



Railway Wood lies a ballast-stone's throw from the Lisburn to Moira section of the main Dublin-Belfast railway, which was the second railway project to be started in the whole of Ireland. Nearby, Moira has the oldest station building on the NIR network, having opened in 1841. Another railway line, the currently moribund Lisburn - Antrim line, lies  $\frac{3}{4}$  of a mile to the north-east. When approaching from the north or the south, you will pass under fine Victorian brick-arched railway bridges. By contrast, 21st century technological innovation has recently been making inroads in the area, with the construction of a number of solar farms, although none are visible from Railway Wood.

As the young trees are at an ideal age for thinning, the owners of Railway Wood, if they so wish, will have access to a lifetime's supply of high quality ash firewood. In so doing, the wood will start to take on a varied character, with diverse tree ages and light levels which will make it suited to an even greater variety of wildlife and native plant species; additionally, new tree species could be introduced.

Following the newly constructed track, you approach Railway Wood through a stand of ash trees and across a grass meadow, passing an old field gate and turning left to arrive at the ride stop to what could be your own private woodland. To your right, lies an open meadow of about  $\frac{3}{4}$  of an acre, which forms part of Railway Wood; currently fallow, it could be put to a number of uses and is a great asset. As the track enters the wood, you pass a useful wood stacking area and some rowan trees, then you reach the dedicated parking area in a grove of birch trees which have been pruned to show off their attractive bark.

Railway Wood's main tree species is ash, with small groups of oak, Scots pine and birch, and the occasional rowan and hazel. The ash lends an airy, open feel to the wood. Ash is a light demanding species, so the trees naturally self prune as the lower branches die when they are shaded out by the canopy above. It would be easy to make informal paths through the area merely by removing some of these lower branches. Indeed, if this pruning were extended to the oaks and pines, in time knot-free timber suitable for milling into planks could be produced. The pruning would have the added benefit of opening up these denser areas which have a greater number of large lower branches than the ash trees.

The wood is also at a perfect stage for thinning, and a large volume of extremely useful firewood could be easily produced by removing the occasional row of trees, with the added benefit of improving access for a quad or small tractor. A more selective thinning could also be carried out, by removing some rows and then felling individual trees of poorer growth, thereby leaving more space for the better trees to develop.

A good way of increasing the diversity within the wood would be to fell small groups of ash trees and plant other more shade tolerant species in the gaps, such as oak, beech or sycamore.

There is ample scope for the kids to build dens and generally have the freedom to roam that older generations took for granted, and for the adults to build their own constructions: a tool and firewood store, or a cabin for occasional overnight stays could comply with permitted development legislation for forestry / agriculture.

Being so accessible from the M1, Railway Wood represents a real haven of tranquility for those with busy lives and a yen to go back to nature.

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.

**Price:** £65,000 Freehold  
**Location:** Lisburn, Co Antrim  
**Size:** Over 7 acres for sale

### Local manager

**Andrew Clark**  
07977 499714  
[andrew@woodlands.co.uk](mailto:andrew@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 20  
**Nearest post code:** BT28 2TJ

### Directions

Railway Wood lies three miles west of Lisburn.

1. [Click here for Bing Maps Directions](#) enter your own postcode, (the coordinates for the entrance on Dagger Road are already entered).
2. **For Satnav:** the nearest postcode is **BT28 2TJ** on Dagger Road, as shown by the red dot on the maps: the coordinates are: **N54.506648 W6.1194475** for the entranceway.

Travelling from Belfast and Lisburn, take the A3 Moira Road from Lisburn. In the village of Maze, turn right at the crossroads onto Dagger Road.

