



Boswell Wood - SOLD

Falkirk

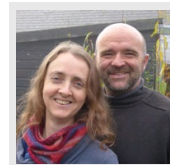
A young diverse woodland, easily accessible from Edinburgh and Glasgow.

Details

Price: £59,000 Freehold
Location: Standburn, Avonbridge, Falkirk
Size: Nearly 5 ½ acres for sale
OS Landranger: OS No 65
Grid ref: NS 925 743
Nearest post code: FK1 2HN

Local manager

Torquil Varty and Rachel Bower
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Description

Boswell Wood is part of the larger woodland known as Gateside, previously a forestry commission site that has been planted with a good deal of consideration. Access is taken directly off the main road, this entrance is shared with one other woodland. There is also a larger communal car park directly adjacent to the entrance gate.

Gateside displays a great mix of species with plenty of oak, birch, hawthorn, and hazel as well as a large conifer stand that has shown good growth and will have a valuable crop of timber come harvest time.

A gas way leave crosses the wood and has been given over to grass. This would be an ideal starting point for for the creation of a wildflower meadow, to further increase the diversity of the woodland.

Adjacent to the access track is a small stream, always handy for the odd cup of tea and the perfect place to spot wildlife; a few deer trails can be spotted in the long grass.

A wonderful calmness exists throughout the woodland at Gateside and it is well worth a walk round the entire woodland.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The conifer stand is of a good size and has been reatively untouched up until this point: ripe for some sympathetic thinning for domestic fuel. There is a good mix of deciduous planting providing great biodiversity to this woodland, with plenty of hawthorn occupying the more open areas.

Wildlife

Animal trails can be seen through the long summer grass leading down to the stream, a magnet for all manner of woodland creatures while in the trees the birdsong is lively and varied!

Features

A small stream flows in front of the wood; very useful for the future woodland owner and a great draw for wildlife.

Access, tracks and footpaths

There is good direct access off the main road with open areas within the woodland.

Rights and covenants

All sporting rights are sold with the woodland, mineral rights have been retained by the coal board as is standard with ex mining sites, though the days of coal are gone.

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Activities

A woodland can be the perfect backdrop for educating young and old, whether it is woodland crafts or plant identification, this diverse little woodland will have something for everyone. Boswell Wood is at an age where shaping it into its future is an exciting and manageable prospect.

Local area and history

Gateside Woodland sits directly next to the small ex-mining village of Standburn, with the closest town being Falkirk about 6 miles away.

Falkirk sits on the junction of the Forth and Clyde and Union Canals and as such became an important trade route and hub of heavy industry in the 18th and 19th centuries. The steel industry was dominant as was coal mining, necessary to feed the engine of industrialisation. The area is now more dependant on tourism and retail with many old mining sites reverting to woodland.

Nearby attractions include the Falkirk Wheel and The Helix , home of the famous Kelpie art installation.

Edinburgh is only twenty miles away and Glasgow 30 miles making these woods very accessible from the city.

How to find this woodland

This wood is no longer available. For more woods in the area, please see the regional page or contact our regional manager. To be notified as soon as new woods become available, please subscribe to our regional mailing lists, or subscribe to notifications in

