

## Jeannie Wood, Roxburghshire - About 5 ¾ acres, £45,000



Situated in the the picturesque Teviot Valley about 10 miles south of Hawick, Jeannie Wood has beautiful views of the surrounding countryside and with its river access it is sure to spark the interest of those with a passion for angling.

The centre of the River Teviot forms the south eastern boundary of the woodland, providing roughly a hundred metres of well stocked river. According to the local angling association Sea Trout and Salmon migrate up this stretch of river. There are also indigenous species such as Brown Trout and Grayling.

It is not only fish that are attracted to the river: a [Roe Deer](#) may be seen at the eastern corner of Jeannie Wood, a favourite crossing point, drinking the clear waters with her two spotted fawns, before bounding off over the fields in convoy.

The woodland benefits from an easy vehicle approach across the fields and along the woodland track to a ridestop at the entrance. Here a substantial hard standing makes a very useful area to stack timber awaiting collection or park: a convenient and durable bench helps this spot to be enjoyed. A path leads away from here into the Norway spruce plantation which is around 20 years old. On the eastern and southern edges of the woodland some very nice broadleaf areas can be found, mostly oak and ash.

Wandering through the woodland and around the fringes, woodland flowers such as wild roses and delicate and fragrant orchids are to be found. The woodland is also home to an abundance of fungi that enjoy the shelter of the coniferous canopy.

The timber that the woodland will yield will be suitable for many uses. Initially the Norway spruce would benefit from being thinned and harvested, perhaps for firewood, though the wood has a good resistance to rot. Over time the oak and ash will provide very useful timber for crafts or for heating too. For those interested in coppicing, [ash](#) makes an excellent crop and because it is pliable especially when steamed, stable and tough it can be used to make many products from baskets to chairs.

Whiling away the time, Jeannie Wood is a great place to sit, camp and enjoy nature, while watching a coppice crop grow.

**Sporting rights:** These are owned and included with the land.

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.

There is a growing interest in hut, bothy and temporary shelter building, especially in Scotland; for those interested in erecting a hut or shelter, here is some interesting and very helpful guidance from [Reforestation Scotland's Thousand Hut Campaign](#). Your Local Planning Authority should also be consulted.

**Price:** £45,000 Freehold

**Location:** Teviothead, Hawick, Roxburghshire

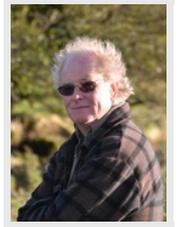
**Size:** About 5 ¾ acres for sale

### Local manager

**David Alty**

07795 104 594

[david.alty@woodlands.co.uk](mailto:david.alty@woodlands.co.uk)



---

## 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.

### Location

**OS Landranger:** OS No 79

**Grid ref:** NT 415 067

**Nearest post code:** TD9 0LG

### Directions

Jeannie Wood is well connected via the scenic A7 and is around 35 miles north of Carlisle, 15 miles north of Langholm and 10 miles south of Hawick.

To get to the woodland simply drive along the A7 to the postcode of TD9 0LG near the small village of Teviothead.

At the sign to Falnash near the Armstrong Johnnie Gallery cross the River Teviot using the temporary bridge and take an immediate right once over the bridge.

Follow the track to just before the closed farm gate with cattlegrid and park safely at the small junction on the left.

Proceed on foot through the farm gate (remembering to close it after you) and walk along the track beside the river. Continue along this track through an open gateway up to the locked woodland gate.

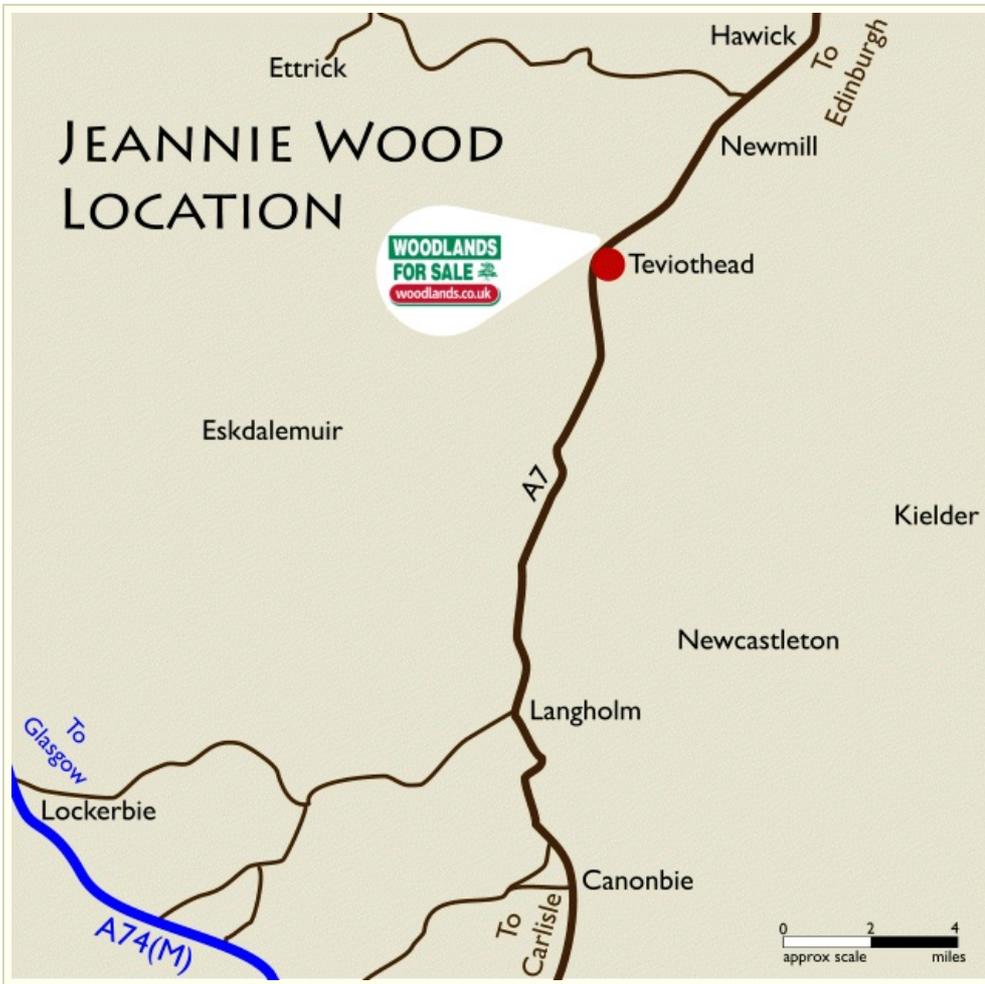
(Dog owners will note that a dog friendly stile has been provided at the entrance to the woodlands. All dogs should be on a lead when walking through the sheep fields.)