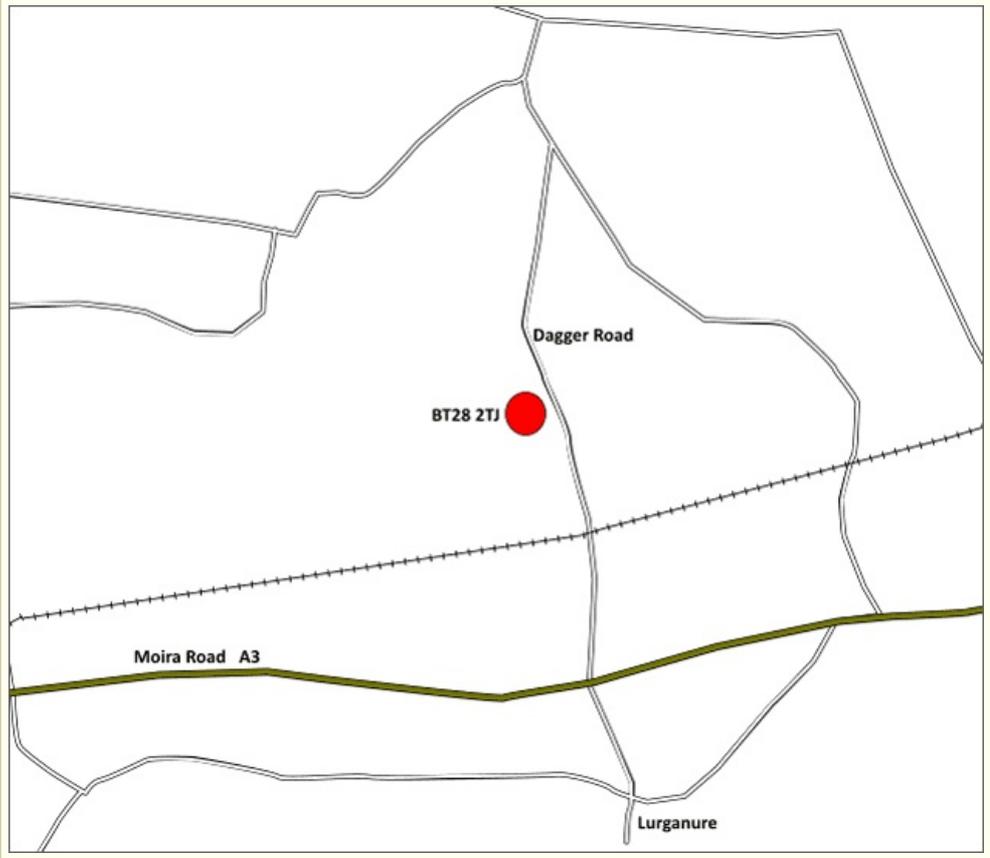
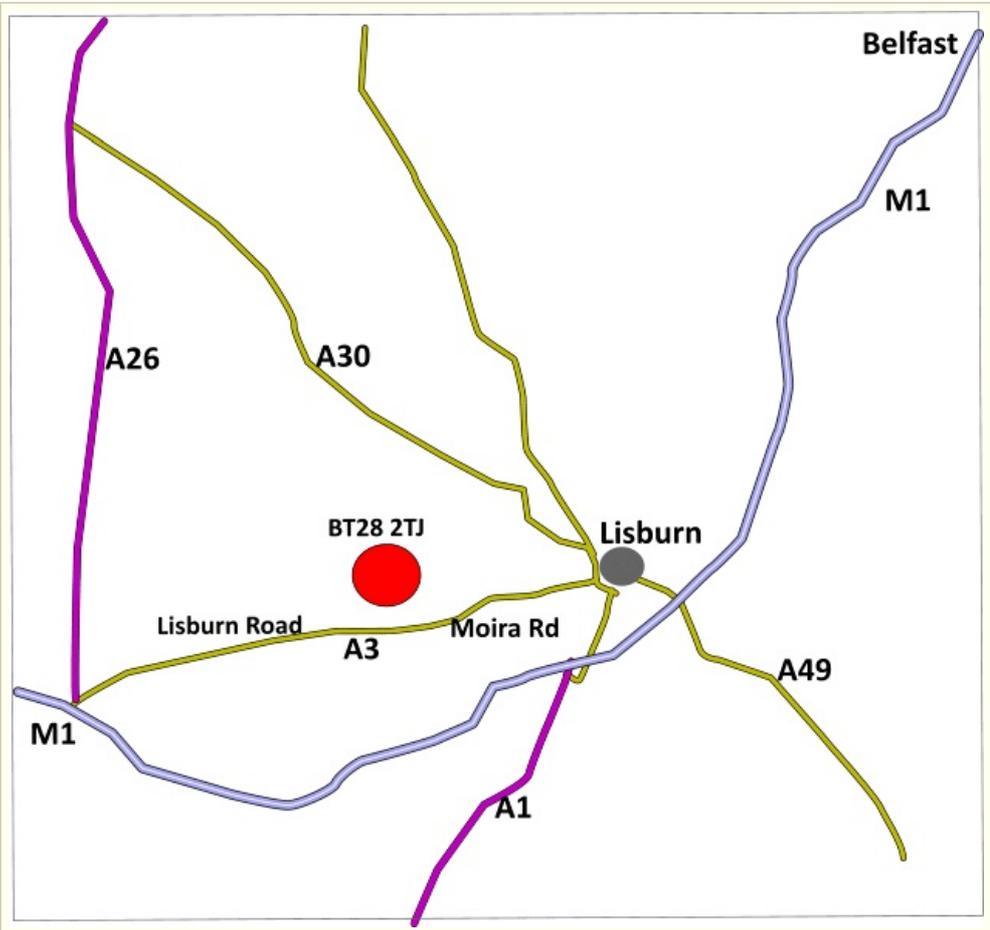
Travelling from the west, exit the M1 at Junction 9, take the A3 towards Lisburn, and turn left at the crossroads in the village of Maze onto Dagger Road.

