



Harp Wood West Lothian

A delightfully varied and mixed woodland, featuring a small pond, located just south of the M8 between Glasgow and Edinburgh.

Details

Price: £75,000 Freehold

Location: West Mains Crofts, West Calder, West Lothian

Size: Nearly 6 acres for sale

OS Landranger: OS No 65

Grid ref: NS 999 605

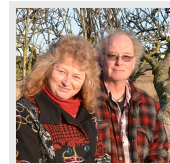
Nearest post code: EH55 8LD

Local manager

David and Sarah Alty

07795 104 594

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Description

Previously farmland, West Mains Wood was planted up relatively recently, as part of a scheme to improve woodland coverage in the local area. Harp Wood is unusual within the whole wood as it contains trees and features that actually existed before the planting. As a result of this, the incidence and spread of native woodland flowers is particularly good. Overall the planted trees are doing very well and a wander through the trees is a pleasant woodland experience. To the east, an ancient hedge line has matured into a row of beech and hornbeam with mature birch immediately behind, this then gives way to a younger, planted area.

The wood as a whole is roughly divided by a shallow valley into which rainwater drains giving a diverse marshy area, which in turn runs into a small pond: the water flowing generally east. A number of grassy rides give pleasant and easy access throughout the whole wood.

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.

Trees

The trees present in the wood are of two distinct ages. Mature birch, beech and [hornbeam](#) remain from the original farmland history, while a wide variety of both conifer and deciduous comprises the remainder. This more youthful section is mainly birch, alder, ash and rowan with an occasional oak for good measure. Above the hard standing is a small section of conifers which includes the mighty [noble fir](#), which, left to mature, can achieve impressive proportions. Species which remain relatively small in comparison are also included, these being hazel, hawthorn and holly.

Already a goodly mix of woodland flowers can be seen, clover, buttercup and birds foot trefoil in plentiful supply. A good stand of [bullrush](#) occupies one end of the pond, whilst clumps of rosebay line the fringes of the rides.

Wildlife

A network of well-trodden trails crisscrossing the woodland floor are a sure sign of the woodland's incumbent inhabitants. Itinerant roe deer together with foraging badgers are creatures of habit and are the main culprits responsible for these silvan highways. Fox, stoat and weasel have less predictable habits but no doubt take advantage of these pathways too.

Although relatively low in stature, the trees are a well-used habitat by a wide variety of tits, finches and their larger cousins, [woodcock](#), jay and magpie. A careful look around the pond often reveals that ever patient hunter the [grey heron](#), constantly scanning the depths for an unwary [amphibian](#).

Features

The central pond is an obvious and valuable feature; with a rustic bench concealed behind the stoned hardstanding, a venue for a repose amongst the beauty of nature.

Access, tracks and footpaths

Right of access into the wood is off a minor road and then along a firm stone track, which is accessible by most cars leading all the way to the ridestop entrance.

Moving throughout the wood is facilitated by the presence of several open grassy rides which run along the boundaries and through the centre.

Rights and covenants

The sporting rights are owned and included in the sale.

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Activities

Harp Wood is an exciting opportunity to acquire woodland in an early stage of development. Careful management and gentle intervention and guidance will ensure growth into maturity and diversity. Due to its position close to the major conurbations in the central belt, it would make an excellent bolt hole for those wishing to take a break from city life. Its diversity of habitat means that a wildlife watcher will always discover something new to stimulate interest.

In the not too distant future, a good, sustainable source of [firewood for home](#) use could easily be harvested.

Local area and history

Although hard to believe now, this area was once the focal point of the Scottish oil shale industry which extracted several million

tons of oil-bearing mineral from beneath the earth. An obvious remaining feature is the nearby [Five Sisters bings](#). Once regarded as an eyesore, they are now seen as an ecological asset as they have now been colonised by a variety of rare plants.

The woodland at West Mains was created as part of a landscape improvement scheme initiated by West Lothian Council and a local developer of nearby housing.

Well served by road and rail the wood is easily accessed from any of the surrounding conurbations.

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

- Harp 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 (Harp Wood entrance coordinates are already entered) and click on the blue "Go" box.

