



Makenna Wood Falkirk

A rich and diverse woodland, close to Falkirk and Edinburgh.

Details	Local manager
<p>Price: £65,000 Freehold</p> <p>Location: Standburn, Avonbridge, Falkirk</p> <p>Size: Nearly 5 acres for sale</p> <p>OS Landranger: OS No 65</p> <p>Grid ref: NS 924 745</p> <p>Nearest post code: FK1 2HN</p>	<p>Torquil Varty and Rachel Bower 07803 903 203 torquilandrachel@woodlands.co.uk</p> 

Description

Makenna wood is a wonderful, smaller woodland, ideal for someone taking their first steps into woodland ownership. It really has a lot going for it with some very good stands of oak that are establishing themselves well. These woods do feel quite private .

The trees have established themselves providing a good mix of conifer and deciduous, ideal for anyone wanting to get into crafting. The oak provides great potential for oak swill basketmaking as well as providing good timber for green wood working. There is a great balance to the woodland already and the potential for thinning would be a fantastic project for those with a practical mindset.

A variable stream runs along the northern boundary, though with recent dry weather this is down to a trickle at best. These woodlands have proven very popular and this one is a wee gem; early viewing would be recommended.

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

These woods are dominated by strong growing conifer and some fine stands of oak that will provide good timber in due course. Prudent thinning will help shape the woodland for the future as well as providing a good store of sustainable firewood.

Wildlife

The wildlife is waiting to be discovered; we have disturbed a few deer on our forays into the wood. It would therefore be advisable that any coppicing in the wood be protected from deer browsing. It is a great habitat for birds with plenty of cover amongst the tall grasses for all manner of smaller mammals.

Features

As well as the variable stream, a small bench has been installed amongst a leafy oak copse, with fantastic views sweeping down into the wider woodland. This would be the best spot to camp out amongst the stars.

Access, tracks and footpaths

The access tracks have been recently worked on with a generous area of hardstanding to be able to turn a vehicle in the wood. With an existing ride through the conifer to the far side of the woodland, smaller footpaths could be added to create a trail through the dense conifer, easily done with a team of willing helpers.

Rights and covenants

All sporting rights are sold with the wood however mineral rights have been retained by the coal board.

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Activities

As with all our woods you are only ever restricted by the depth of your imagination. For me this wood is perfect for craftspeople, a lean-to fashioned out of oak poles in the corner and a woodland stuffed with creativity and energy or whatever floats your boat!

Local area and history

Gateside Woodland sits directly next to the small ex-mining village of Standburn, with the closest town being Falkirk about 6 miles away.

Falkirk sits on the junction of the Forth and Clyde and Union Canals and as such became an important trade route and hub of heavy industry in the 18th and 19th centuries. The steel industry was dominant as was coal mining, necessary to feed the engine of industrialisation. The area is now more dependent on tourism and retail with many old mining sites reverting to woodland.

Nearby attractions include the Falkirk Wheel and The Helix, home of the famous Kelpie art installation.

Edinburgh is only twenty miles away and Glasgow 30 miles making these woods very accessible from the city.

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

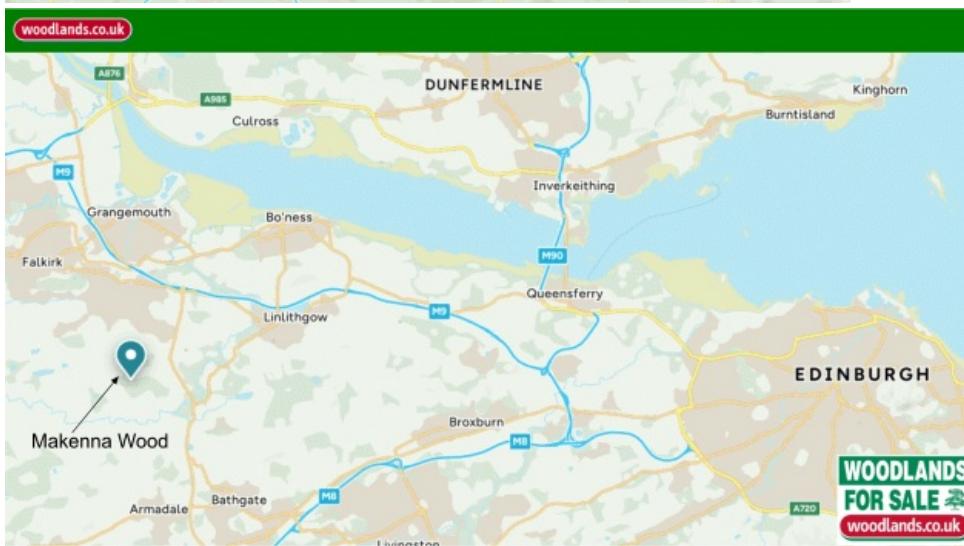
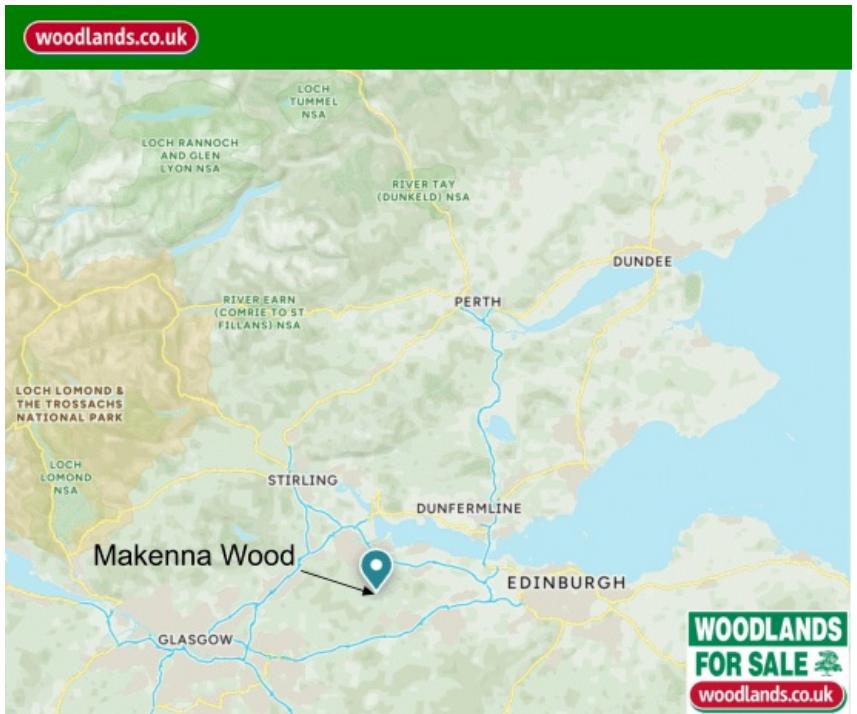
second more detailed visit please contact our local manager.

