



## Dyers Wood

### Scottish Borders

A young mixed broadleaf woodland with a belt of more mature spruce running through the middle in a quiet rural location yet within easy reach of the road network.

#### Details

**Price:** £55,000 Freehold

**Location:** Glenormiston, Innerleithen, Scottish Borders

**Size:** Over 3 ¾ acres. for sale

**OS Landranger:** OS No 73

**Grid ref:** NT 321 378

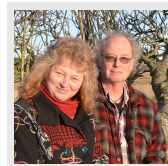
**Nearest post code:** EH44 6RD

#### Local manager

**David and Sarah Alty**

07795 104 594

[davidandsarah@woodlands.co.uk](mailto:davidandsarah@woodlands.co.uk)



## Description

Dyers Wood occupies an elevated position high up on the side of the valley of the [River Tweed](#). Its position gives it a stunning viewpoint, taking in both directions along the valley below and over the hills and moors opposite. The wood is a young plantation of native species with a shelter belt of more mature [sitka spruce](#) roughly through the middle. The broadleaves are well-spaced and planted in species blocks of oak and ash, with a mixed block along the upper access track. Plenty of scope exists for further planting and supplementing the grassy ground flora with native woodland flower species. The spruce is tightly packed, as is common planting practice, and would benefit from a thin in years to come. This would have the added advantage of supplying a [domestic fuel source](#).

The ground conditions are generally dry with level areas along the lower access tracks. A gentle slope develops moving northwards becoming more pronounced as the upper access track is approached.

A small shed sits against the spruce; although showing its age could easily be upgraded or replaced.

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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## Trees

The main planted blocks are predominantly oak and ash; the shelter belt is mostly spruce with a few larch here and there.

The mixed block is comprised of rowan, hazel, alder and hawthorn with a large thicket of [blackthorn](#) spreading along a portion of the ancient wall line.

The ground cover beneath the trees is largely a mixture of pasture grasses although some woodland species have started to become established; stitchwort, speedwell and ladies mantle have been spotted.

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## Wildlife

The larger wildlife present, [roe deer](#), badger and fox, are largely itinerant with smaller mammals such as [voles](#) and field mice resident in the grassy clumps throughout the wood.

Jays and woodpeckers take advantage of the evergreen cover of the spruce with tits and finches foraging forth amongst the young trees. Rarely a day goes by without a wheeling [buzzard](#) soaring magnificently high above.

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## Features

The woodland features a useful hardstanding that is ideal for stacking timber for home [wood fuel](#). A woodland bench has been sited to take advantage of the superb views over the valley.

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## Access, tracks and footpaths

Access to the woodland is off the A72 and then via a series of well made forest tracks leading through a gated entrance to the internal woodland tracks.

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## Rights and covenants

The sporting rights are owned and included in the sale.

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## Activities

Dyers Wood is an ideal wood for wildlife watching and has many possibilities for conservation-based activities. An overnight camp would certainly be recommended to view the nocturnal activity within the wood or gaze upwards at the star-filled skies. The wood is well placed in the heart of the [border country](#) to be used as a base for exploration of the wider local area.

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## Local area and history

The Tweed Valley in [Tweeddale](#) in the Scottish Borders is known the world over for the dramatic beauty of its landscape. Walkers will find the [Southern Upland Way](#) just a mile or so to the south; anglers can explore the [River Tweed](#) with its salmon fishing flowing in the valley bottom while mountain bikers come to two of the best biking centres in the UK, [Innerleithen and Glentress](#). For a sense of history, a quick look at the OS map shows many ancient monuments, hill forts, settlements and cairns. For more recent history, [Traquair](#) is claimed to be Scotland's oldest inhabited house whilst the nearby [St Ronan's Well](#) is a Victorian spa visited by many.

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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.

## Directions

Dyers Wood is about 50 mins south of Edinburgh just off the A72 by Innerleithen.

[Click here for Directions From Bing maps](#), enter your own postcode, Dyers Wood coordinates are already entered) and click on the blue "Go" box. This will take you to the entrance just off the A72. It's easily printed.

