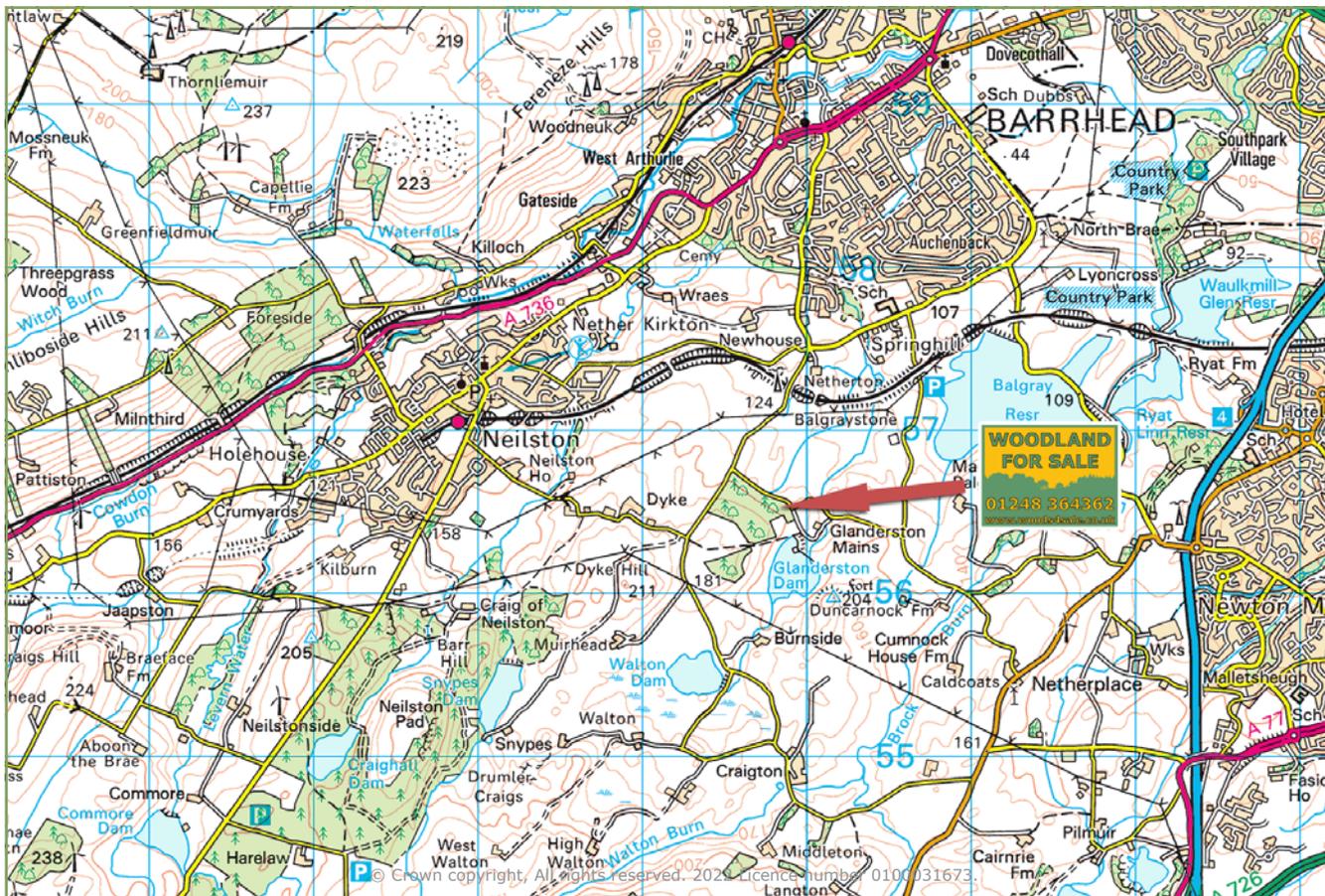
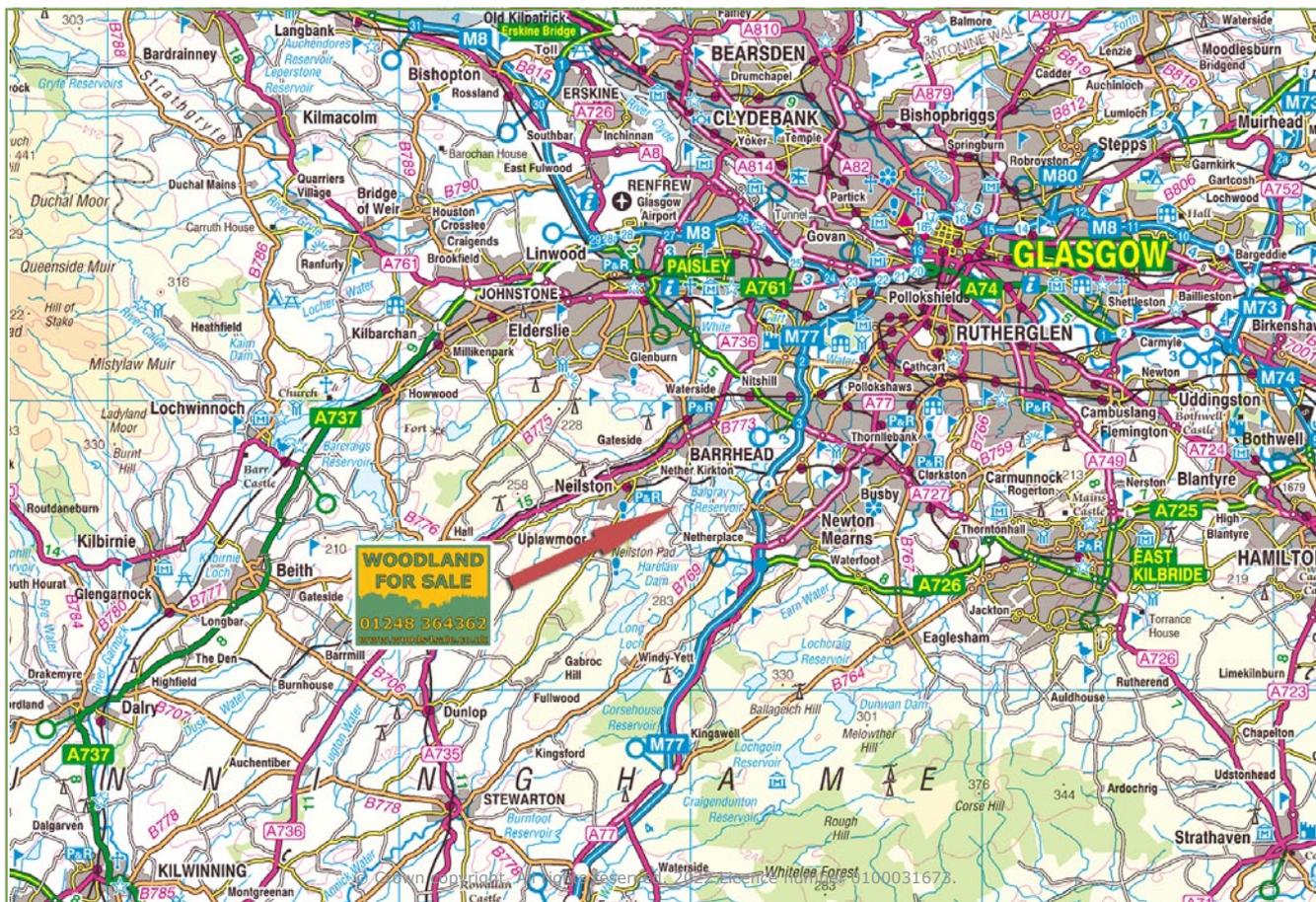
Note

Plans, areas and particulars are for reference only. 