



Eight Mile Meadow Midlothian

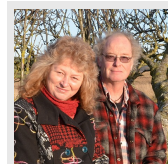
A lush open meadow with open aspects to the south and a backdrop formed by the Pentland Hills, located within 10 miles south of Edinburgh.

Details

Price: £65,000 Freehold
Location: Silverburn, Penicuik, Midlothian
Size: Just under 4 ¼ 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

Lying alongside the main Biggar to Edinburgh highway, the meadow is easily accessible from Edinburgh and even has a bus stop nearby for public transport access.

Formerly grazed by sheep, the pasture is a good mix of grasses and features several native wildflower species. Largely dry, the land slopes gently to the south and is smooth, easy walking underfoot.

The land provides a great opportunity for woodland planting or rewilding. An essential guide to [new planting](#) is provided with the sale of the land.

To visit; please park at the side of the track near the main for sale sign. The main access gate is then a short walk along the track.

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

The meadow currently has no trees growing on it. This gives an ideal blank canvas for a new woodland planting or a rewilding project.

Wildlife

[Roe deer](#) and hare are frequently seen grazing the land, and bees and other pollen-seeking insects appear when the clover and buttercup are in bloom.

Features

A rustic bench has been installed to take advantage of the stunning viewscape to the south.

- Ideal for tree planting or re-wilding
- Lush pastures with wildflowers
- Excellent access directly from public highway
- Tree planting grants widely available
- Prime location, within easy reach of Edinburgh

Access, tracks and footpaths

Eight Mile 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

With the correct approval, the meadow would be an excellent site for a hut with extensive views across the valley.

Local area and history

The meadow is surrounded by mixed-use farmland and is relatively close to the nearby town of [Penicuik](#), which offers a range of local facilities.

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. This hill is part of the wider [Pentland](#) range, which features several walking trails.

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

Eight Mile 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, (*Eight Mile Meadow coordinates are already entered*) and click on the blue "Go" box. This will take you to the main entrance gate.

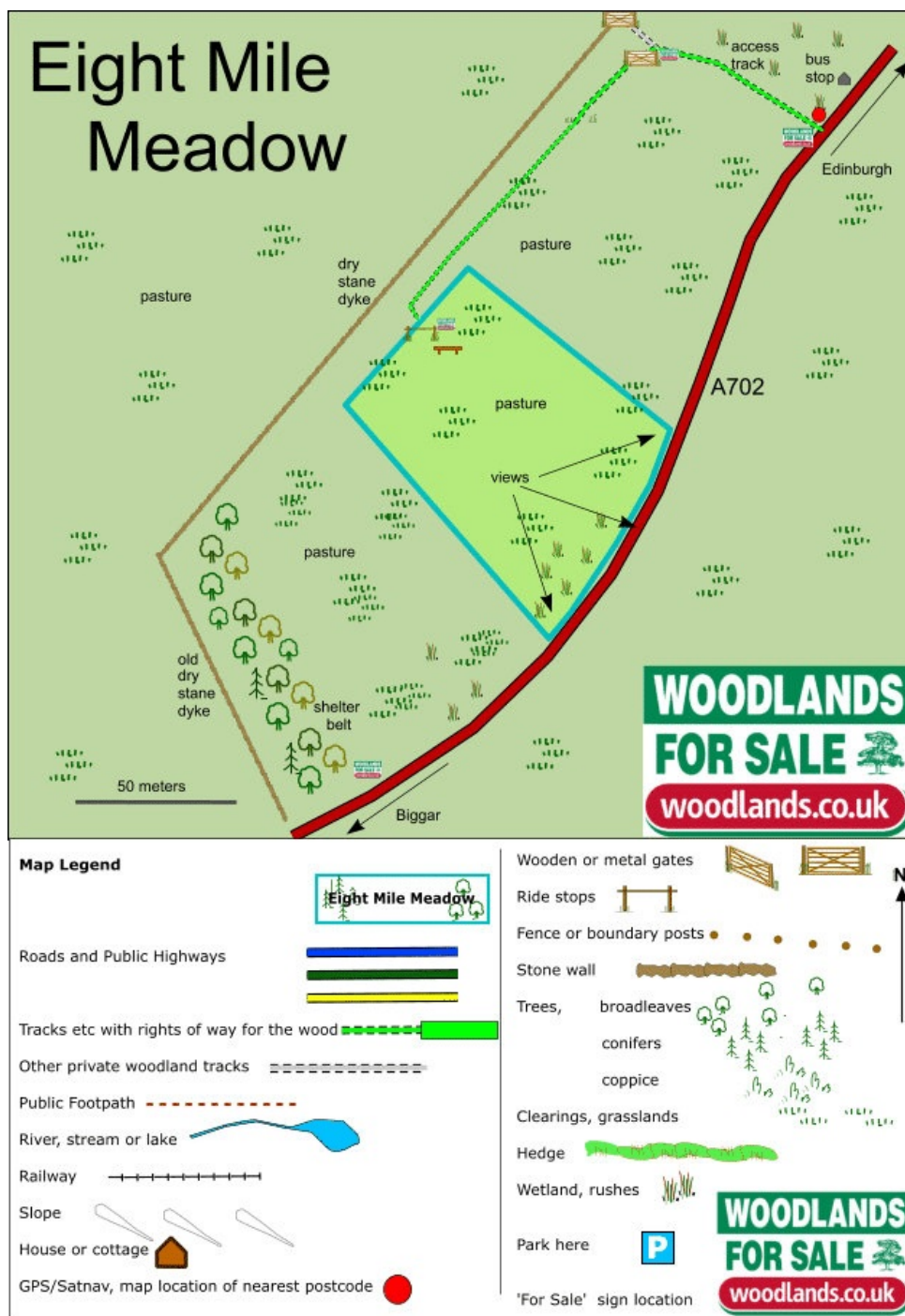
Our Directions:

- 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 the 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 150m until the ridestop entrance is reached on the left.

Boundaries:

The boundaries are marked by turquoise painted top posts and turquoise 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.