



Bothwell Wood East Lothian

A lovely predominantly Scots pine woodland with good access, conveniently located within an hours drive from Edinburgh.

Details

Price: £69,000 Freehold

Location: Bolton Muir, Gifford, East Lothian

Size: Nearly 4 ¾ acres for sale

OS Landranger: OS No 66

Grid ref: NT 502 683

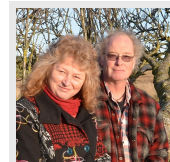
Nearest post code: EH41 4JT

Local manager

David and Sarah Alty

07795 104 594

davidandsarah@woodlands.co.uk



Description

This level and open woodland is predominantly given over to towering [Scots pine](#) with a small area of spruce. Natural regeneration of the main stock means that successive generations of trees are already following in their parental footsteps. The open nature of the trees, with the canopy a good height overhead, gives the wood a pleasant airy feel with plenty of light reaching the forest floor. A springy carpet of lowland heather is a very attractive and unusual feature; its bloom of delicate purple flowers an added bonus. Bramble and rosehip form some dense patches for the forager and a large variety of woodland flowers brighten the verges with their seasonal blooms.

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

Towering in the wood, the Scots pine is a truly stunning tree. It is one of only three native conifers, and our only native pine. Further into the wood the pines give way to planted spruce and a scattering of native broadleaves including birch, willow and the occasional oak.

Along the minor highway, an ancient beech hedge has been left to grow out and forms a perfect backdrop to the wood.

Wildlife

The larger Bolton Muir, of which Bothwell is a part, is a wooded island in a sea of agriculture and as such is vital habitat and resource for local wildlife. Roe deer and [badger](#) are nocturnal foragers, with squirrel and hare evident diurnally. Small holes neatly piercing the moss and heather indicate the homes of [stoats and weasels](#), whilst a rustling in grassy clumps is a sure sign of vole activity.

Without fail a large variety of tits and finches can be seen foraging through the canopy. A distant hammering sound is a sure sign of a [woodpecker](#) boring for invertebrates. A wheeling buzzard is often glimpsed high above the canopy, whereas a startled burst of flapping and a streak of brown is often the only sight of a [woodcock](#) exiting in haste.

Features

The main feature of this wood are the previously mentioned beautiful Scots pine. A woodland bench has been installed to invite repose, together with a good hardstanding which would be an excellent stacking and drying area for timber while managing the wood.

Access, tracks and footpaths

There are two access routes into this wood. The first being via a single gated entrance at the Gifford/Haddington crossroad; this opens onto a well-made stone track leading to the ridestop entrance to the wood. The second is via the main woodland, double gated entrance, located around 700m eastwards towards Gifford. From there the track runs back, parallel to the B6355, arriving at the same ridestop entrance marked Bothwell Wood.

Rights and covenants

The sporting rights are owned and included in the sale.

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.

Activities

Ideally suited for conservation and increasing biodiversity through gentle management, the wood is also a foragers paradise. Brambles and raspberry abound and in autumn a large variety of fungi sprout from the moss-covered leaf litter.

Small scale thinning would easily provide a sustainable [domestic fuel source](#) whilst an overnight stopover would give an opportunity to view the nocturnal habits of the local wildlife.

Local area and history

Bothwell Castle, from which the wood takes its name, was a late 16 or 17-century townhouse in Haddington, which featured a fortified tower and doo'cote. It was demolished in 1955 to make way for a small public park. It was very common in this area for estates to be in possession of a doo'cot. This was a special building particularly designed to house doves or pigeons. These birds were an important food source in the Middle Ages and were kept for their eggs, meat, and also dung for the vegetable garden. Several historic examples can be found locally.

To the south lie the [Lamnamuir hills](#) which contain several excellent walking and cycling trails. The [Pencaitland Railway Walk](#) which starts in Gifford offers wonderful views of parts of East Lothian that are inaccessible by car. The trees and hedgerows along

the route offer shelter to a great diversity of wildlife and many rare wild flowers are established along the embankments.

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

- Bothwell Wood is about 25 miles east of Edinburgh and about 35 miles west of Berwick on Tweed.

For Directions From Bing Maps [CLICK HERE](#) enter your own postcode (Bothwell Wood entrance coordinates are already entered) and click on the blue "Go" box.

For Satnav; the postcode **EH41 6JT** is for the point shown by the red dot on the location map.

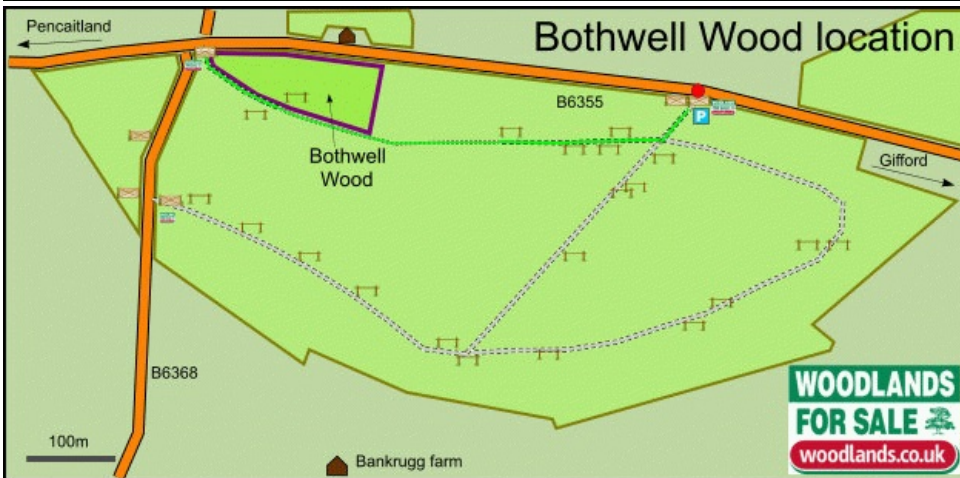
Or use our directions:

