

Deil Wood, West Lothian - Nearly 6 ¾ acres, £45,000



Approaching Deil Wood from the main access track, a gentle slope leads through a ride stop entrance to a level and hardened area suitable for vehicles and trailers or timber stacking. Its elevated position above the surrounding woodland allows glimpses through the woods and views out to the surrounding farmland and hills beyond.

Careful and considered planting with a varied but balanced mixture of well-chosen tree species, both conifer and broadleaf, this wood has a very pleasant feel; rare in a juvenile wood. Scots pine, larch and spruce, comfortably rub shoulders with native birch, alder, ash and willow. Understorey species such as hawthorn and hazel will ensure that as the woodland develops, a well-balanced ecosystem will ensue. Although still in their youth, the trees have taken well, are growing well and are confidently expected to gain maturity.

As the initial planting was done on farm pasture, the variety of wood floor plants is not as high as an ancient woodland, but colonising flowers and plants are happily already moving in. Sheep sorrel and [hairy bittercress](#) are in evidence and a sympathetic hand could do much to supplement these early pioneers. Sensitive thinning and glade creation will allow more sunlight to reach the ground in sheltered areas, promoting further plant colonisers to take hold and increase diversity. The often derided rosebay willowherb has established a couple of stands. This is a vital food plant for the stunning [elephant hawk moth](#) and its giant caterpillar, the plant's vibrant flowers are a welcome sight in the wood. Thinnings will provide a handy supply of domestic firewood.

A resident population of [roe deer](#) can frequently be seen, even if their natural shyness means that often all that is visible is the flash of a white flashed rump as they sprint for cover. A number of drainage channels cross the land enabling [amphibians](#) and damp-loving plants to take up residence.

Deil Wood takes its name from a mining tool for unscrewing broken rods in a bore-hole in the coal face. Now a place where industry is long gone and nature is steadily restoring the natural balance, the wood presents many opportunities for its owner. A chance to engage in conservation and management in a developing wood need not detract from more leisurely outdoor activities. Nature watching, bushcraft, camping and conservation are all pursuits well suited to take place within the seclusion of this wood.

It can be difficult to imagine that this part West Lothian was once the focus of a large-scale oil shale extraction industry from which around 3 million tonnes of oil shale was extracted each year for more than half a century, from 1865.

One reminder of this industry remains, in the form of the piles of reddish spoil that remain dotted around the area. These "bings" are now regarded as a contributor to biodiversity because of the unique habitat they offer. The most spectacular of these "bings" can be seen from the wood and are known as the [Five Sisters](#). Its five elements fan out like the extended fingers of a hand from the "palm" on their east side to the steeply sided "fingertips" on their west side. Today the Five Sisters is protected as an industrial heritage site and features as part of the logo of West Lothian Council.

Sporting rights: these are owned and included with the land.

Access: is off a minor road and then along the firm stone track which is accessible by most cars.

There is a growing interest in hut, bothy and temporary shelter building, especially in Scotland; for those interested in erecting a hut or shelter, there is some interesting and very helpful guidance from [Reforestation Scotland's Thousand Hut Campaign](#). Your Local Planning Authority should also be consulted.

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.

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Price: £45,000 Freehold

Location: West Mains Crofts, West Calder, West Lothian

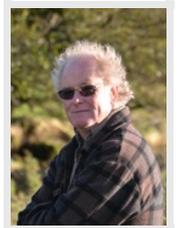
Size: Nearly 6 ¾ acres for sale

Local manager

David Alty

07795 104 594

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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.

Location

OS Landranger: OS No 65

Grid ref: NS 997 607

Nearest post code: EH55 8NR

Directions

- Deil Wood Wood is about 18 miles west of Edinburgh and about 30 miles east of Glasgow

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

For Satnav; the postcode **EH55 8NR** is for the point shown by the red dot on the location map and coordinates are:**N55:49:33** and **W3:36:23**

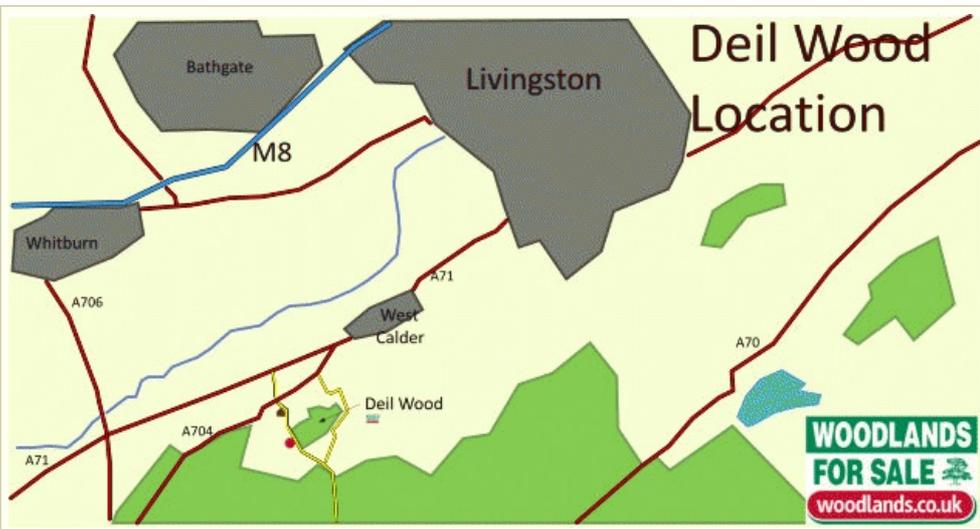
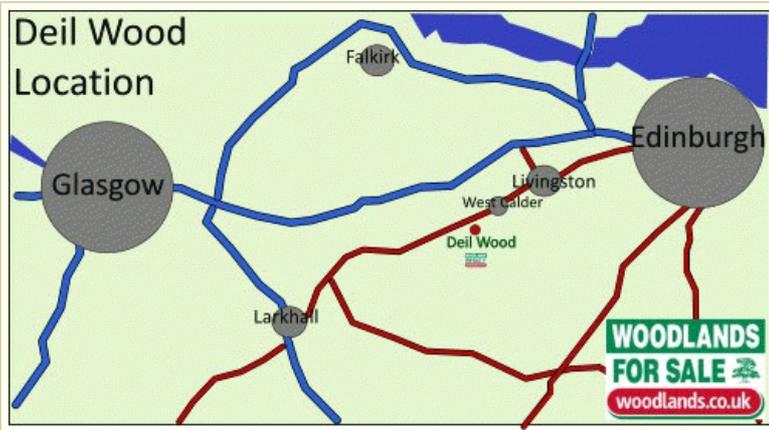
Or use our directions:

