

# 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.



## Snypes Wood

Neilston, Renfrewshire. 2.26 acres of mature mixed woodland with direct road frontage just south of Glasgow for £17,500 (freehold)

A pretty array of mature Scots pine and larch atop a variety of hardwoods overlooking grazing fields, five minutes from Newton Mearns.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)



## Snypes Wood, Neilston, Renfrewshire



### Description

Snypes Wood lies on the west edge of a larger forest situated 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.

The wood essentially has two tiers – a lower western edge adjacent to the lane and then a moderate bank which leads up to a higher terrace of level ground. The majority of the wood is populated by well-spaced mature Scots pine and a smattering of larch with clean stems and full crowns. Beneath the conifers is a healthy sub-canopy of maturing mixed hardwoods including oak, beech, sycamore, birch and rowan.

Thanks to wider spacing, plenty of light reaches the woodland floor which consequently supports a variety of shrubs including hawthorn and elder plus emerging saplings from the parent trees. Below this is a rich ground flora of soft grasses, ferns, bluebells and blaeberry plus some bracken on the upper terrace.

Conservation interests, quiet recreation and small-scale woodland management are all on offer here. This attractive compact property has plenty of amenity and the budget price tag may well appeal to those taking their first foray into woodland ownership. If you want an affordable and accessible fix of country air Snypes may well fit the bill.

### If It Were Mine

The occasional stem would feed the wood-burner, although the quality of many of the conifers also merits conversion into millwood. Some bracken control in the upper wood would benefit the ground flora. In the longer term I would consider opening a vehicular access onto Springhill Lane (subject to the necessary consents). And between times I would just



enjoy owning and managing a very pretty little 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: 64

Ordnance Survey Grid References:

- Access point: NS 495 566

- Centre of wood: NS 494 565

Nearest postcode: G77 6PL

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

- Leave the M77 at junction 4 and follow the 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 road on the right).
- After  $\frac{3}{4}$  mile take a left fork (to stay on Glanderston Road).

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- After a further  $\frac{3}{4}$  mile turn left up the hill at the T Junction onto Springhill Road.
- Snypes is on your left after about 300 metres (**D** on the plan).
- A pedestrian track leads into the wood about 30 metres north of **D**.

### Boundaries

- The northwest boundary (**AD**) is the roadside verge.
- The north boundary (**AB**) is a remnant moss-covered stone dyke.
- The southeast boundary (**BC**) is marked by a line of red-topped posts.
- The south boundary (**CD**) is the field edge stone dyke.

### Sporting Rights

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

### Rights Of Way

- Access into the wood is taken from Springhill Lane which fronts the northwest side of the wood.
- 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 specific liabilities, but the usual provision of sharing stock fence costs 50/50 with agricultural neighbours applies (**CD** on the plan).

