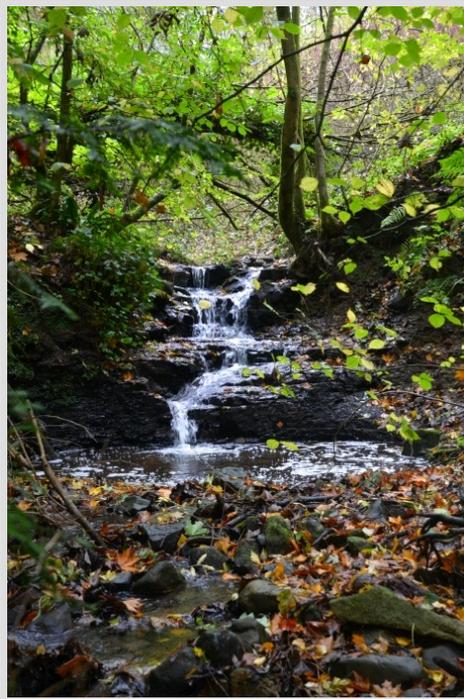


Towerburn Wood, Scottish Borders - Just under 8 acres, £48,000



Towerburn Wood is a fascinating hidden gem with great historic interest, set in a shallow valley of a quiet corner of Jedburgh.

The wood was originally part of the Hartrigge estate and was used as a water source and for recreation. It was once owned by the Scottish Lord Chancellor and was indeed visited by no less a personage than Queen Victoria herself. She was visiting the area and recorded her time in the woods in her diary.

More recently an historic pathway has been expanded and improved to the benefit of the wood. Wooden steps climb the steeper slopes and duckboards cross small water courses.

Presumably, due to its connection with the larger estate, the wood supports an extremely unusual variety of broadleaf species; many of these are not normally seen in this part of the country. The valley rim supports several truly enormous beech and oak trees: a huge sweet chestnut was recently aged at around two hundred years. Smaller down the size scale are birch, elm, sycamore and lime with holly and hawthorn occupying the understory: a few large aspen frame the lower entrance. A carpet of daffodils lights the woodland floor in spring, only just preceded by numerous clumps of snowdrops.

Although essentially set in the valley of Tower Burn, the wood has several level areas that have been used for picnics, barbeques and camp fire stop overs. A small waterfall on the burn is a delight to behold and much frequented by resident [dippers](#). Water features within a woodland are tremendously valuable resources for the inhabitant wildlife. Buzzards are regularly spotted above the canopy, while sparrow hawks hunt through the boughs and woodpeckers hammer industriously at standing dead wood.

Deer, badgers and hedgehogs are nocturnally active and time spent patiently watching will reap its reward in many a sighting.

The surrounding area is one immersed in the best of country life. At its centre is the nearby vibrant market town of [Jedburgh](#), with good all-round facilities and many historic landmarks including the impressive 12th century [Augustinian Abbey](#). Edinburgh and Newcastle are just over 60 minutes drive away.

Access: The access is directly off a quiet public road via either of two private wooden stile entrances.

Sporting rights: These are owned and included with the land.

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.

There is a growing interest in hut, bothy and temporary shelter building, especially in Scotland; for those interested in erecting a hut or shelter, here is some interesting and very helpful guidance from [Reforestation Scotland's Thousand Hut Campaign](#). Your Local Planning Authority should also be consulted.

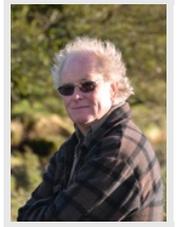
Price: £48,000 Freehold
Location: Jedburgh, Scottish Borders
Size: Just under 8 acres for sale

Local manager

David Alty

07795 104 594

david.alty@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 74

Grid ref: NT 659 214

Nearest post code: TD8 6EA

Directions

Towerburn Wood is situated on the outskirts of Jedburgh near to the A68.