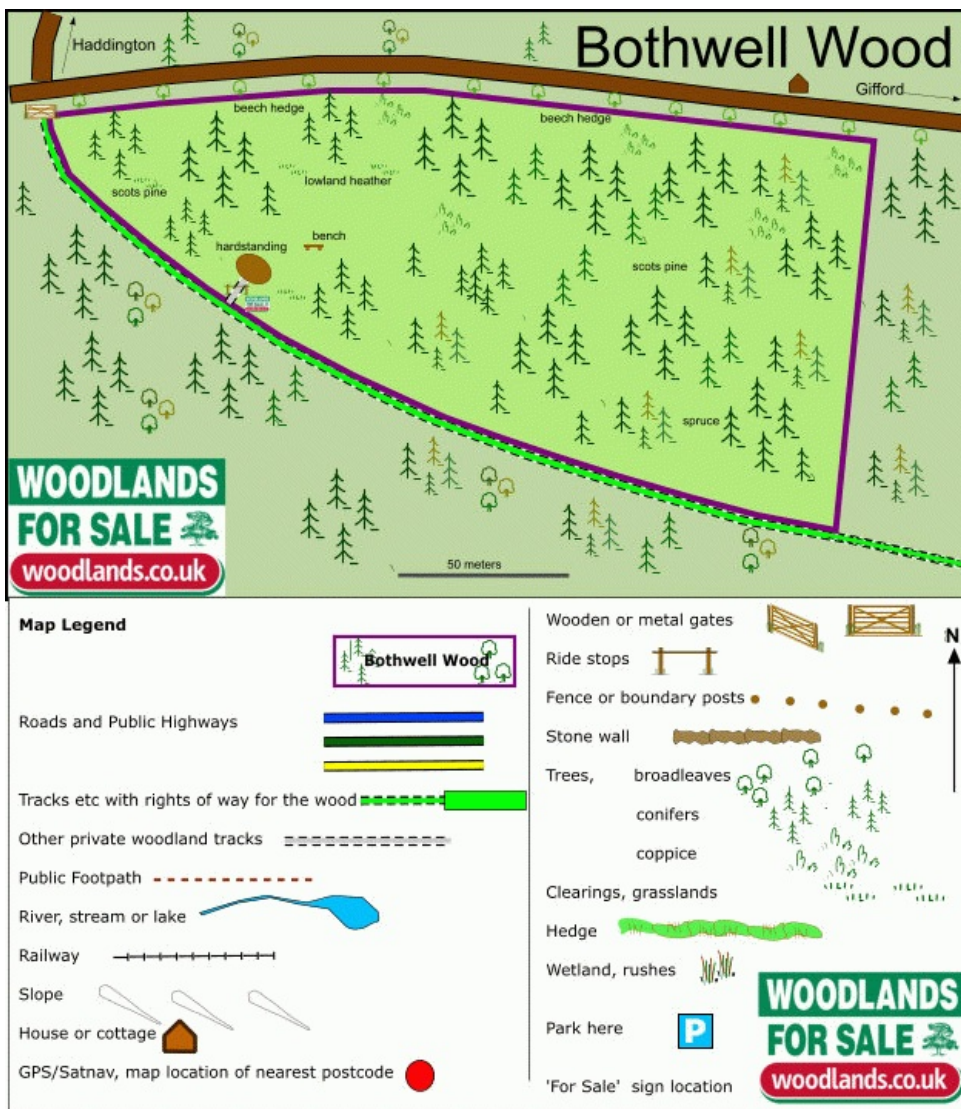
From Edinburgh and the west;

- From the city bypass (A720) take the A68 towards Jedburgh.
- Pass Dalkeith and turn left at the war memorial taking the A6093 towards Haddington.
- Go through the village of Pencaitland and turn right at the crossroads signposted Gifford B6355
- Continue through East Saltoun for about 1.7 miles, Bolton Muir Woods will appear on the right.
- The entrance to the wood is on the right just after the crossroads with the B6368, just beyond the Woodlands.co.uk sign.
- Park safely in the entranceway and continue on foot through the side gate.
- Bothwell Wood entrance is clearly marked on the left.
- From Berwick on Tweed and the east; From the A1 take the A6105 signposted Duns and Chirnside. Pass through Chirnside and fork right onto the B6355 towards Cranshaws.
- Pass Whiteadder reservoir, through Gifford and continue on the B6355 towards Pencaitland. After about 2 miles the main entrance to Bolton Muir Woods will appear on the left.
- Continue for about half a mile to the single gated entrance on the left just before the crossroads with the B6368
- Park safely in the entranceway and continue on foot through the side gate.
- Bothwell Wood entrance is clearly marked on the left.

Boundaries:

The boundaries of the wood are marked by purple painted-topped posts on three sides and by the B6355 on the fourth.





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.