### 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.



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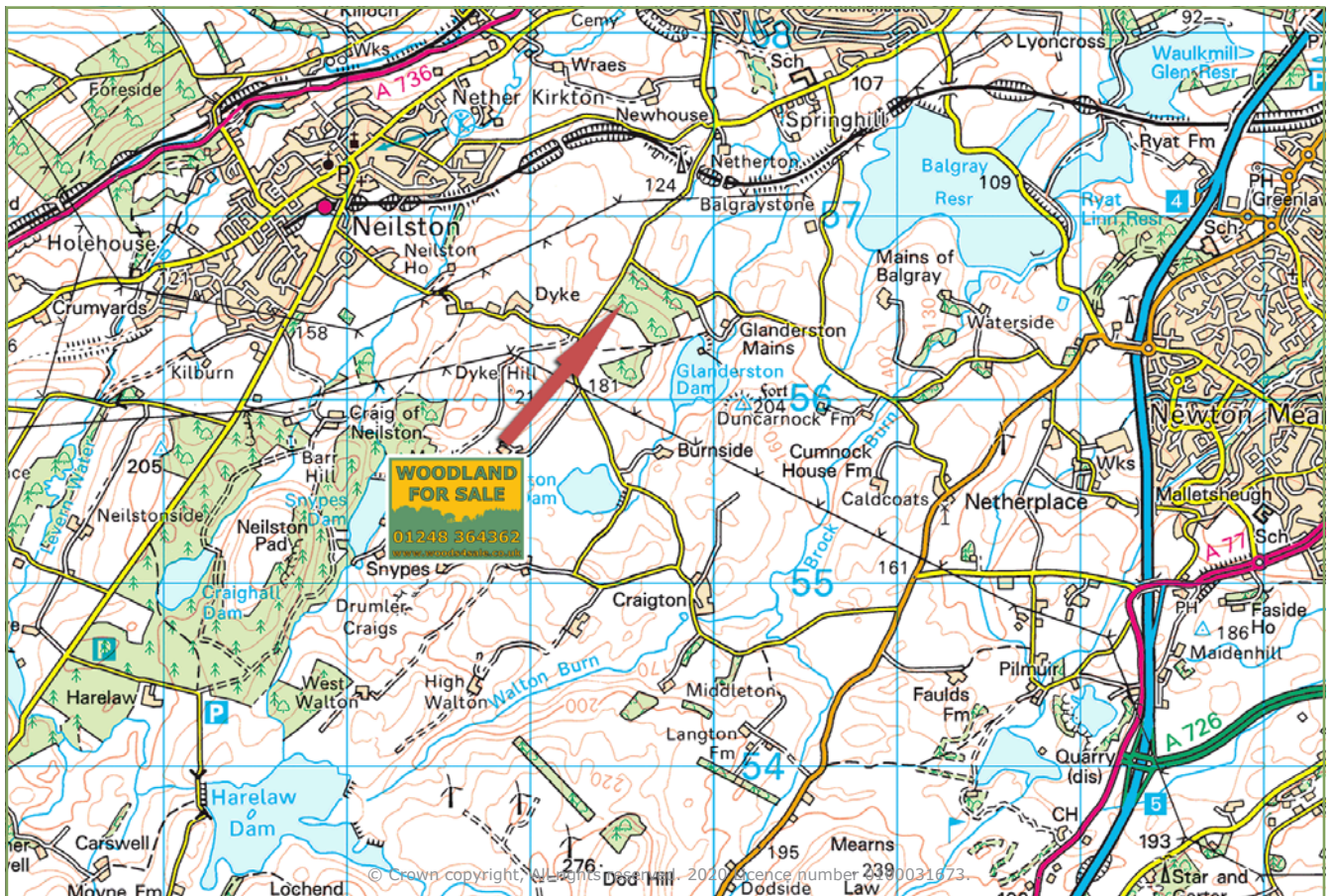
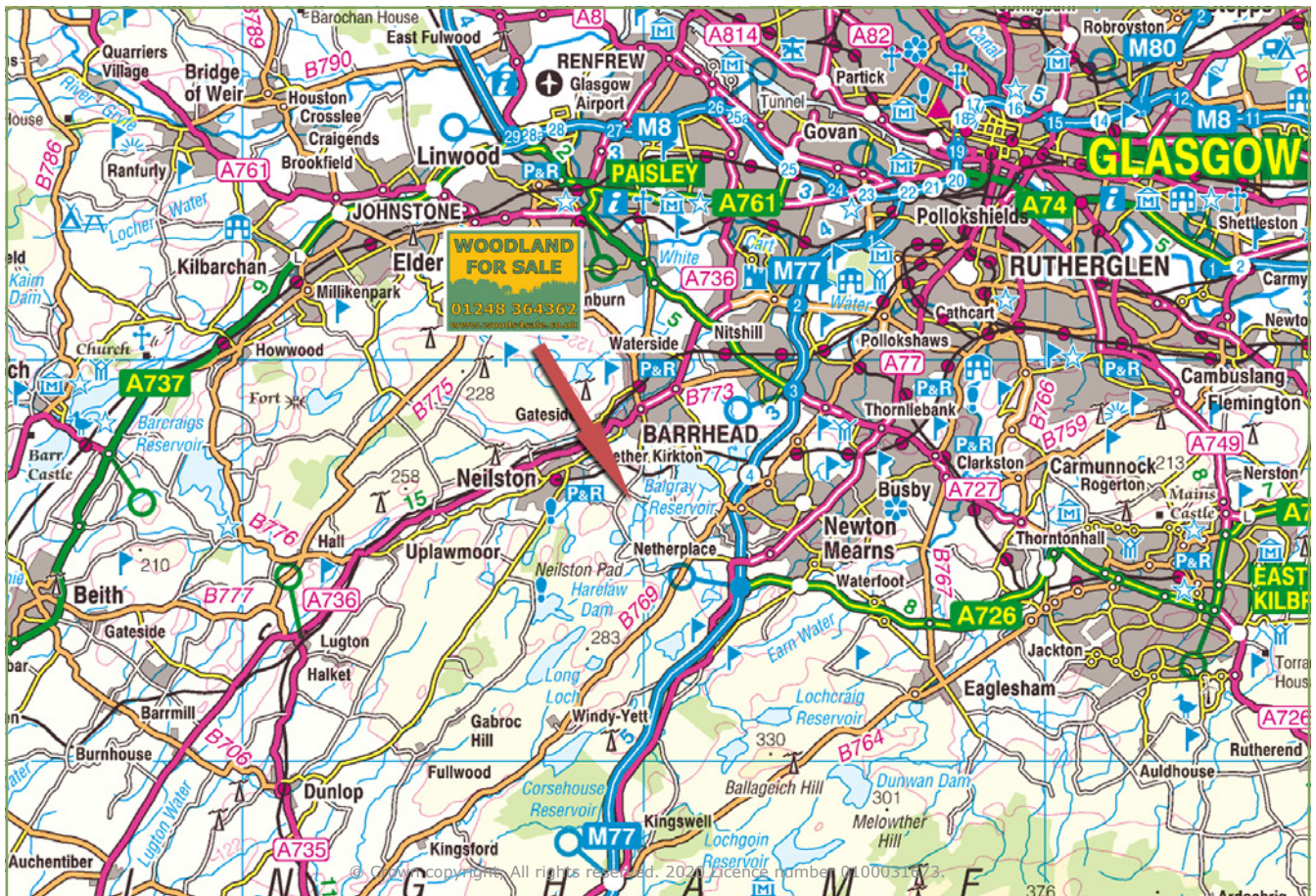


### Contact

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



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