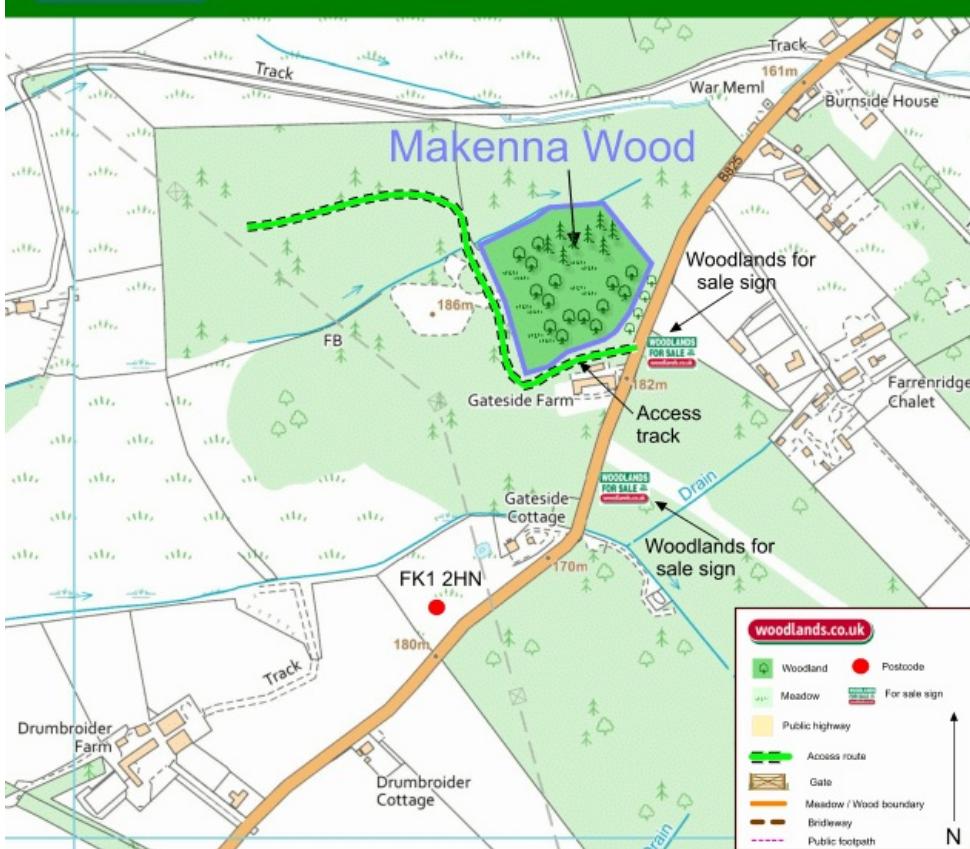
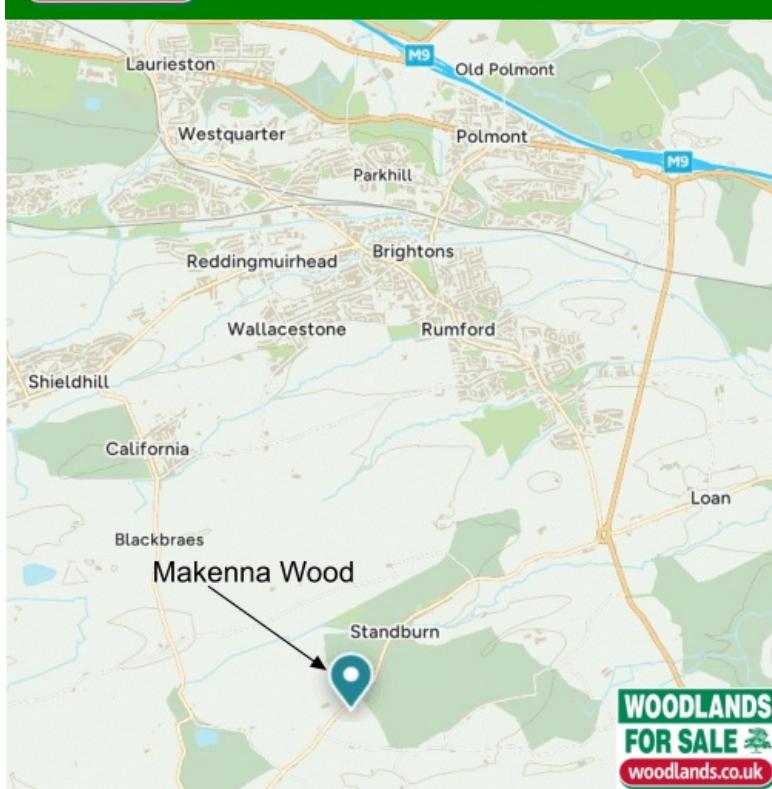
Directions