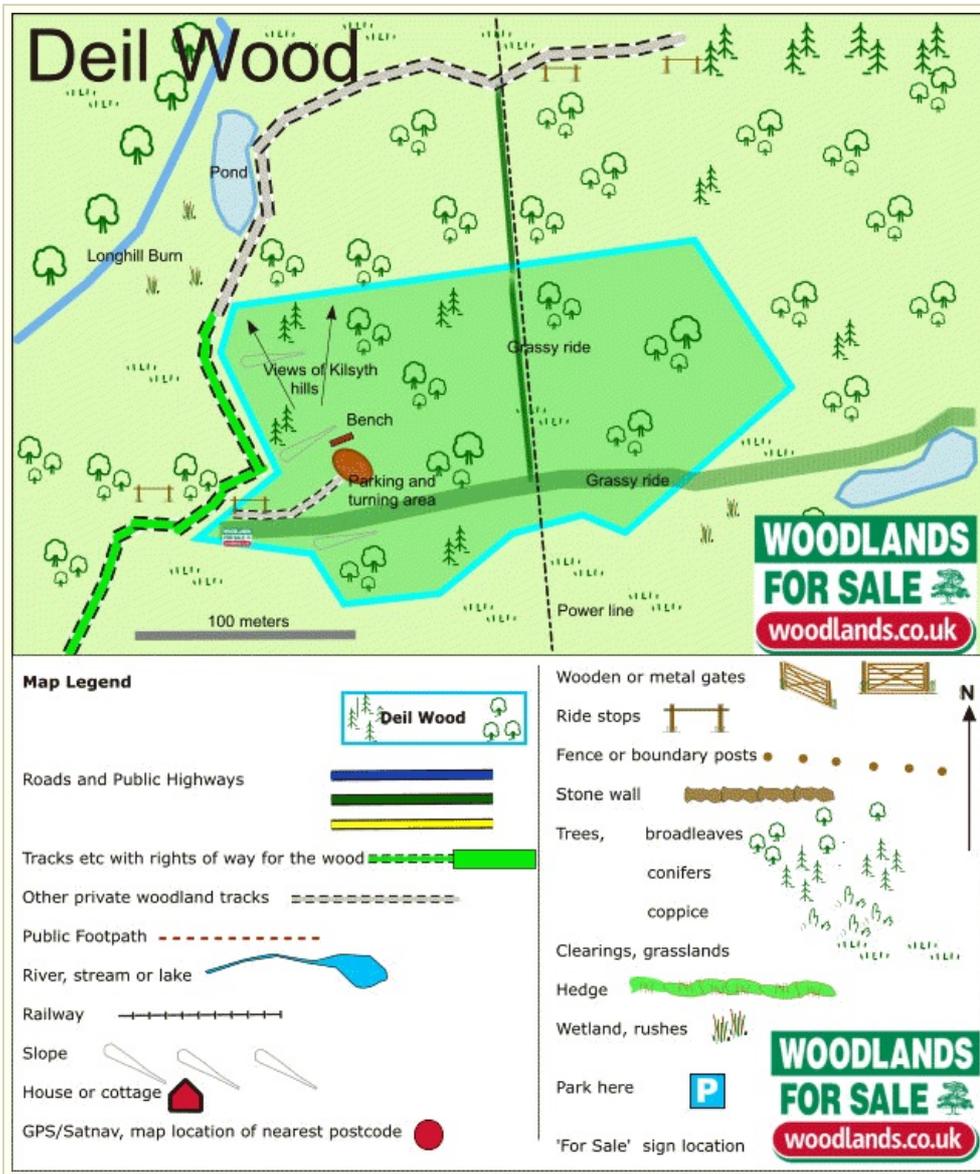
- From West Calder take the A71 west, signposted Kilmarnock.
- Bear left onto the A704 signposted Lanark(A706)
- Follow a sharp right hand bend and take the next left signposted Woolfords and Auchengray.
- Pass Rusha farm on the right and cross a small stream.
- Travel alongside a belt of Scots pine and beech.
- Take the next left through the trees into West Mains Crofts.
- After the first house on the left turn first left down a stoned track to a deer fence and gate.

- Drive through the gate and park immediately on the right taking care not to block the track.
- Follow the stone track through the wood for about 100m until you come across a well marked ridedstop on the right signed Deil Wood.

Boundaries:

All boundaries are marked by turquoise painted topped fence posts.





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.