



Fullers Wood

Scottish Borders

A mixed broadleaf woodland featuring expansive views over the Tweed Valley, located in an elevated position on the slopes of Lee Pen, nearby Innerleithen.

Details

Price: £79,000 Freehold

Location: Glenormiston, Innerleithen, Scottish Borders

Size: 7 ¼ acres for sale

OS Landranger: OS No 73

Grid ref: NT 323 378

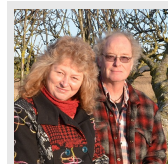
Nearest post code: EH44 6RD

Local manager

David and Sarah Alty

07795 104 594

davidandsarah@woodlands.co.uk



Description

Formerly laid to pasture, the wood was planted with mixed broadleaf around 12 years ago. The young trees are now well-founded and set to attain maturity. A backdrop of more mature conifers lies outwith the wood, whilst to the fore lies the broad sweep of the [Tweed Valley](#) and the uplands beyond.

The elevated position of the wood, way above the A72 which is hidden from view by a fold in the landscape, means that normally the only noise audible is the wind through the trees and the call of wheeling buzzards.

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

A small stand of ash lies along the western boundary. The rest of the trees, forming a majority, are a good mix of hawthorn, birch, alder, rowan, ash and oak.

Oak moss and bearded lichens are all already becoming established on some of the trees. These species are a good indicator of clean air quality.

Although ash die back is present in some of the ash trees, in their demise, they have become home to a variety of invertebrates, including bark boring beetles; these in turn become an important food source for woodpeckers and other insect-feeding birds within the woods. The dead stems, once fallen, will rot away, returning nutrients to the soil ready for new generations of trees to come. Thus, the circle of life is completed. However, there is some good news on the horizon for the much loved ash tree. Recent research has shown that the prospects for ash trees are much improved, with resistance now becoming more widespread than had first been expected. <https://www.bbc.co.uk/news/articles/cvg45zrex7jo>

Wildlife

Native [roe deer](#) are frequent visitors to the wood mostly moving along habitual paths also frequented by badger and [fox](#).

A wide variety of small birds, both seasonal and resident, find a home amongst the young trees, the skies above regularly crossed by [jays](#), heron and buzzard.

Features

The wood features a good hardstanding and turning area. A great spot to season out a [domestic wood fuel supply](#) It would also make an ideal base point for an overnight camping trip, the [night skies](#) here are truly wonderful.

A rustic bench is an ideal spot to rest a wee while and take in the unrivalled views.

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.

Rights and covenants

The sporting rights are owned and included in the sale.

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Activities

An ideal woodland to engage in conservation and further planting to encourage biodiversity and invest in the woodlands future and that of the larger UK forest park.

The many [forest hiking and mountain biking trails](#) in the locality make Fullers Wood an excellent start point for a wider exploration of the surrounding area.

Local area and history

The nearby towns of [Innerleithen](#) and Walkerburn were both heavily invested in the textile industry and boasted products famed throughout the world. Fulling was one of the many processes involved in turning raw yarn into usable cloth. The men and women who plied this trade were known as fullers.

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.

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

Fullers 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, Fullers 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

