



Silverburn Meadow

Midlothian

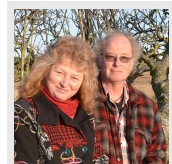
A verdant free-draining meadow with excellent access off the A702 and within easy reach of Edinburgh.

Details

Price: £55,000 Freehold
Location: Silverburn, Penicuik, Midlothian
Size: Just over 3 ½ acres for sale
OS Landranger: OS No 65
Grid ref: NT 196 596
Nearest post code: EH26 9LW

Local manager

David and Sarah Alty
07795 104 594
davidandsarah@woodlands.co.uk



Description

Silverburn Meadow is a well-drained pasture sitting adjacent to the A702 Biggar to Edinburgh highway. Within a short drive of the capital and easily accessible from the rest of the country via Jct 13 of the A74(M).

The meadow hosts a variety of grass species and has formerly been grazed by sheep. With their removal from the land, a variety of wild flowers have become established and even a self-seeded willow or two in the bottom corner.

A highly suitable environment in which to establish a new woodland by thoughtful planting. A [guide to planting](#) is provided with the sale.

The land slopes gently to the south and features panoramic views across the Cloich Hills and the Moorfoot range. A stunning backdrop is provided by the start of the Pentland Hills.

To visit; please park at the side of the track near the main for sale sign. The main access gate is then a short walk along the track.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Although in the main the pasture is free of trees, a couple of self-seeded willows have appeared in the damp area in the bottom corner.

Wildlife

[Hare](#) and Roe deer are frequent grazing visitors, with field mice and voles resident in the base of the grassy stems.

Swallows skim the surface of the landscape endlessly seeking invertebrate sustenance. High above on the mountain thermals, buzzards wheel, ever vigilant for their next meal.

Features

The meadow features an attractive rustic bench, well placed to take in the extensive views.

- Ideal for tree planting or re-wilding
- Lush pastures with wildflowers
- Excellent access directly from public highway
- Tree planting grants widely available
- Prime location, within easy reach of Edinburgh

Access, tracks and footpaths

Silverburn Meadow is accessed from the A702 along a good hard track leading to a field gate. A separate track continues via a greensward to the ridestop entrance across the field.

The meadow virtually has its own bus stop, shown on the detail map, making access via public transport a real possibility.

Rights and covenants

The sporting rights are owned and included in the sale.

The land is subject to a development overage in favour of a previous owner; details are available on request.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

The meadow lends itself to a new woodland planting or rewilding project. With its magnificent views it would be an ideal site for an [off-grid hut](#).

Local area and history

Set in a rural location, the meadow is adjacent to farm land to the south with the heather swathed Pentland moors to the north. The nearest town is [Penicuik](#) with a wide range of local facilities and amenities. Formerly a centre of coal mining and paper making the town is now more of a residential area.

Historic Penicuik House had links with Robert the Bruce and features excellent walks. For the more energetic, the [Pentand Hills](#) boast several waymarked walking routes.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Silverburn Meadow is just off the A702, 10 miles south of Edinburgh and 18 miles north of Biggar.

Satnav: the postcode EH26 9LW is for the point shown by the red dot on the location maps.

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[Click Here for Directions From Bing Maps](#) enter your own postcode, *(Silverburn Meadow coordinates are already entered)* and click on the blue "Go" box. This will take you to the main entrance gate.