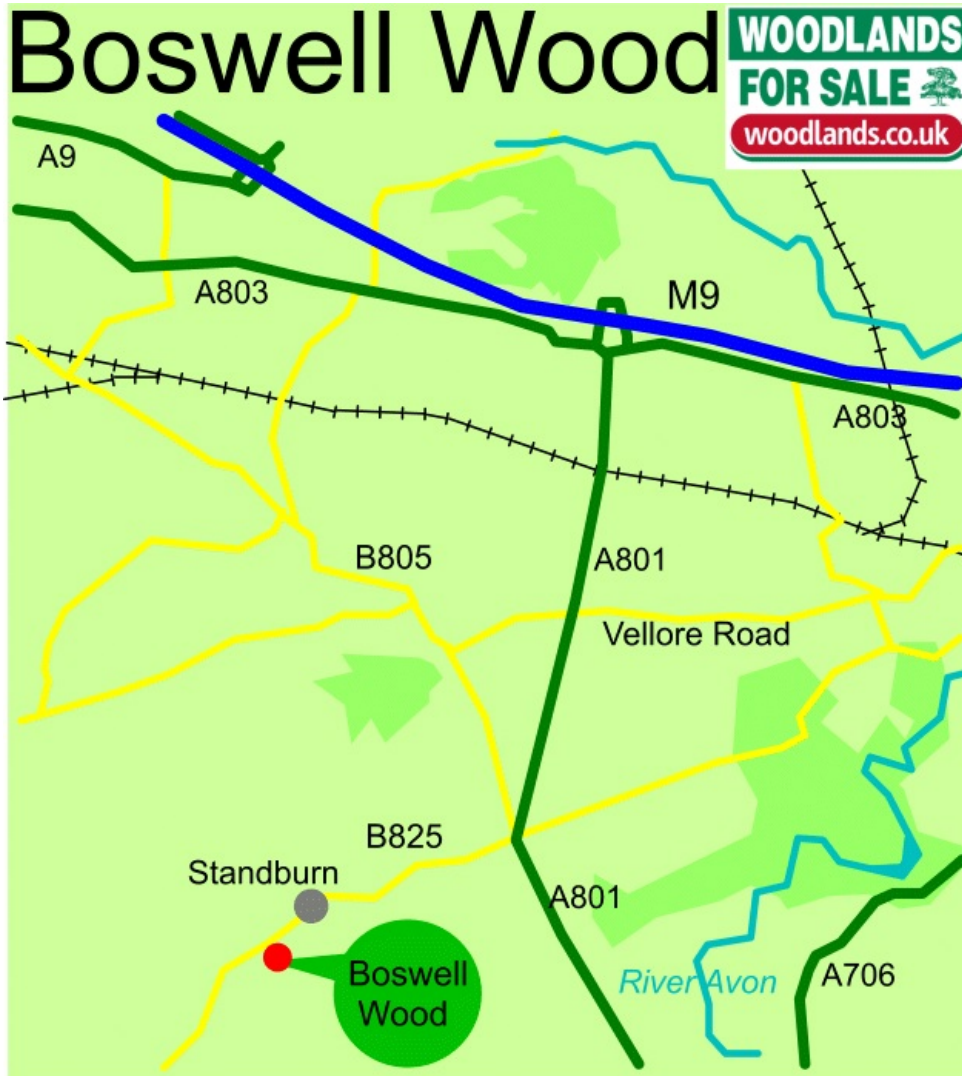
one of our apps for iPhone and Android.

Directions

- Coming in from the M9.
- Take the A801 heading towards Armadale
- At the first roundabout take the B825 heading towards Avonbridge.
- The woods are just past the village of Standburn on the left.
- Park by the metal gate but in a way that does not restrict access.

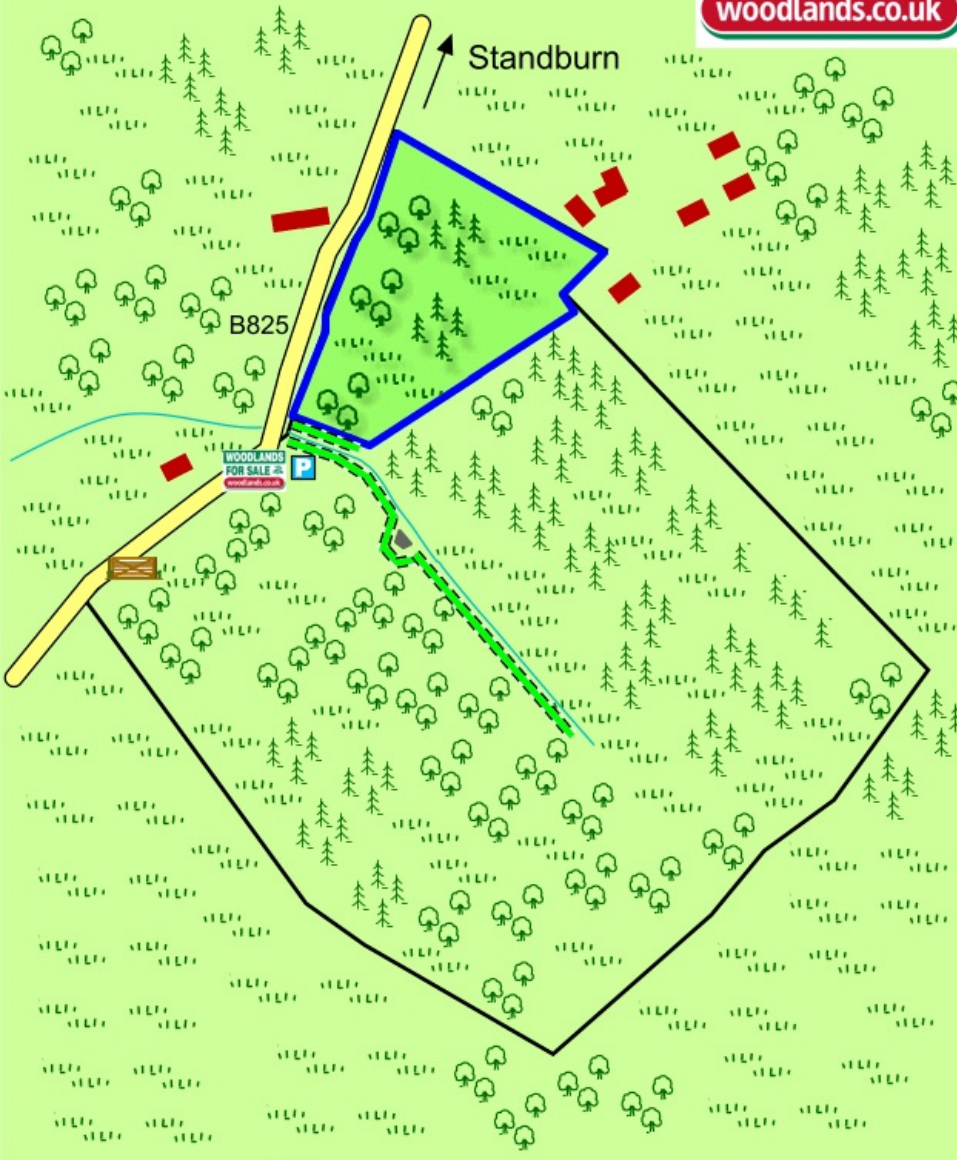
Boundaries:

Boundaries are marked by blue painted post tops and by a stock net fence on the northern boundary.



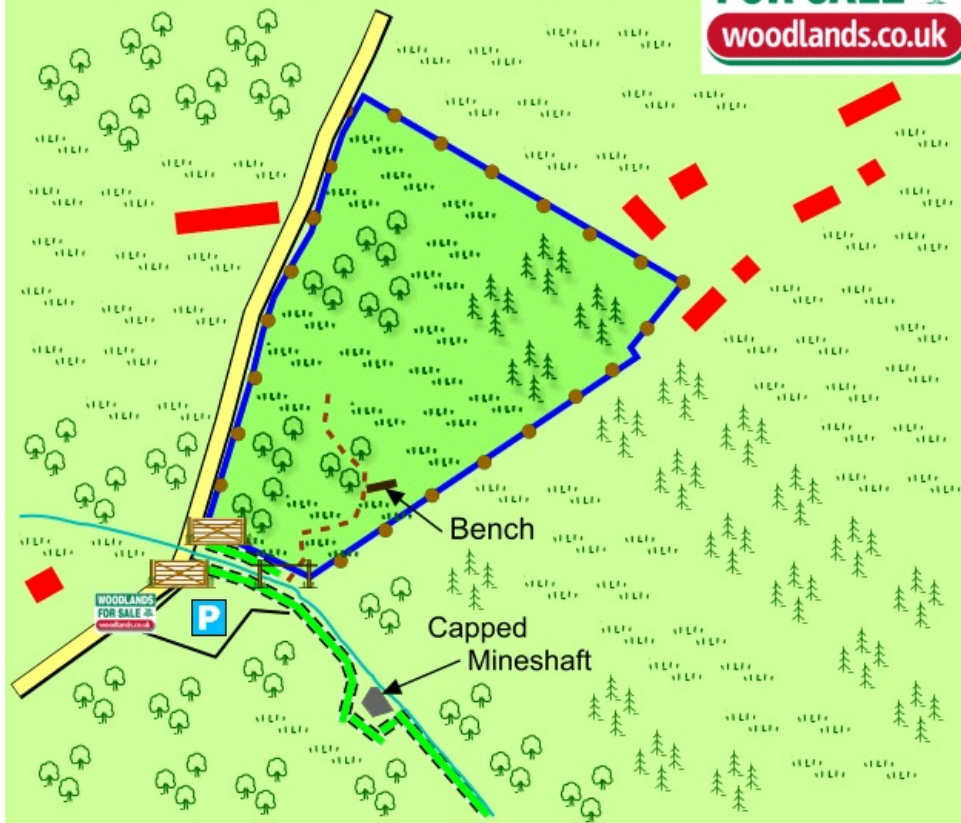
Boswell Wood

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Map Legend

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| <p>Wood</p> <p>Roads and Public Highways</p> <p>Tracks etc with rights of way for the wood</p> <p>Other private woodland tracks</p> <p>Public Footpath</p> <p>River, stream or lake</p> <p>Railway</p> <p>Slope</p> <p>House or cottage</p> <p>GPS/Satnav, map location of nearest postcode</p> | <p>Wooden or metal gates</p> <p>Ride stops</p> <p>Fence or boundary posts</p> <p>Stone wall</p> <p>Trees, broadleaves</p> <p>conifers</p> <p>coppice</p> <p>Clearings, grasslands</p> <p>Hedge</p> <p>Wetland, rushes</p> <p>Park here</p> <p>'For Sale' sign location</p> |
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Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.