

Sorcha Wood - SOLD

Fife

An enchanting woodland close to Dunfermline.

Details

Price: £45,000 Freehold
Location: Bowershall, Dunfermline, Fife
Size: Just under 4 acres for sale
OS Landranger: OS No 58
Grid ref: NT 096 919
Nearest post code: KY12 0SJ

Local manager

Torquil Varty and Rachel Bower
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Description

The woodlands in general, out of the larger Balmule Wood, have proven very popular and Sorcha Wood will undoubtedly attract a good deal of interest too. Of a manageable size and yet easy to immerse oneself in, Sorcha Wood is a quiet retreat from the business of life.

The woodlands were planted with a very wide variety of broadleaf species and although relatively young, the trees are really beginning to show themselves with vigorous growth. The woods are just reaching the point where an owner could start to manage and shape them, whether it be for prime species specimens or wider diversity of flora and fauna.

The presence of a wide variety of fruiting tree species such as wild cherry, hawthorn, blackthorn and hazel all attract a flourishing number of bird and mammal species, not to mention two legged foragers.

Access on foot is easy within Sorcha as the understory is relatively open and the planting has been carried out well with good distance between trees.

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

There are a wide range of trees throughout Balmule ranging from chestnut, ash, oak, sycamore, hazel, hawthorn, holly, blackthorn, cherry, rowan, blackthorn, willow, hornbeam and even the odd conifer thrown in for good measure. This diversity really feeds into what is a very healthy forest, despite the challenges of new tree diseases such as chalara or ash dieback as it is more commonly known.

Wildlife

A number of woodland owners have installed nature cams which is a great way of finding out who lives in and uses the woodland. This would be a great project for young kids to explore and discover who we share the land with.

Features

The standout feature within all of the woods at Balmule has to be the rich diversity of species; the more diverse the species the more varied the habitat, which in turn encourages a higher number of insects to live within the eco system, and supports the base of the food chain.

Access, tracks and footpaths

There is good access over a stone track with vehicle space within the wood. There are no defined paths within the wood although they will become established with use and there are already a number of animal trail to follow..

Rights and covenants

Sporting rights are sold with the woodland.

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Activities

Woodland ownership attracts people from all sorts of different backgrounds drawn together through a common theme of wanting to nurture the land and to be inspired to be creative within their own space. Balmule provides that perfect canvas.

Local area and history

Sorcha Wood is located within 15 minutes from Dunfermline, which up until the 17th Century was the royal capital of Scotland and centrally located for Glasgow, Edinburgh and Stirling. Fife, bounded to the north by the [Firth of Tay](#), and to the south by the [Firth of Forth](#), is a natural peninsula where political boundaries have changed little over the ages. Legend has it that the [Pictish](#) realm was divided into seven sub-kingdoms or provinces, one of which went on to become Fife.

To the north beyond the hill and woods is Commerce Park, an old WW2 supply depot for the naval bases at Rosyth, now converted mainly for use by local business and also home to [Scotland's Vintage Bus Museum](#).

How to find this woodland

This wood is no longer available. For more woods in the area, please see the regional page or contact our regional manager. To be notified as soon as new woods become available, please subscribe to our regional mailing lists, or subscribe to notifications in one of our apps for iPhone and Android.

Directions

- From the M90 exit at jnct 4
- Follow signs to the Vintage Bus Museum and Commerce Park on the B914
- After a few miles bear left onto the B915
- Continue down past the entrance to Commerce Park.
- You will pass a large woodlands for sale sign on your right hand side marking the start of the woods.
- Immediately past the bend and just before the house is the entrance to the woods next to a Woodlands sign.
- Please park here only if there is room **NOT** to block the gate and enter through the pedestrian gate and walk up to Sorchha Wood which will be found about 250m up the track where the track bends to the left of the recently resurfaced track. It will be on your right hand side
- **PLEASE PLEASE PLEASE, do not block the vehicle gate as it prevents other woodland owners from leaving!**

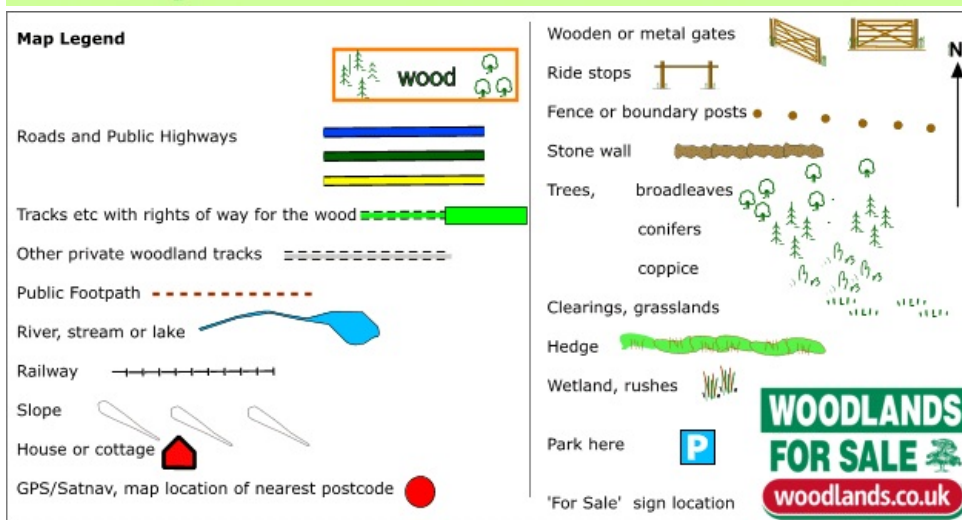
Boundaries:

Boundaries are marked by orange painted post tops.



Sorcha Wood

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FOR SALE**
woodlands.co.uk



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.