



Boyd Wood

Falkirk

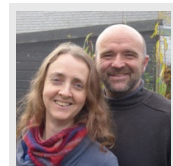
Fantastic small woodland with open areas and a small stream, between Edinburgh and Glasgow

Details

Price: £55,000 Freehold
Location: Standburn, Avonbridge, Falkirk
Size: Over 4 ¼ acres. for sale
OS Landranger: OS No 65
Grid ref: NS 923 746
Nearest post code: FK1 2HR

Local manager

Torquil Varty and Rachel Bower
07803 903 203 or 01307 467393
torquilandrachel@woodlands.co.uk



Description

There is a great feel to Boyd Wood with a good mix of tree species creating different atmospheres in different zones. It is accessed by a good stone track and sits towards the back of the larger woodland in which it is located.

A wide internal track divides two sections of strong growth conifer, that will provide good timber and of a size and volume that could be managed easily by a small wood owner. This internal track accesses the entirety of the wood and would make it easy to park up a caravan or motorhome when visiting the wood; it could also make a convenient site for a hut or wood / tool store.

There are views across fields on the northern side of the wood with a fine, large stand of sycamore, that offers great contrast to the conifer belt. At the end of the access track is a copse of oak that is establishing itself nicely; this sits just above the small stream that bounds the wood that in turn leads to a section of open ground where the small stream dissipates into a marshy area creating another diverse habitat.

With the proximity to Edinburgh, this woodland is well worth an early viewing due to its popularity.

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

It is believed that sycamore was introduced to Britain by the Romans and has pretty much colonised the British Isles ever since with an incredibly efficient method of seed dispersal. It is proving to be a very resilient tree in a time of increased tree disease within our woodlands.

Wildlife

The mixed habitat of Boyd Wood should prove to be a haven for wildlife with plenty of cover for browsing deer and open grass for ground nesting birds.

Features

Location and accessibility is everything when considering buying a wood. These woods are very private with very few dog walkers that will provide a great escape from the city.

Access, tracks and footpaths

Access is good with recently upgraded stone tracks with plenty of access to material for future repairs.

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 will be a great little woodland to introduce the family to campfires and den building as well as providing a sustainable supply of firewood.

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.

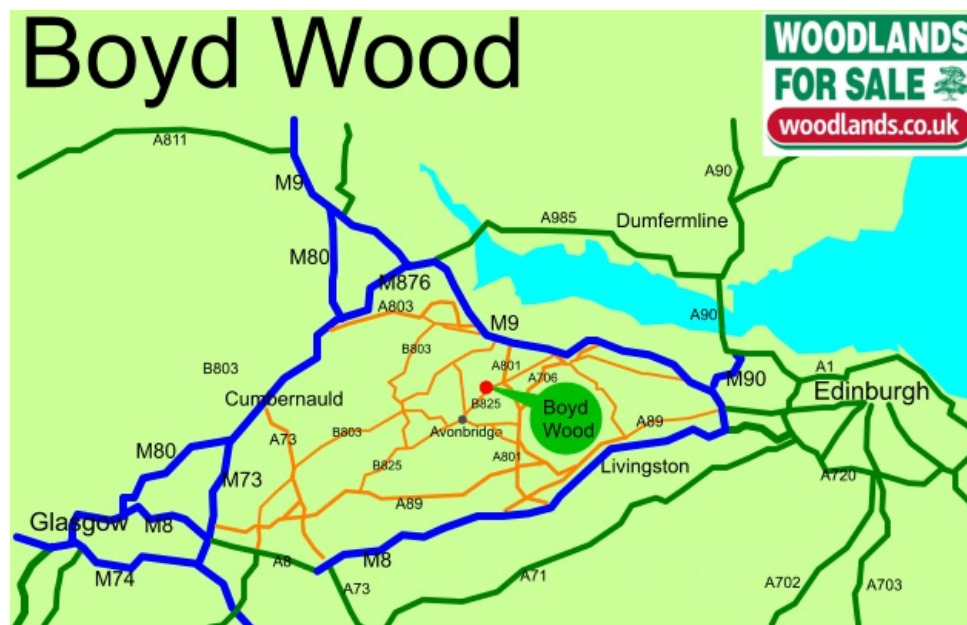
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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 the wood is on your RHS

