



## Lowe Wood West Lothian

An interesting and varied mixed woodland set in rural West Lothian. Easily reached by road or rail from the main Edinburgh/Glasgow routes.

### Details

**Price:** £69,000 Freehold

**Location:** West Mains Crofts, West Calder, West Lothian

**Size:** Nearly 5 ¾ acres for sale

**OS Landranger:** OS No 65

**Grid ref:** NS 999 604

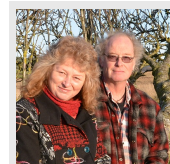
**Nearest post code:** EH55 8LD

### Local manager

**David and Sarah Alty**

07795 104 594

[davidandsarah@woodlands.co.uk](mailto:davidandsarah@woodlands.co.uk)



## Description

The greater woodland at West Mains was relatively recently planted, an exercise to help improve the woodland footprint in the local area. Originally farm pasture, the landscape was intelligently planted with a well-chosen mix of native species, both conifer and broadleaf. Having taken well, the wood is now seeing colonisation by a variety of woodland plants, all beneficial for its long-term health. Remaining undisturbed from common forestry operations has encouraged the gradual increase in a broad spectrum of wildlife throughout the wood.

Mostly level throughout, the wood slopes gently to the north and is transected by a water drainage channel which, although having a seasonal flow, supports a range of life appropriate to a damp environment.

From various points in the wood, views of the hills across the [Firth of Forth](#) are visible, adding further interest to this vibrant and thriving young woodland.

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.

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### Trees

The main body of the planting consists of an even and attractive mix of pioneer species, birch, alder and rowan. These are supplemented by a good scattering of oak, elm and that deciduous conifer, the [larch](#). Also dotted about are several aspen. Along the edge of the wood, hawthorn and [blackthorn](#) make for a dense hedge, further reinforced by the occasional holly. A wonderfully diverse woodland that belies its youth!

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### Wildlife

A resident population of [roe deer](#) can frequently be seen, even if their natural shyness means that often all that is visible is the flash of a white flashed rump as they sprint for cover. The transverse drainage channels that cross the land enable and encourage the presence of [amphibians](#) and damp-loving plants. Smaller mammals including stoats and weasels, although hard to spot, hunt through the grasses beneath the trees.

An early succession plant, rosebay willow herb has become established along the western ride. Often dismissed, it is important in its own right being the food species of choice of the [elephant hawk moth](#). Both adults and caterpillars are equally spectacular and well worth looking out for.

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### Features

A good hardstanding area is located behind the ridestop entrance with a rustic bench looking into the treescape. The lateral water channel gives an additional micro-landscape within the wood. A vital habitat for [amphibians](#), this area adds interest and further variety to the overall woodland.

Long-range views to the Ochill Hills and even further to the distance Trossachs are easily possible on a clear day.

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### 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 open well spaced planting with occasional glades. Two small footbridges have been included at key watercourse crossing points.

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

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### Rights and covenants

The sporting rights are owned and included in the sale.

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### Activities

A wonderful opportunity to give the progress of nature a helping hand. Judicious introduction of native wildflower species would add to the increasing diversity, encouraging and supporting a wide range of wildlife from invertebrates to amphibians to birds and mammals.

The peaceful environs encourage an occasional overnight stopover, a good chance to observe the nightlife of the woods.

It is certainly feasible that in the near future, a good, sustainable source of [firewood for home](#) use could easily be harvested. A young wood is more easily shaped for the future.

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## Local area and history

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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.

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.

Before the days of electric lights, miners would use an open flame, its soft warm light often referred to as a Lowe.

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## How to find this woodland

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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.

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## Directions

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- Lowe 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 (Lowe 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**

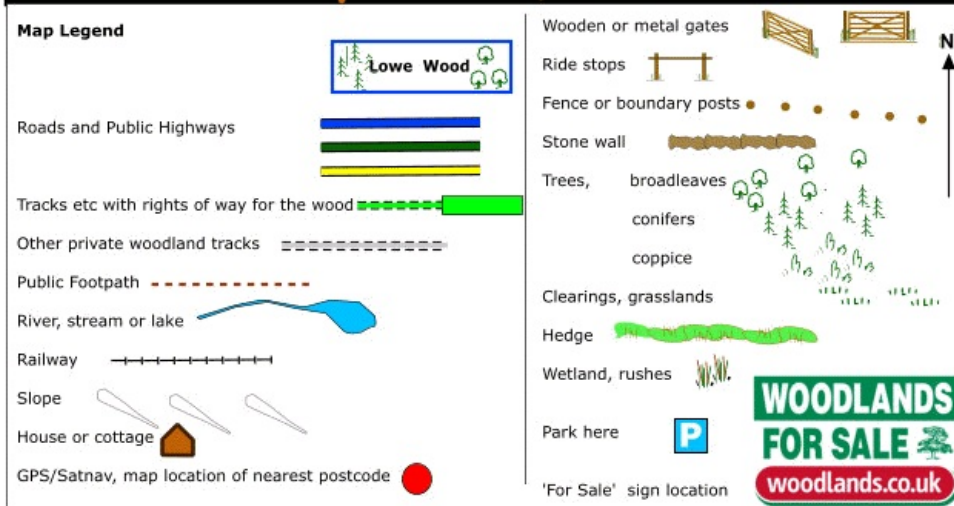
Or use our directions:

- 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 100m until you come across a well-marked ridestop on the left signed Lowe Wood

**Boundaries:**

The boundaries of the wood are indicated by blue 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.