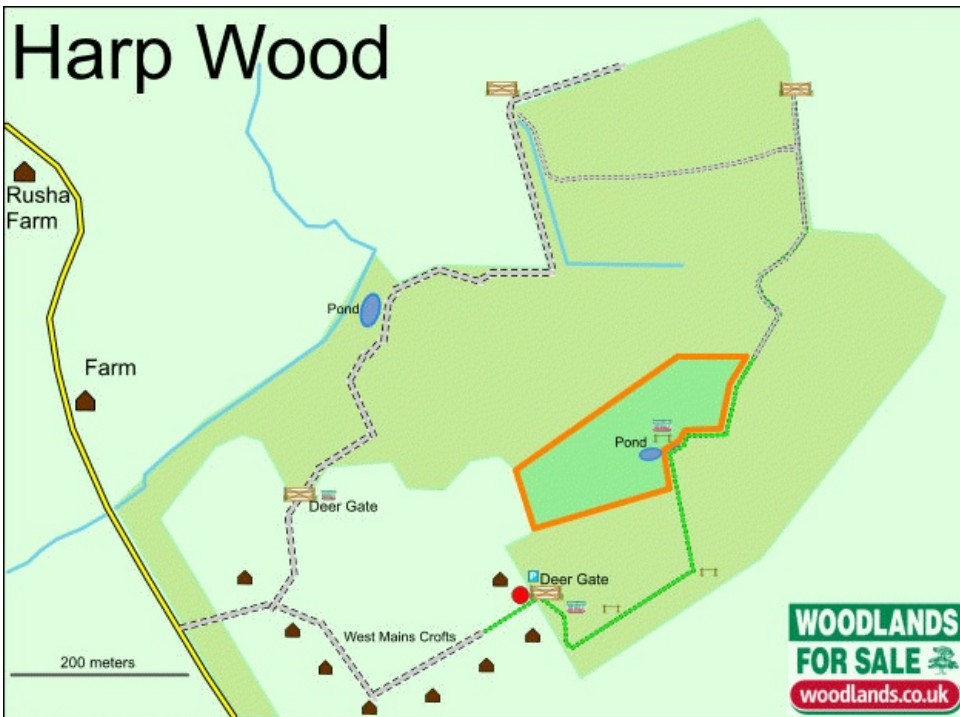
For Satnav; the postcode **EH55 8NR** is for the point shown by the red dot on the location map and coordinates are:**N55:49:33** and **W3:36:23**

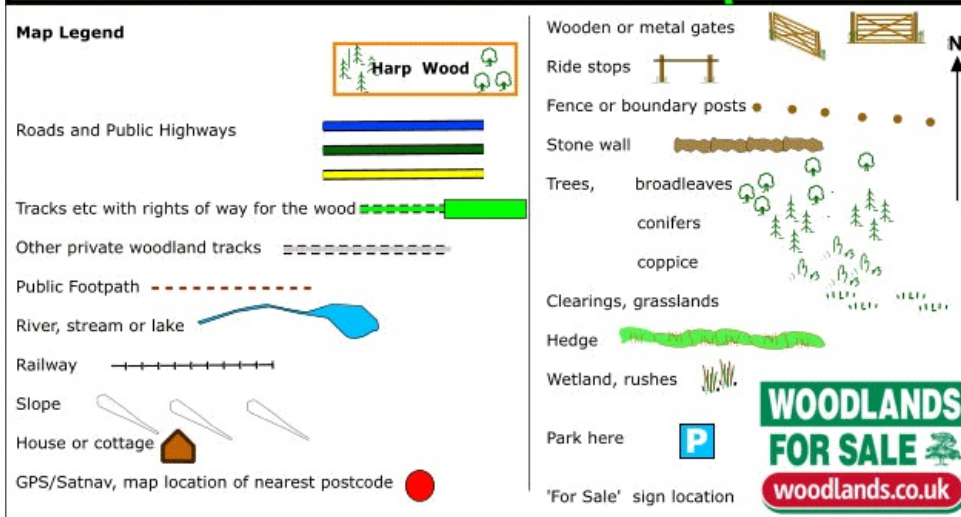
Or use our directions:

- 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.
- Continue to the end of the private road past the houses, this eventually becomes a stoned track leading to a deer fence and gate.
- Drive through the gate and park immediately on the left taking care not to block the track, please make sure to shut the gate behind you.
- Continuing on foot follow the stone track to the right through the wood for about 400m until you come across a well-marked ridestop on the left signed Harp Wood

Boundaries:

The boundaries of the wood are indicated by orange painted-top 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.