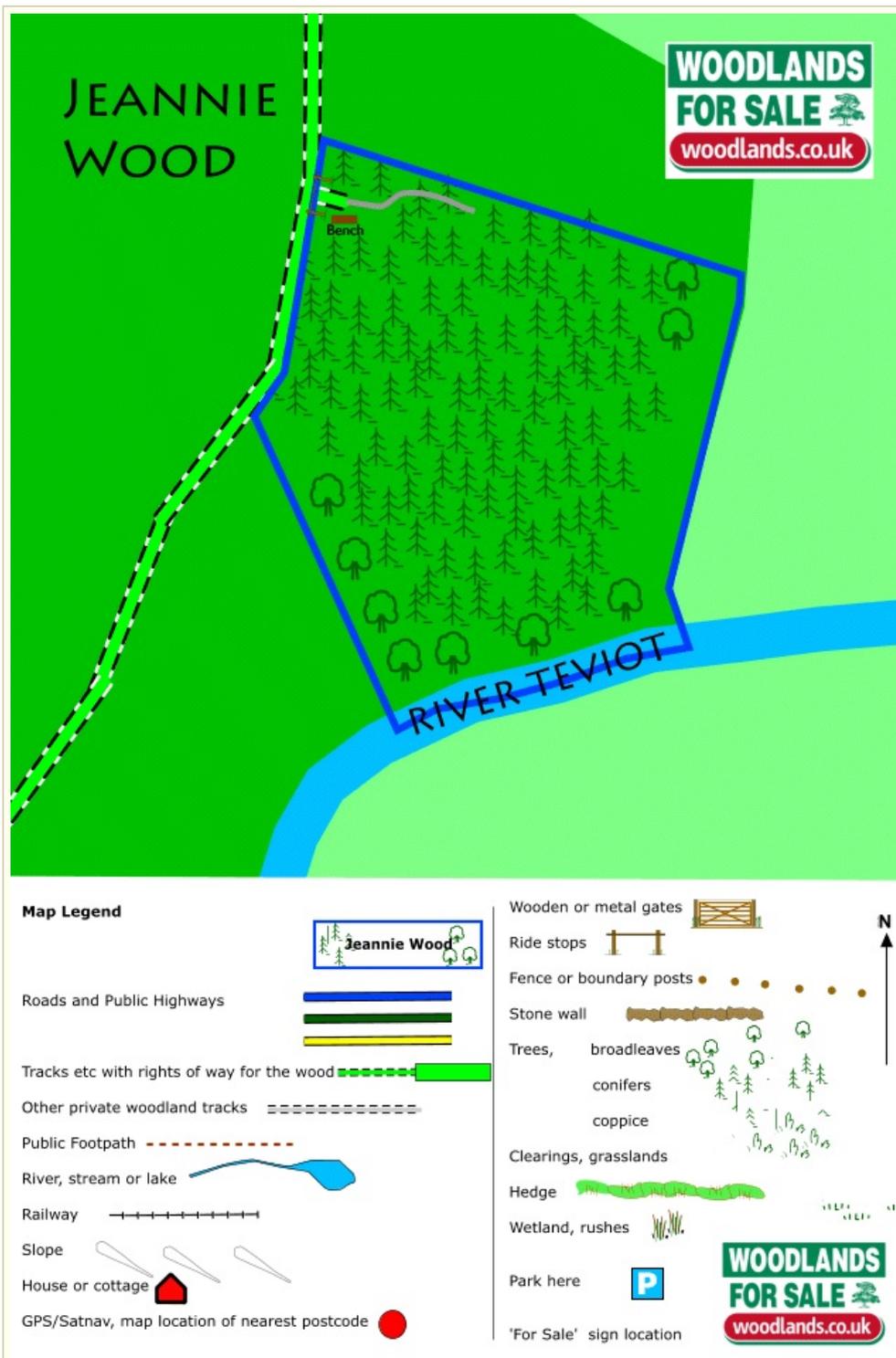
Climb carefully over the stile and continue walking along the track for about 500m where you will find the entrance to Jeannie Wood on your right.

A key to the locked gate will be provided upon purchase of the woodland and a right of way will allow you to drive all the way to your woodland.

### Boundaries:

The boundary of Jeannie Wood is clearly marked by posts topped in blue paint along the south western, western, northern and eastern sides of the woodland. The south eastern boundary is the centre line of the River Teviot.





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.