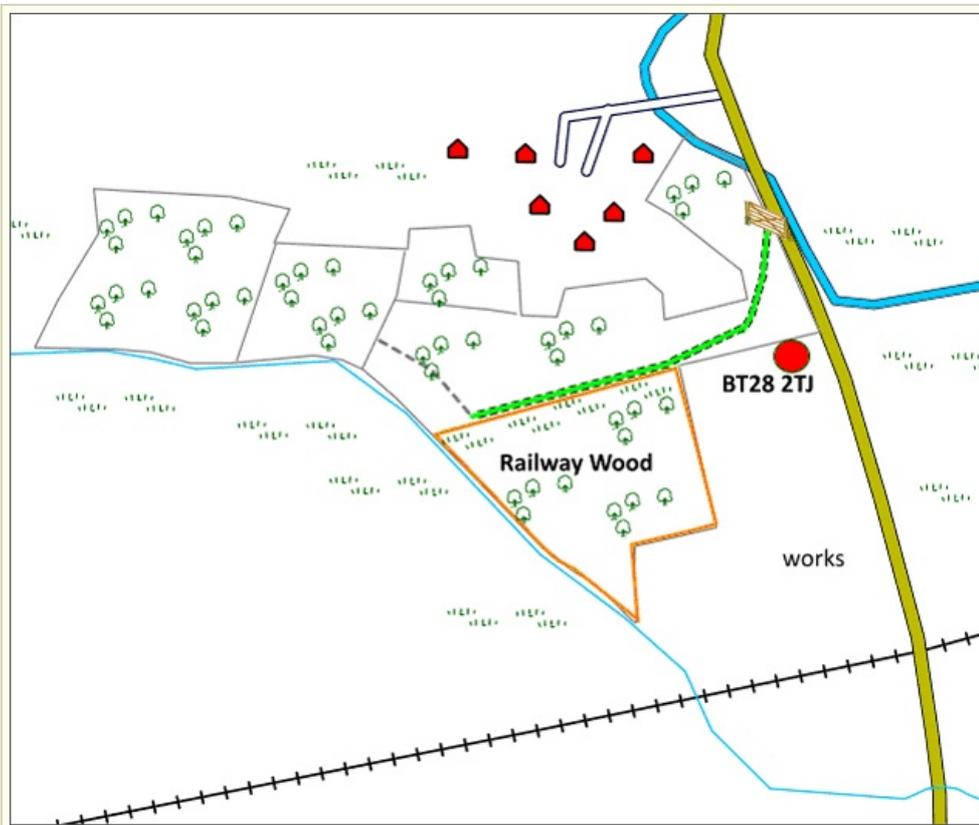
After half a mile you will find the entrance on the left via a timber gate. Follow the stoned track for 150m then fork left to reach Railway Wood.

Travelling from the north, take the A26 past Belfast International Airport until you reach Upper Ballinderry. Turn left onto the B104 Ballinderry Road. After about 4 miles turn right onto Cross Lane opposite Magheragall Church. After half a mile fork right onto Dagger Road, and the entrance is half a mile further on on your right via a timber gate. Follow the stoned track for 150m then fork left to reach Railway Wood.

### Boundaries:

The northern boundary adjoins a stoned lane and is marked by blue painted posts. The south-western boundary consists of a fence and ditch. The eastern boundary is marked by a combination of hedge and stock 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.