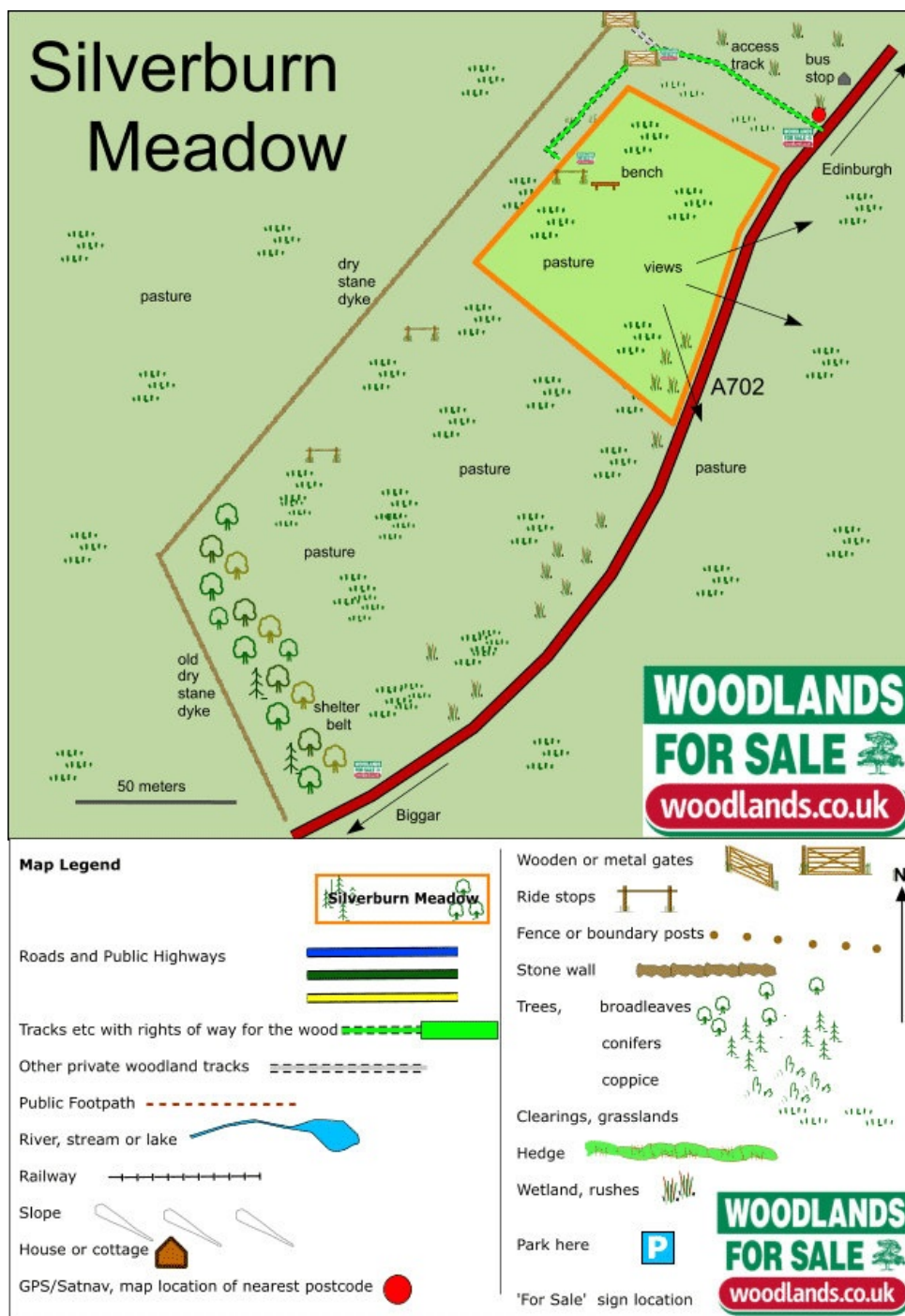
Our Directions:

- From the Edinburgh bypass (A720) travel south on the A702.
- Pass through the village of Silverburn and continue for about 800m
- The main entrance is on the right, just after a bus stop and is marked by a large "woodlands for sale" sign.
- Please park on the left near to the sign and continue up the track on foot.
- The gated entrance to the land is on the left.
- From Biggar, travel north on the A702.
- Pass through the village of Carlops and continue for a further 3 miles.
- The main entrance is on the left immediately after a large "woodlands for sale" sign.
- Please park on the left near to the sign and continue up the track on foot.
- The gated entrance to the land is on the left. Follow the dry stane dyke for about 50m until the ridestop entrance is reached on the left.

Boundaries:

The boundaries are marked by orange painted top posts and orange marks on the roadside fence line.





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.