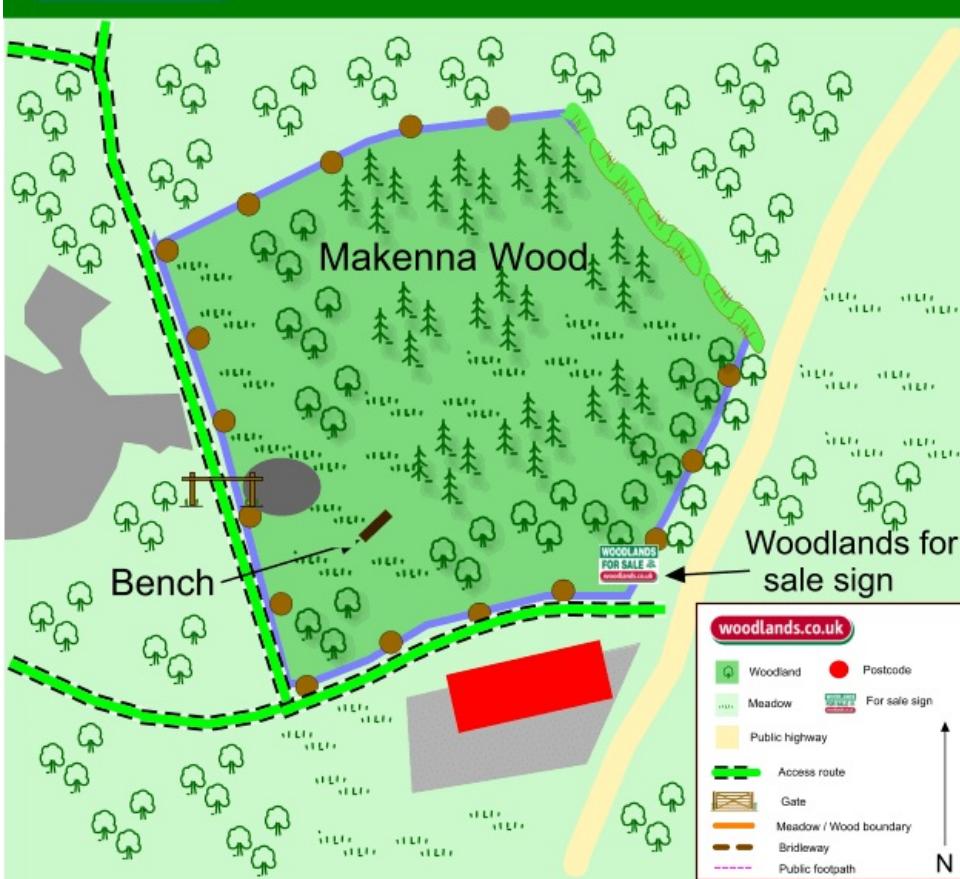
- Coming in from the M9.
- Take the A801 heading towards Armadale
- At the first roundabout take the B825 heading towards Avonbridge.
- The woods are just past the village of Standburn on the left.
- Park by the metal gate but in a way that does not restrict access.
- Walk up the hill towards Standburn and the entrance to the wood is just past the house on the left hand side.
- Walk round the gate and go straight ahead, Turn right and walk about 50 yards down the track and the wood is on your RHS

Boundaries:

Boundaries are marked by purple painted free standing post tops.







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.