



Braidwood Meadow Midlothian

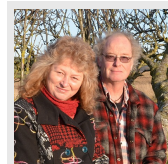
A well-drained pasture meadow in an attractive rural location within easy reach of Edinburgh.

Details

Price: £59,000 Freehold
Location: Silverburn, Penicuik, Midlothian
Size: Over 3 ¾ acres for sale
OS Landranger: OS No 65
Grid ref: NT 196 595
Nearest post code: EH26 9LW

Local manager

David and Sarah Alty
07795 104 594
davidandsarah@woodlands.co.uk



Description

Braidwood Meadow lies alongside the A702 highway linking the M74 with Edinburgh giving excellent access from all parts of Southern Scotland.

The land is mostly laid to grass and is well suited for grazing or would be an ideal opportunity for planting or [rewilding](#).

The land is south facing and slopes gently in that direction. Its elevated position gives excellent views over the surrounding farmland and beyond to the distant hills.

The meadow lies on the Biggar to Edinburgh bus route, a halt for this service is adjacent to the entrance.

Historically grazed by sheep; their recent removal has already allowed a variety of woodland flowers to re-establish. Given time, their range and scope will only increase.

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

Trees

There are currently no trees present in the meadow, thus providing a black canvas for a planting or rewilding project.

Wildlife

An early morning visit can reveal grazing roe deer with an occasional hare crouched amongst the soft rush.

The sky is the kingdom of soaring buzzards, with pipits and skylarks nesting amongst the grasses.

Features

The meadow features excellent access with a rustic bench that invites a chance to sit and enjoy the impressive views across the way.

A fenced cistern, which is a secondary water supply for a nearby farm lies in the west of the meadow. It would be possible to supply an animal trough from this source.

Access, tracks and footpaths

Braidwood meadow is accessed from the A702 along a good hard track leading to a field gate. A separate track continues via a greensward to the ridestop entrance across the field.

Rights and covenants

The sporting rights are owned and included in the sale.

The land is subject to a development overage in favour of a previous owner; details are available on request.

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Activities

The land is ideally suited for planting to extend the existing tree stock.

Local area and history

Braidwood Meadow was original part of a large estate which has been broken up over time. The local area is largely farm land, with the nearby town of Penicuik a historic centre of coal mining and paper making.

The meadow is overlooked by several hills; one of which, Camp Hill, is the site of an [ancient settlement](#) which has been subject to archaeological investigation on several occasions.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Braidwood Meadow is just off the A702, 10 miles south of Edinburgh and 18 miles north of Biggar.

Satnav: the postcode EH26 9LW is for the point shown by the red dot on the location maps.

what3words

[///princely.files.trader](http://princely.files.trader)

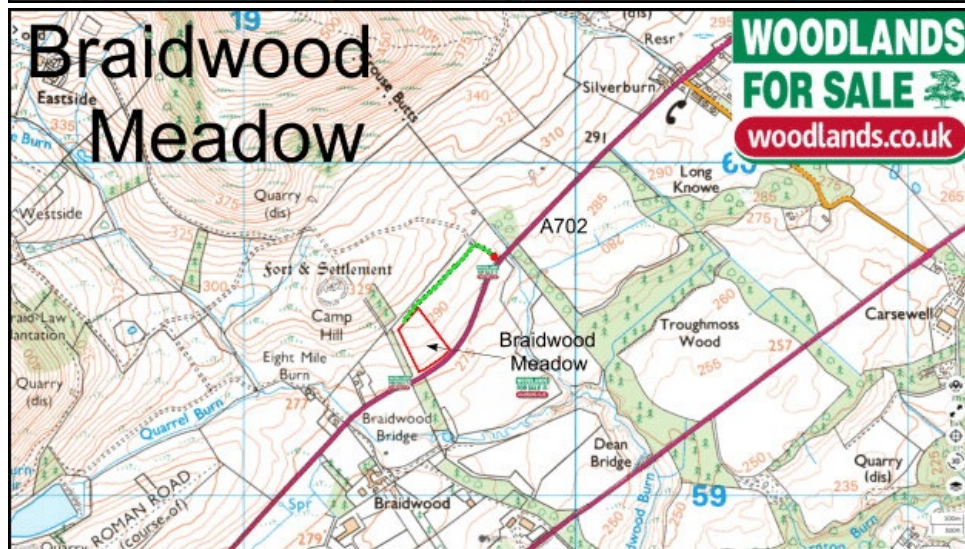
[Click Here for Directions From Bing Maps](#) enter your own postcode, (*Braidwood meadow coordinates are already entered*) and click on the blue "Go" box. This will take you to the main entrance gate.

Our Directions:

- From the Edinburgh bypass (A720) travel south on the A702.
- Pass through the village of Silverburn and continue for about 800m
- The main entrance is on the right just after a bus stop and is marked by a large "woodlands for sale" sign.
- Please park on the left near to the sign and continue up the track on foot.
- The gated entrance to land is on the left.
- From Biggar travel north on the A702.
- Pass through the village of Carlops and continue for a further 3 miles.
- The main entrance is on the left immediately after a large "woodlands for sale" sign.
- Please park on the left near to the sign and continue up the track on foot.
- The gated entrance to the land is on the left follow the dry stane dyke for about 250m until the ridestop entrance is reached on the left.

Boundaries:

The boundaries are marked by painted top posts and red marks on the roadside fence line.





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.