



Adaira Wood

Falkirk

A fine mixed woodland close to Edinburgh, with a small stream.

Details

Price: £45,000 Freehold

Location: Standburn, Avonbridge, Falkirk

Size: Nearly 3 ½ acres. for sale

OS Landranger: OS No 65

Grid ref: NS 922 746

Nearest post code: FK1 2HR

Local manager

Torquil Varty and Rachel Bower

07803 903 203 or 01307 467393

torquilandrachel@woodlands.co.uk



Description

These woods are very attractive and are very private with little or no other visitors. The woodlands are sited on an old mining site and are maturing nicely, showing good growth throughout.

The land sits fairly flat with a good stone track providing fantastic access as far as the entrance with an area of hardstanding, perfect for timber stacking or a trailer, within the wood. By the entrance is a substantial sycamore grove that allows dappled sunlight to hit the forest floor. This area would be ideal for camping, a perfect place to explore the glory of a hammock on a hot summers day. This is the first of several woods that will be coming up for sale at this site and interest is expected to be strong so early viewing is recommended.

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

Adaira Wood is mainly comprised of a large section of sycamore and a large section of maturing conifer providing an abundance of firewood and some income as the conifer reaches maturity.

Wildlife

As with most woodlands, dusk and dawn is the time to catch wildlife when the human threat is at its lowest. Carefully situated trailcams will open up the secrets of the wood.

Features

There is a small stream running across the southern boundary of the wood allowing handy access to water for both two legged and four legged creatures.

Access, tracks and footpaths

The access tracks have recently been maintained and renewed with on site stone and there is plenty of material for any future collective repairs to the shared track.

Rights and covenants

All sporting rights are sold with the woodland however mineral rights have been retained by the coal board as it was an old mining site. Due to the effects of burning fossil fuels, the likelihood of coal ever being extracted again is so low, as to be nigh on zero.

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Activities

This is a great little woodland just waiting for the right owner to come along, perfect for camping and for those looking for a slower way of spending their time.

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

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

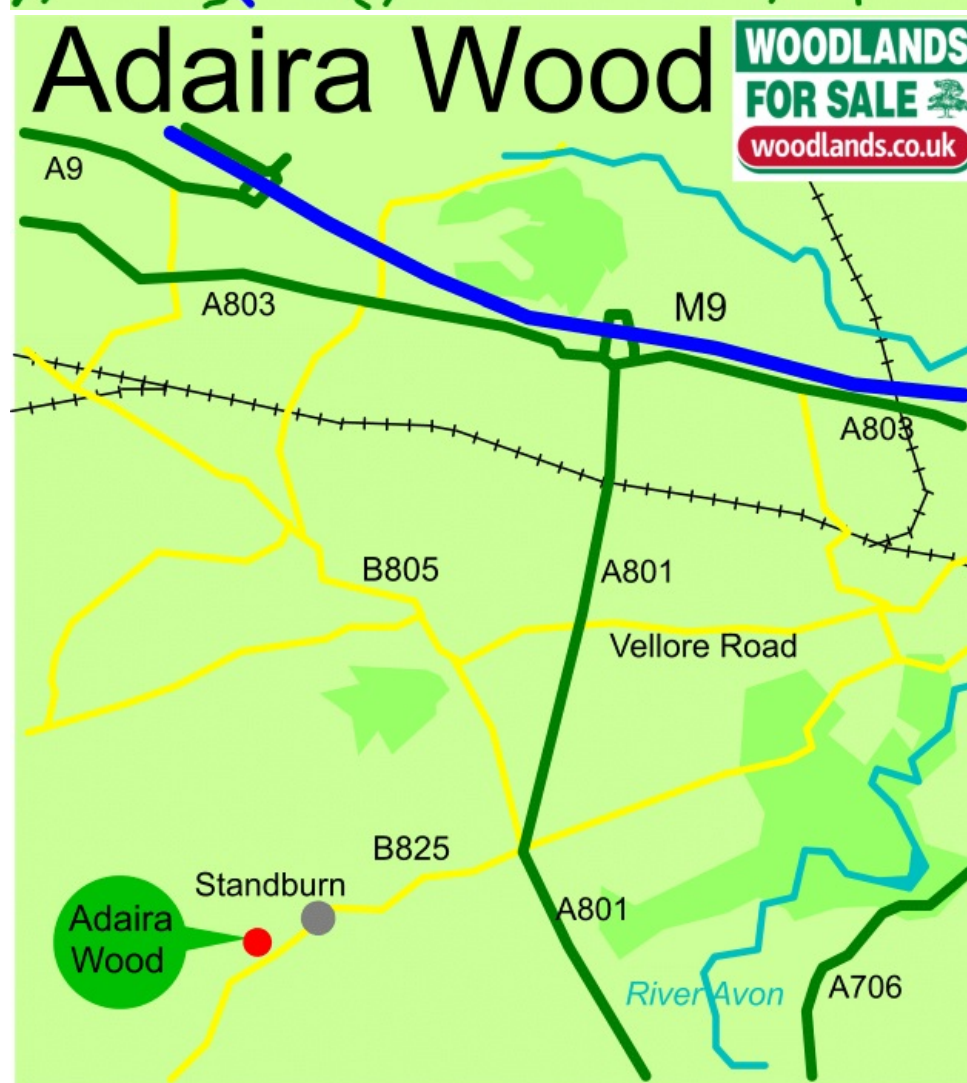
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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.
- Walk up the hill towards Standburn and the entrance to the wood is just past the house on the left hand side.
- Walk round the gate and go straight ahead, Turn right and walk towards the end of the track and follow it round the bend till you get to the entrance on your LHS