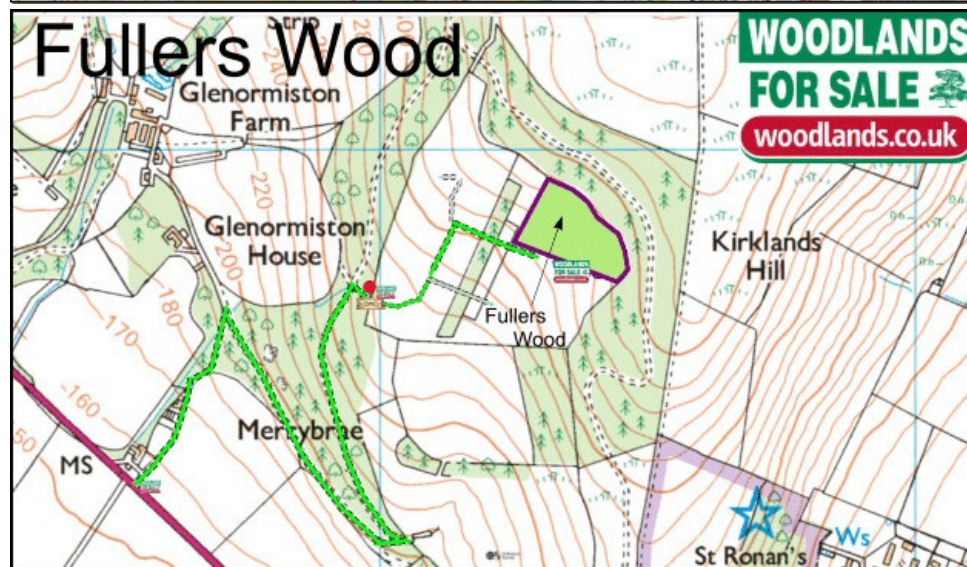
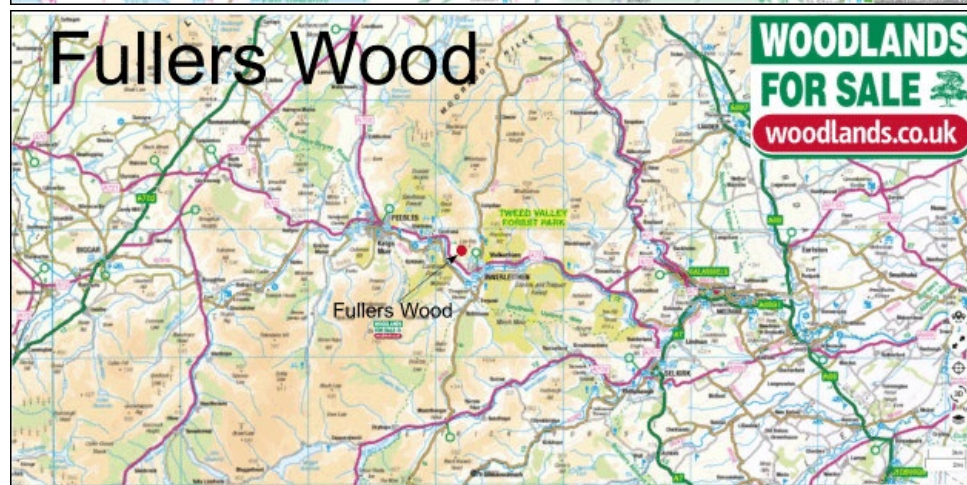
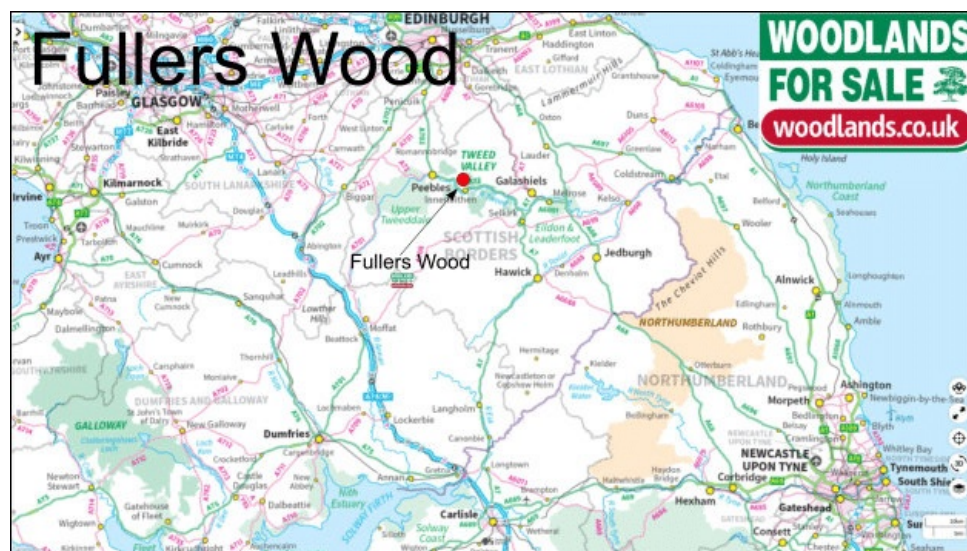
Conventional directions:

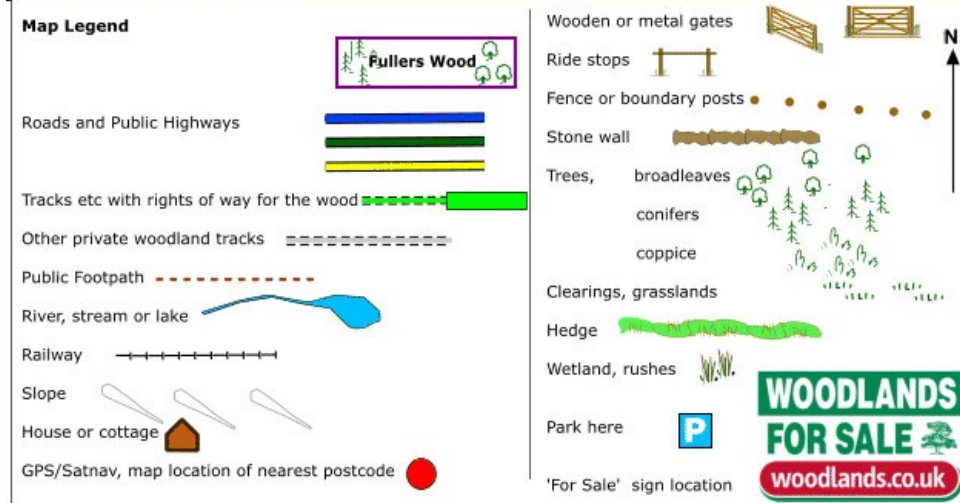
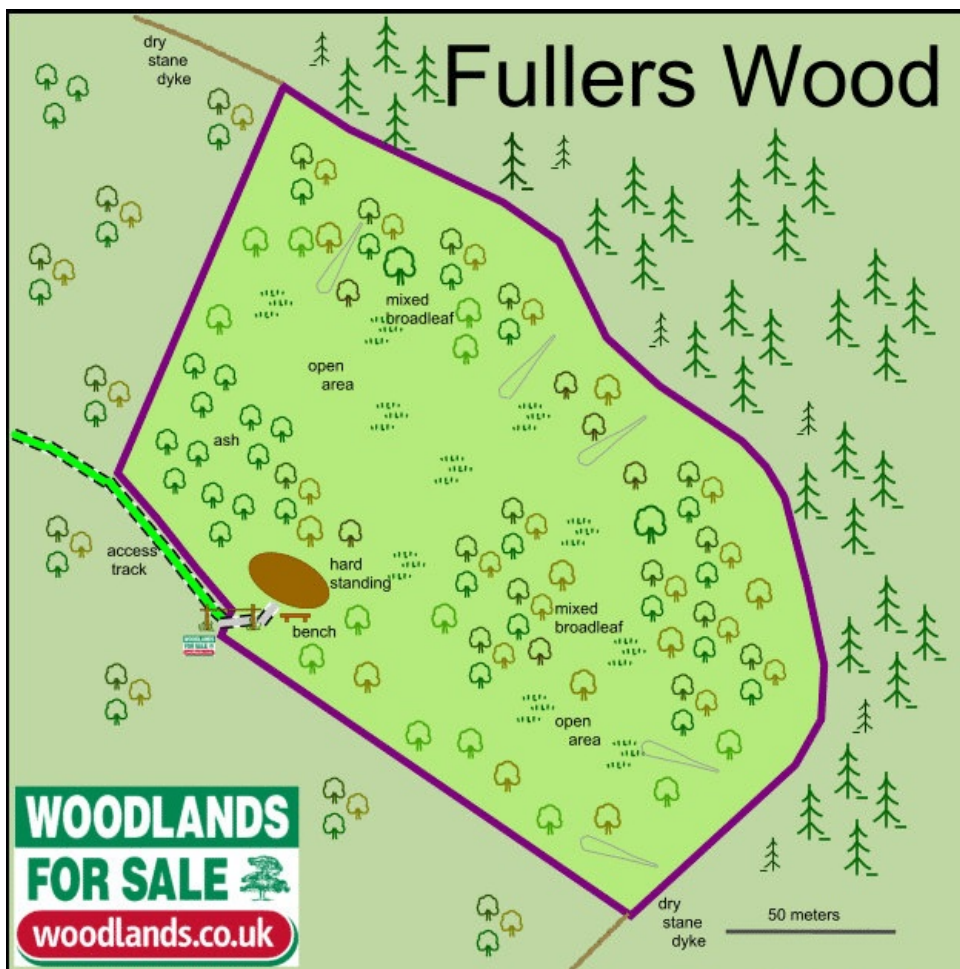
- From Innerleithen take the A72 towards Peebles. After about 1 mile pass Caerleebank livery on the right.
- Pass a red warning sign; "Farm traffic" and take the farm track to the right immediately before a row of white cottages at 90° to the road.
- From Peebles take the A72 towards Innerleithen for 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 300m and take the second track to the right.
- A well-marked entrance is at the end after another 200m.

Boundaries:

The boundaries of the wood are indicated by purple painted marks on fence posts and boundary walls.

The northern and eastern boundaries are marked by the dry stone dyke immediately behind the deer fence.





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.