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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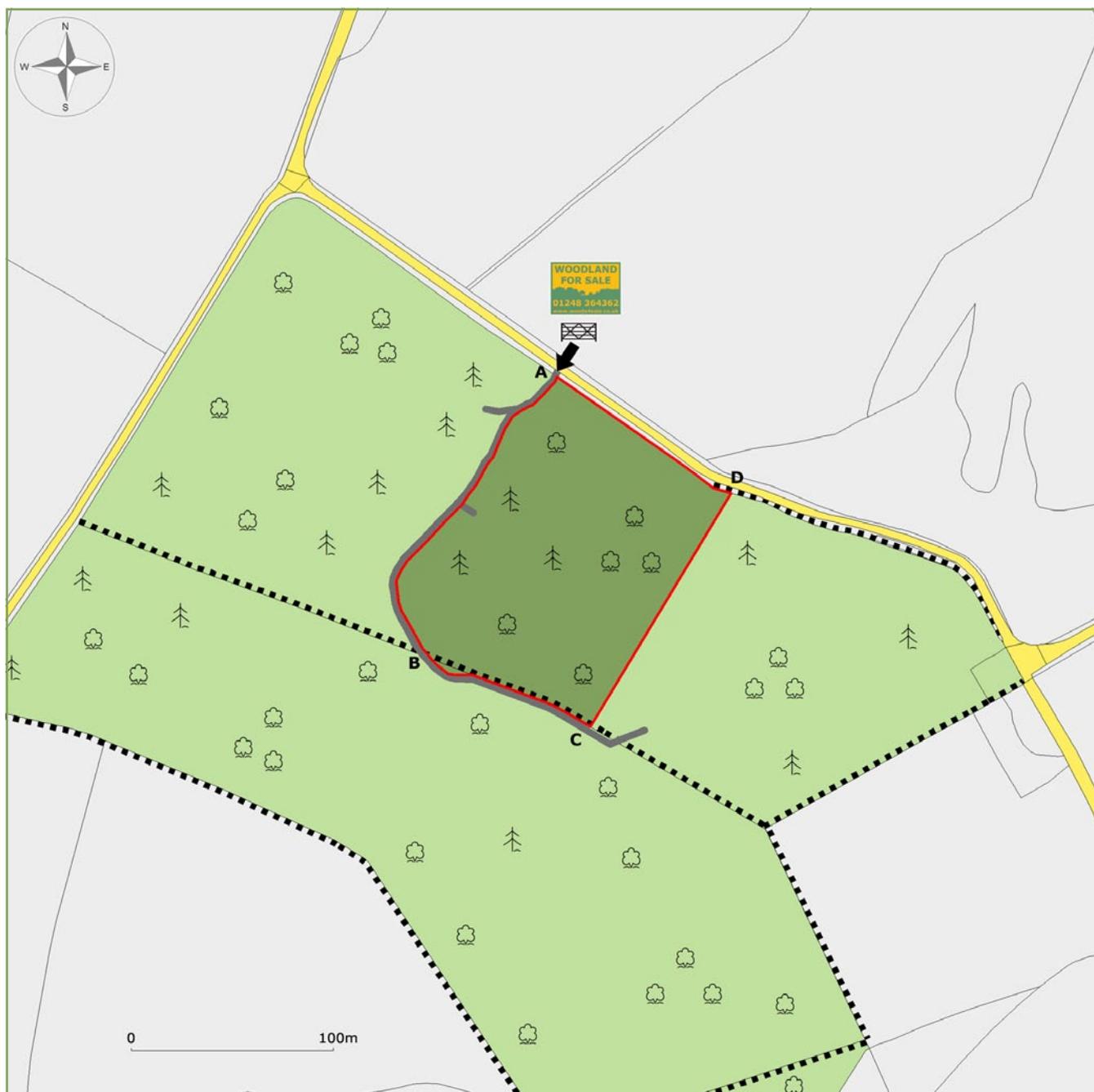
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Legend

 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		