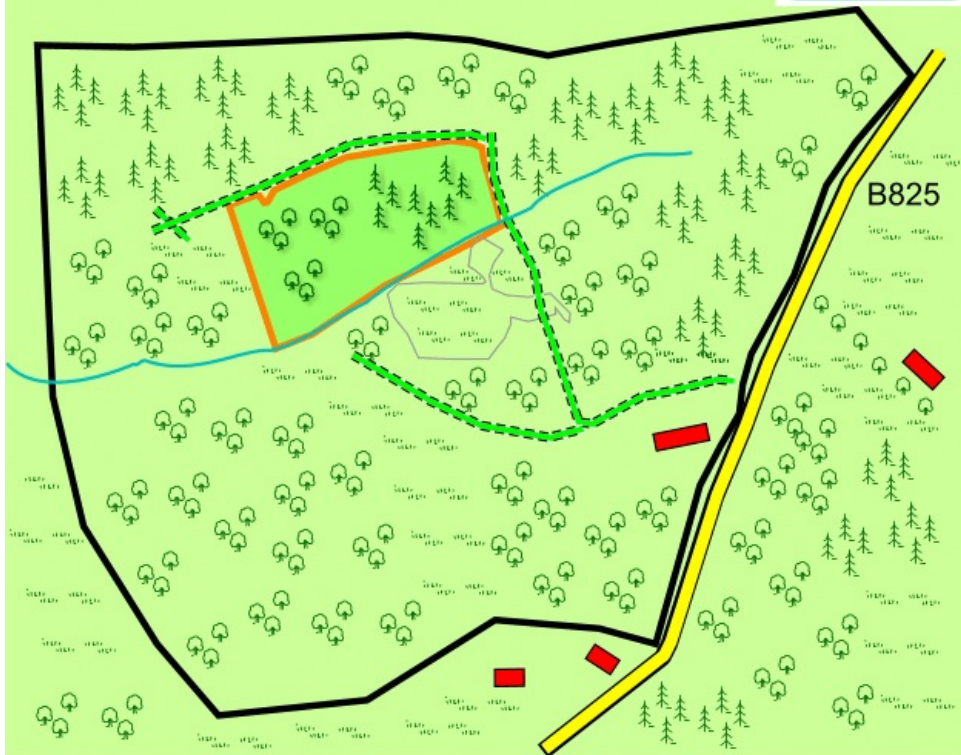
Boundaries:

Boundaries are marked by orange painted post tops



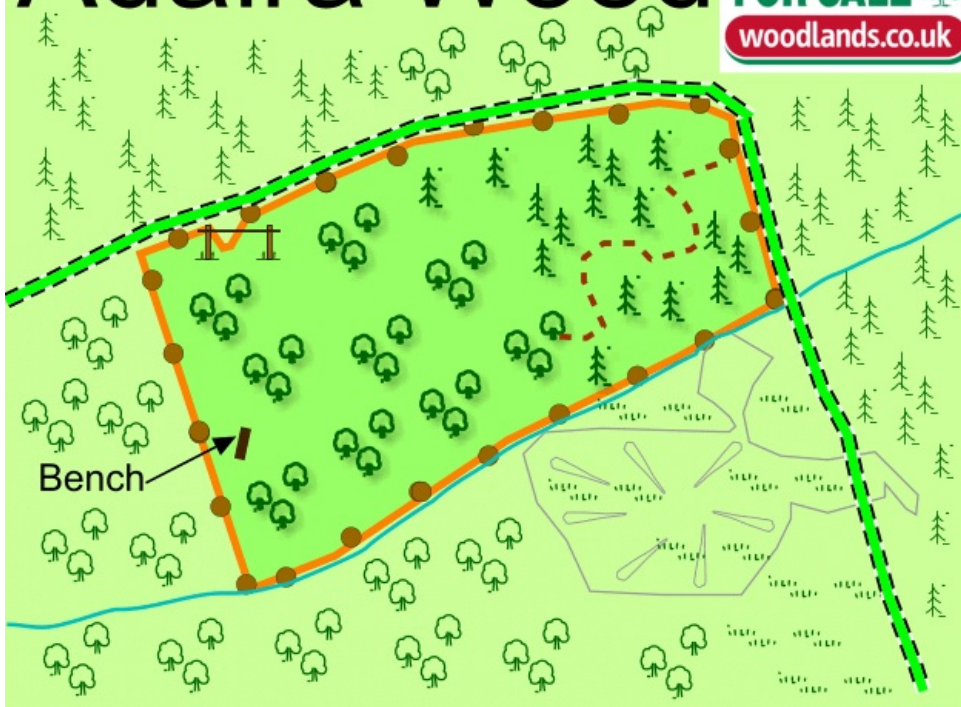
Adaira Wood

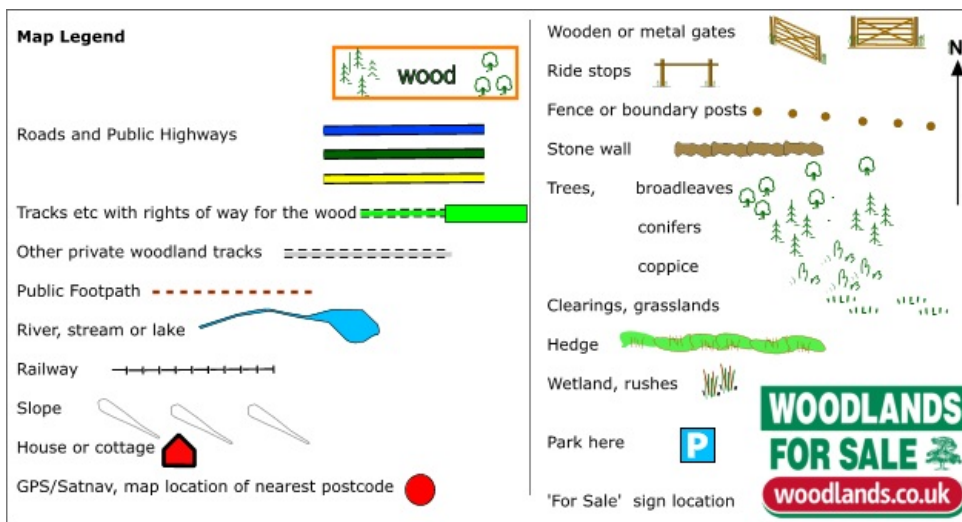
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Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by 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.