[For Directions From Bing Maps CLICK HERE](#) enter your own postcode (Towerburn Wood entrance coordinates are already entered) and click on the blue "Go" box.

For Satnav; the postcode **TD8 6EA** is for the point shown by the red dot on the location map and coordinates are:**N55:29:06** and **W2:54:04**

Or use our directions;

From the North;

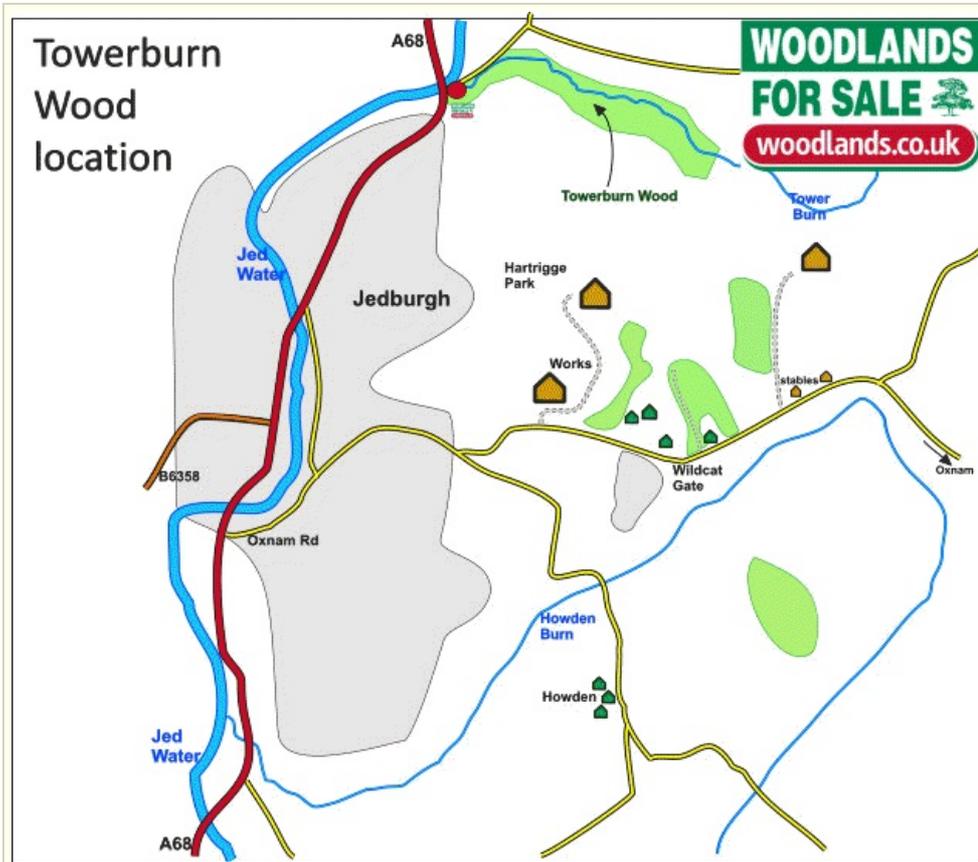
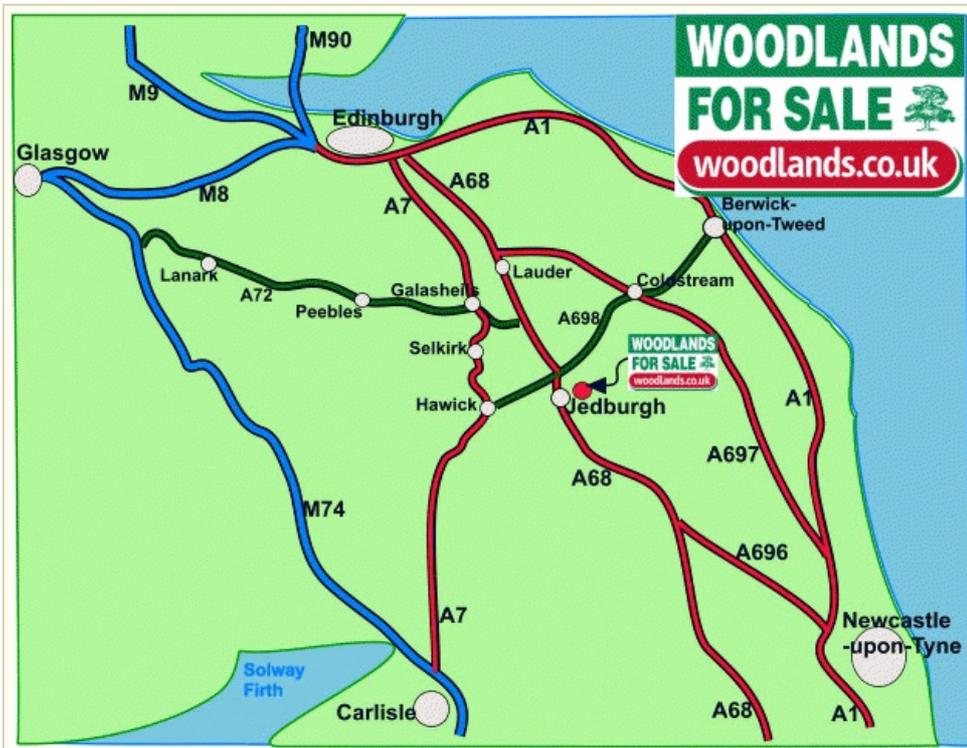
- Approach Jedburgh on the A68.
- Pass a retail park on the right (Edinburgh Woollen Mill, Shell)
- Cross the bridge over the Jed water and turn immediately left onto a minor road.
- The entrance to the wood is on the right, please park safely off the road in the small layby on the left.