**Satnav:** the postcode EH44 6RD is for the point shown by the red dot on the location map.

**what3words** ///cape.bounding.ship

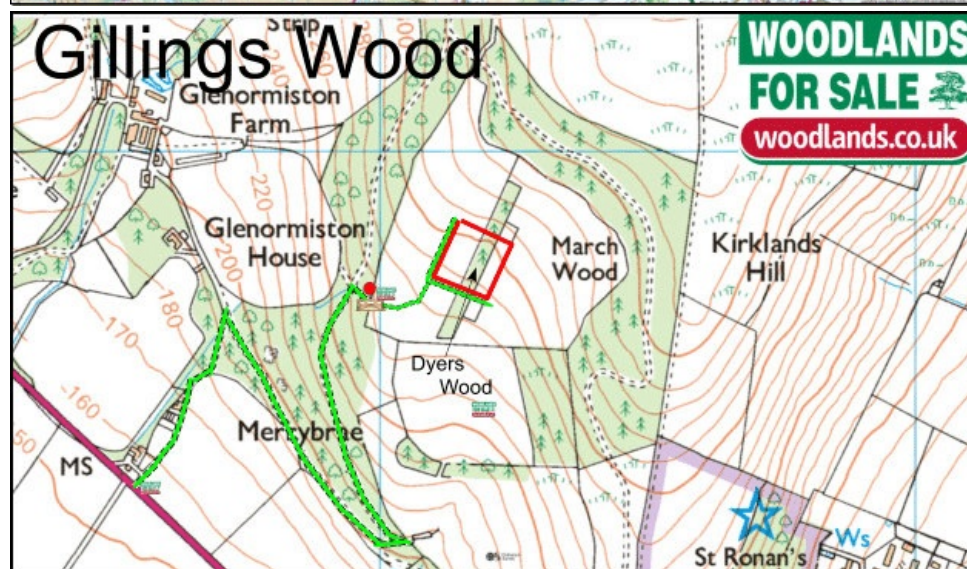
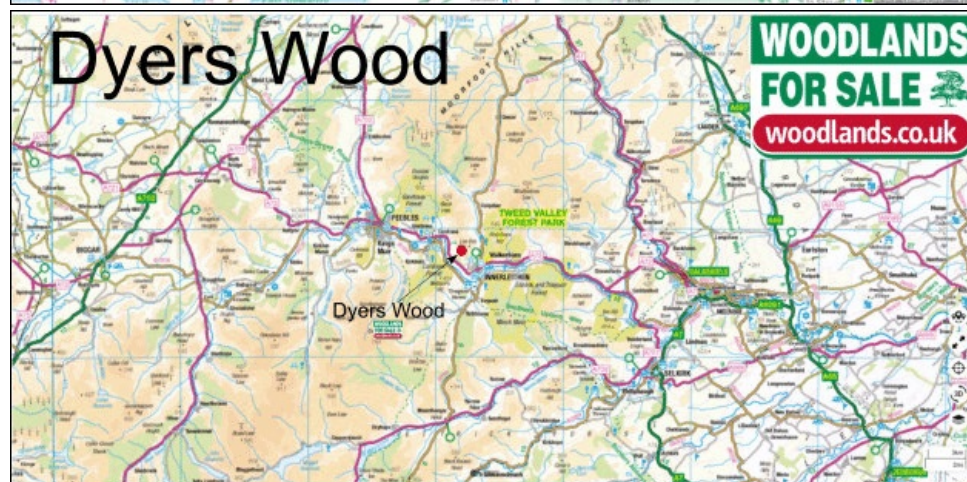
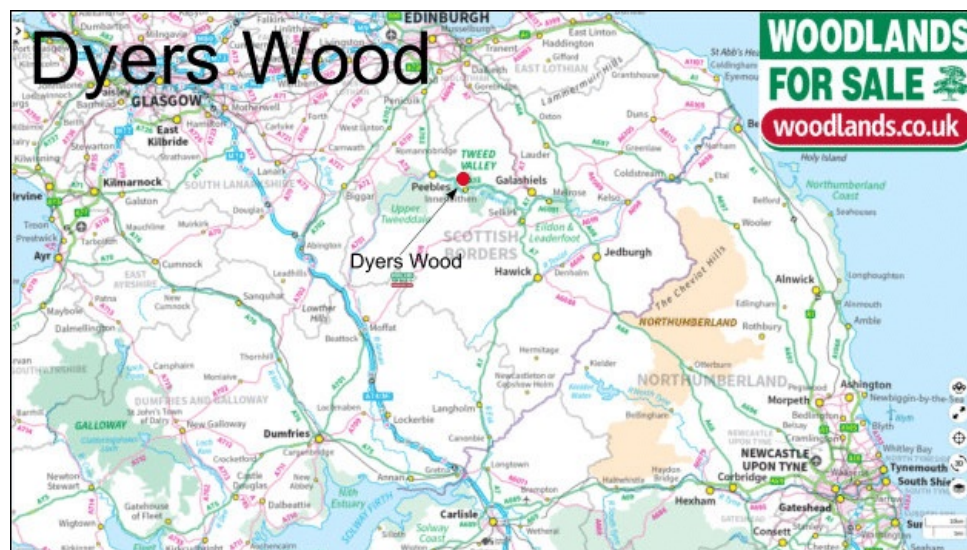
### Conventional directions:

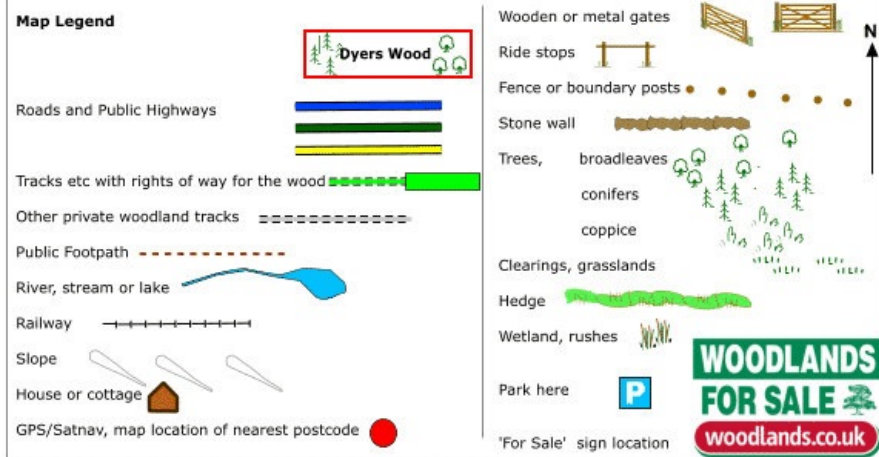
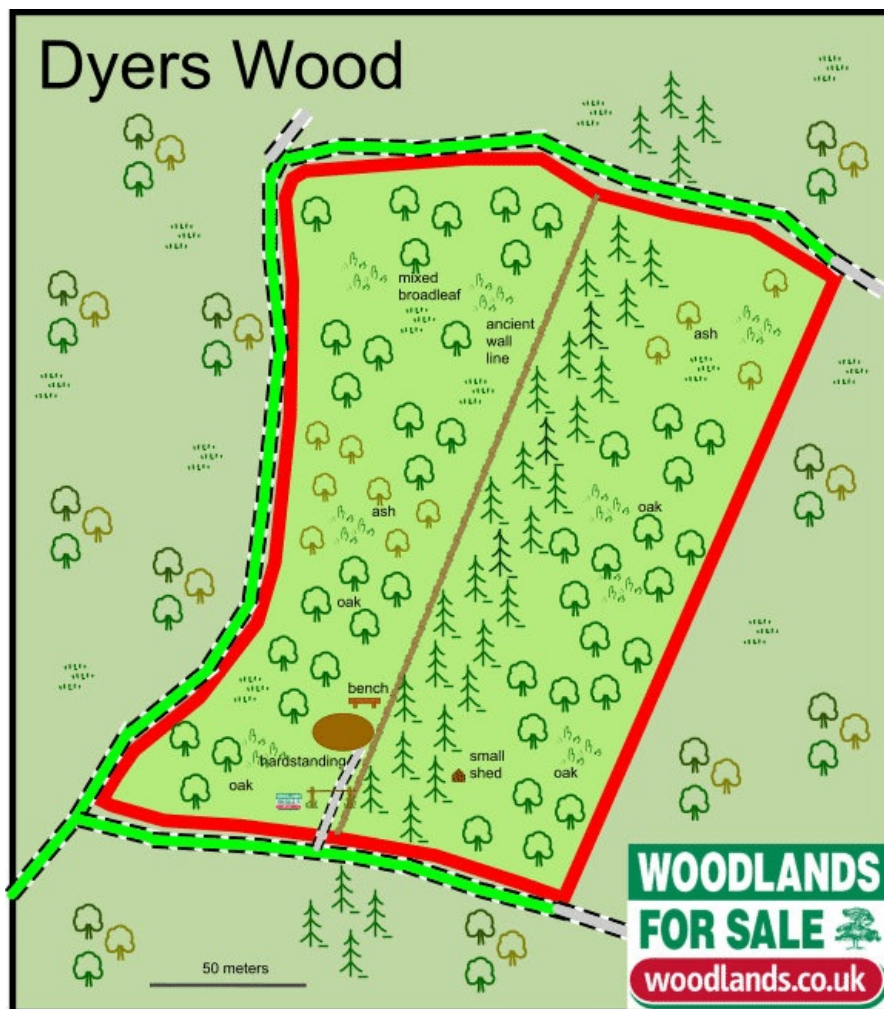
- From Innerleithen take the A72 towards Peebles. After about 1 mile pass Caerleebank livery on the right.
- Pass a red warning sign; "Farm traffic" and take the farm track to the right immediately before a row of white cottages at 90° to the road.
- From Peebles take the A72 towards Innerleithen for about 3½ miles passing the McDonalds Cardrona hotel on the right.
- After a further 1½ miles pass the entrance to Glenormiston farm which has a white gatehouse with ornate wrought iron gates.
- Pass a red warning sign: "Farm traffic" and take the farm track to the left immediately after a row of white cottages at 90° to the road.
- Follow the track up the hill turning right at the T junction. Continue through the trees, the track bends sharp left passing a gateway to a timber stable on the right. The road continues to rise passing through a stand of birch trees.
- Please park in front of the small quarry on the right, the main entrance is evident, to the right of the track.
- Walk through the stile next to the gate and continue up the hill for about 100m and take the first track to the right.
- A well-marked entrance is on the left. after about 30m.



## Boundaries:

The boundaries of the wood are marked by red, painted top 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.