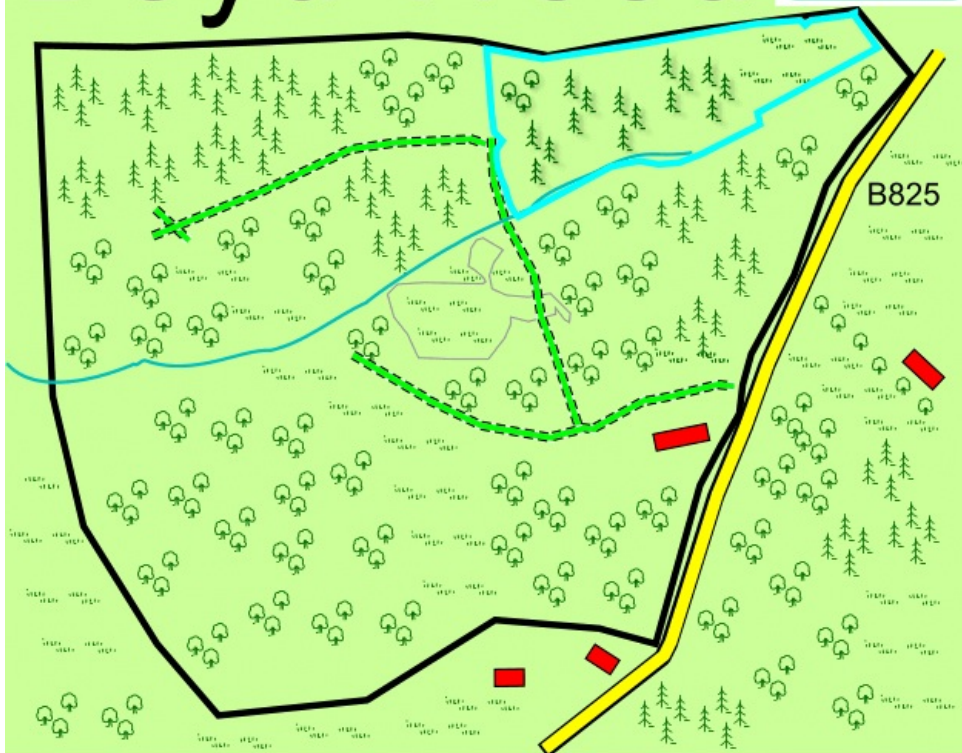
Boundaries:

Boundaries are marked by turquoise painted post tops



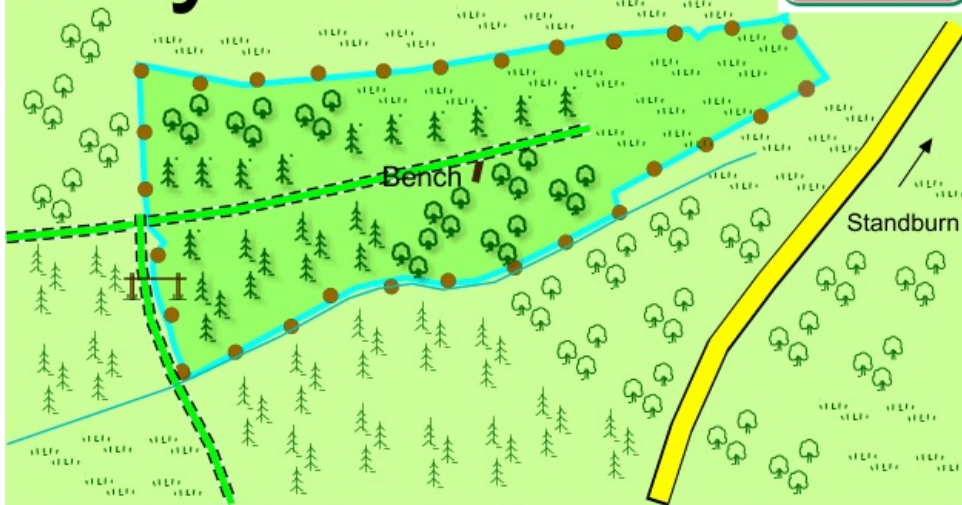
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















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Map Legend

	Wood
	Roads and Public Highways
	Tracks etc with rights of way for the wood
	Other private woodland tracks
	Public Footpath
	River, stream or lake
	Railway
	Slope
	House or cottage
	GPS/Satnav, map location of nearest postcode
	Wooden or metal gates
	Ride stops
	Fence or boundary posts
	Stone wall
	Trees, broadleaves
	Trees, conifers
	Trees, coppice
	Clearings, grasslands
	Hedge
	Wetland, rushes
	Park here
	'For Sale' sign location

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.