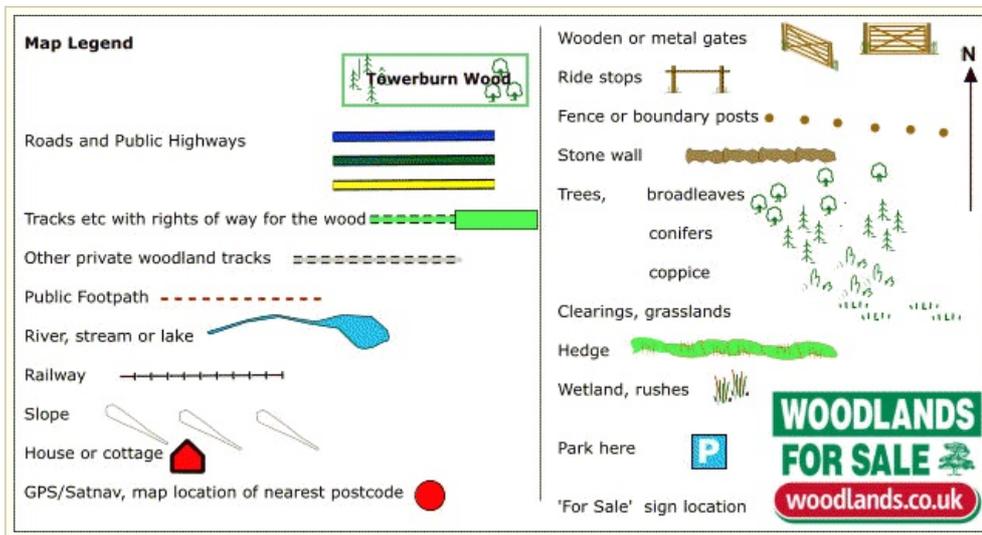
From the South;

- Pass the centre of Jedburgh on the A68.
- Immediately before crossing Jed Water turn right onto a minor road.
- The entrance to the wood is on the right, please park safely off the road in the small layby on the left.

Boundaries:

The boundaries of the wood are marked by stock fencing and walls. A small area in the NE corner is to be retained, this is marked by red topped fence 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.