



Gillings Wood

Scottish Borders

A young, mixed woodland in a peaceful, elevated location with level open areas and unrivalled views over the Tweed Valley.

Details

Price: £59,000 Freehold

Location: Glenormiston, Innerleithen, Scottish Borders

Size: Over 4 ¼ acres for sale

OS Landranger: OS No 73

Grid ref: NT 322 379

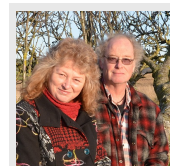
Nearest post code: EH44 6RD

Local manager

David and Sarah Alty

07795 104 594

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Description

Perched high above the [River Tweed](#) on the slopes of [Lee Pen](#), Gillings Wood is essentially a young mixed broadleaf plantation with a historic shelter belt strip of spruce running through the middle.

Its elevated position gives it the benefit of truly magnificent views in both directions along the valley of the Tweed and also over the hills towards Mountbenger Law. Although sloping in parts the wood has several large, more level areas left open during the planting. These areas would lend themselves readily to [hut](#) siting and further planting. A blackthorn thicket against the spruce is gradually spreading via a system of underground shoots.

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 central shelter belt is almost exclusively [spruce](#) with one or two scattered larch; the surrounding planting comprises a mix of oak, birch, rowan, hawthorn and alder. A strip of ash is showing signs of [Ash Die Back disease](#) which has affected a majority of ash trees in the UK. Early estimates of survivability and resistance have improved and the current advice is to leave affected trees to see how they fare. There is no requirement to remove dead timber or affected trees.

Wildlife

The clear open skies reveal soaring buzzards and the occasional heron gaining height in search of new fishing grounds. Concealed [jays](#) and woodpecker make a surprising amount of noise from the dense foliage of the spruce, breaking cover with a flash of colour as they cross the open glades. Listen out for the bark of [roe deer](#) as breeding pairs communicate throughout the trees.

Pathways throughout the grassy undergrowth indicate the night time foraging activity of badgers and fox.

Features

The woodland features a generous hardstanding suitable for an overnight stay or future timber storage.

A rustic bench invites quiet repose and a chance to take in the extensive panorama.

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.

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.

Activities

An ideal woodland to engage in conservation and further planting to encourage biodiversity and invest in the woodlands future.

An excellent centre from which to explore the surrounding area with its many forest hiking and mountain biking trails.

Local area and history

Nearby [Innerleithen](#), once a thriving mill town has now become a centre for [mountain biking](#) and walking. Associated facilities, b+bs shops and cafes have sprung up to service these activities.

Gilling, the term from which the wood takes it name, is a combing process in [worsted](#) manufacture that removes short fibres from the card sliver.

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

Gillings 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, Gillings 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

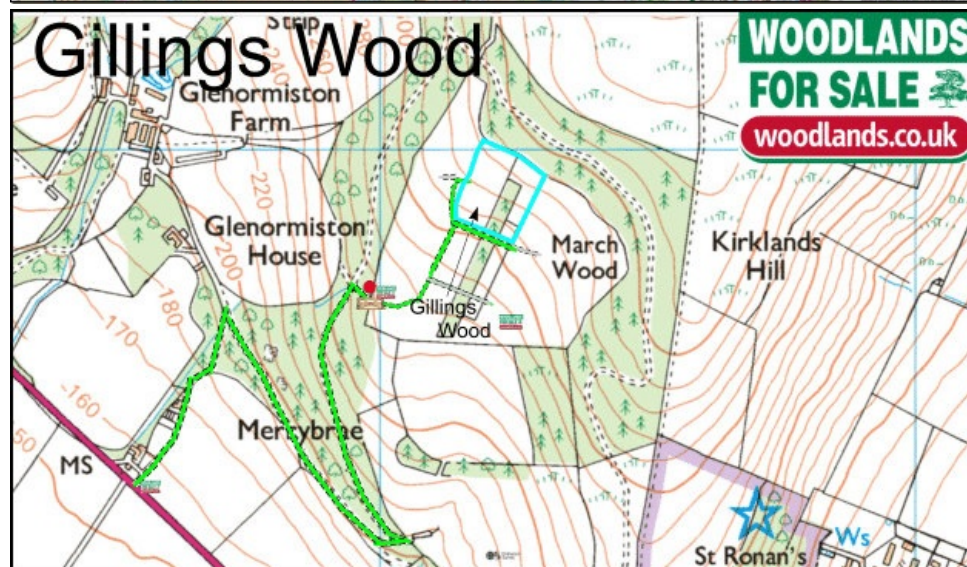
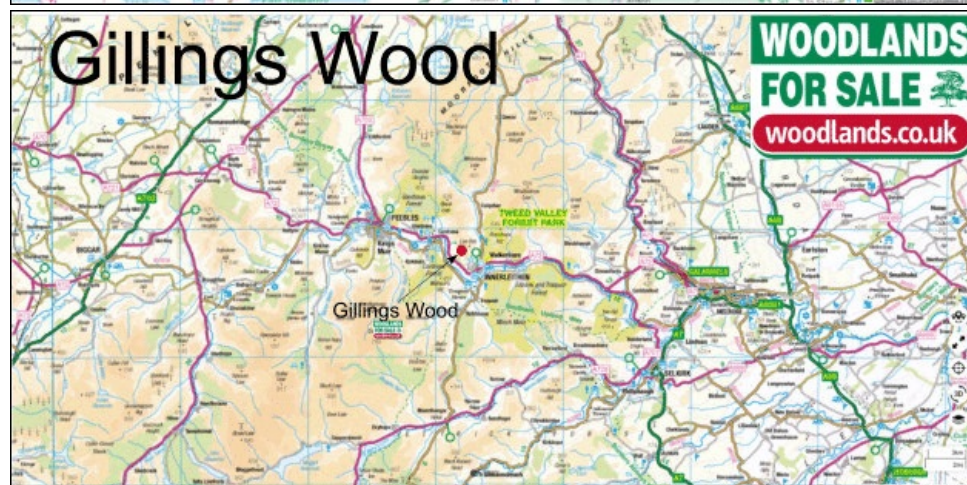
Conventional directions:

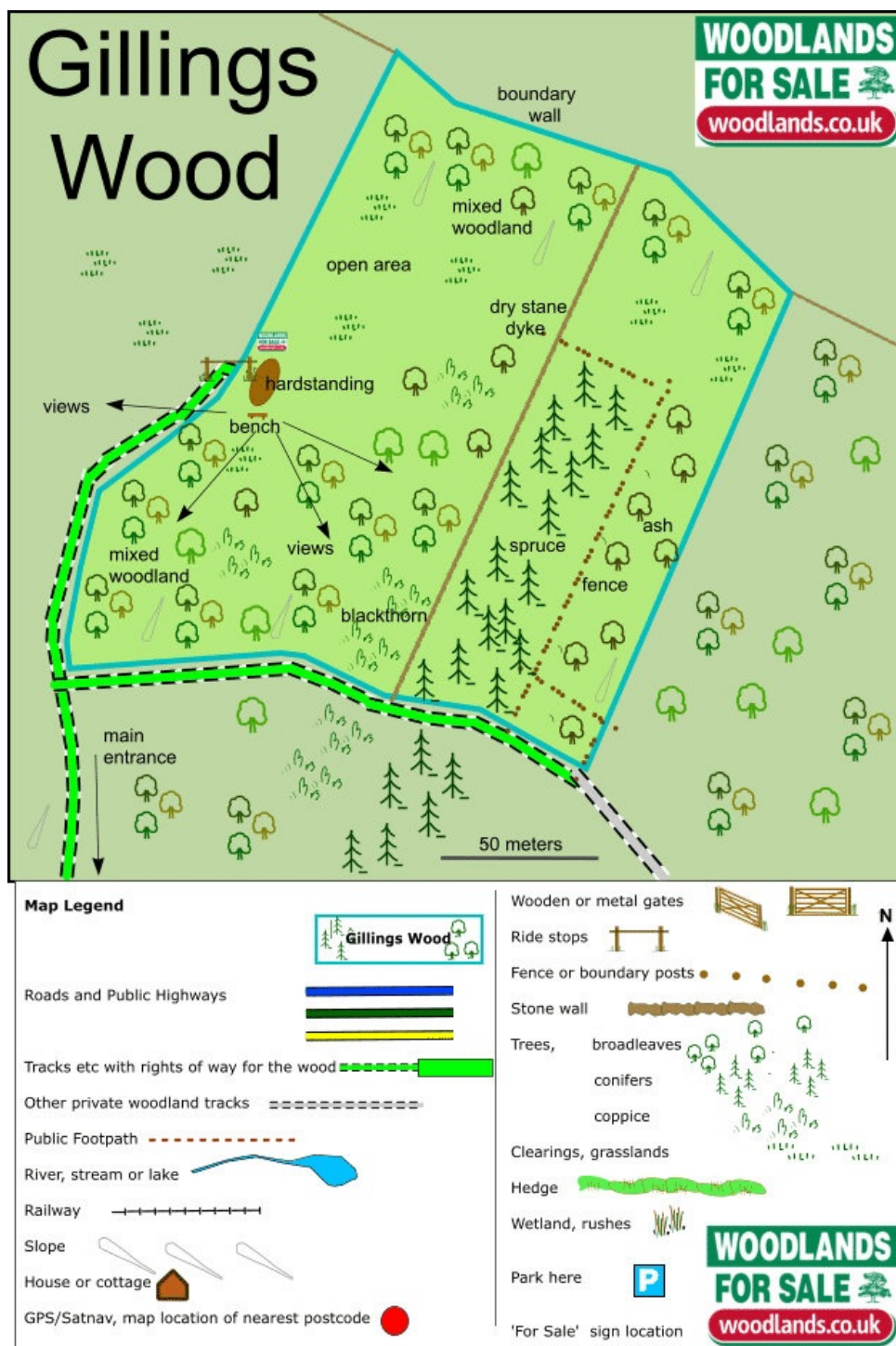
- From Innerleithen take the A72 towards Peebles. After about 1 mile pass Caerleebank livery on the right.
- Pass a red warning sign; "Farm traffic" and take the farm track to the right immediately before a row of white cottages at 90° to the road.
- From Peebles take the A72 towards Innerleithen for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

Boundaries:

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

The northern boundary is 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.