



Tuckers Wood

Scottish Borders

A young mixed broadleaf plantation woodland with open areas located in a quiet location overlooking the valley of the Tweed

Details

Price: £69,000 Freehold

Location: Glenormiston, Innerleithen, Scottish Borders

Size: Over 5 ½ acres for sale

OS Landranger: OS No 73

Grid ref: NT 321 380

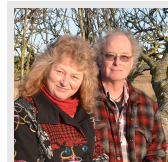
Nearest post code: EH44 6RD

Local manager

David and Sarah Alty

07795 104 594

davidandsarah@woodlands.co.uk



Description

Tuckers Wood is a young mixed broadleaf plantation woodland with great potential for further planting and biodiversity increase.

Located on the slopes of Lee Pen, an ancient volcanic hill overlooking Innerleithen, the wood benefits from well-drained soils and unrivalled views along the [Tweed Valley](#). A selection of native broadleaves are planted in a well-spaced manner including a number of [understorey](#) species. The sloping topography has a number of useful more level areas, ideal for a camping area or possibly the siting of a [hut](#) for longer stays. Large grassy swathes give the wood a pleasant open feel. Mature woodland surrounds Glenormiston woods giving shelter but allowing views across the surrounding landscape. Situated in the heart of the [Scottish Borders](#) the wood is easily accessed via the A703 from all areas of the UK.

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

The wood is planted with a range of native broadleaves including ash, alder, birch and oak. Planted around twelve years ago the trees are well established and hardened off in this exposed landscape.

A selection of understory species are mixed in, mostly rowan and hawthorn.

Wildlife

Wildlife abounds, with [deer](#), badger, hedgehog and even the elusive [red squirrel](#) finding a home amongst the young trees. Overhead buzzards wheel whilst smaller bird species inhabit the growing canopy.

Features

Tuckers Wood benefits from a large hardstanding with a rustic bench, well placed to enjoy the surrounding views.

Access, tracks and footpaths

Access to the woodland is off the A72 and then via a series of well-made forest tracks leading through a gated entrance to the internal woodland tracks.

Rights and covenants

The sporting rights are owned and included in the sale.

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

This young woodland with its large open spaces lends itself to a variety of interests. Further planting to widen the variety of tree stock. The introduction of woodland flower species such as bluebell and primrose.

Camping and exploration of the surrounding area using the wood as a base or simply a place to relax and enjoy the beauty of the surrounding landscape.

Local area and history

The Tweed Valley in [Tweeddale](#) in the Scottish Borders is known the world-over for the dramatic beauty of its landscape. The woodland is set in the upper parts of what was the old Glenormiston Estate, in previous generations variously known as Wormiston, Ormiston, Ormistoun and Ormieston as new owners took over the lands. The quality of the area is demonstrated by the numbers who come to enjoy activities on offer: walkers enjoy the [Southern Upland Way](#) just a mile or so to the south; anglers the [River Tweed](#) with its salmon fishing flowing in the valley bottom while mountain bikers come to two of the best biking centres in the UK, [Innerleithen and Glentress](#). For a sense of history a quick look at the OS map shows many ancient monuments, hill forts, settlements and cairns. For more recent history, [Traquair](#) is claimed to be Scotland's oldest inhabited house whilst the nearby [St Ronan's Well](#) is a Victorian spa visited by many.

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

Tuckers Wood is about 50 mins south of Edinburgh just off the A72 by Innerleithen.

[Click here for Directions From Bing maps](#), enter your own postcode, Tuckers Wood coordinates are already entered) and click on the blue "Go" box. This will take you to the entrance just off the A72. It's easily printed.

Satnav: the postcode EH44 6RD is for the point shown by the red dot on the location map.

what3words ///cape.bounding.ship

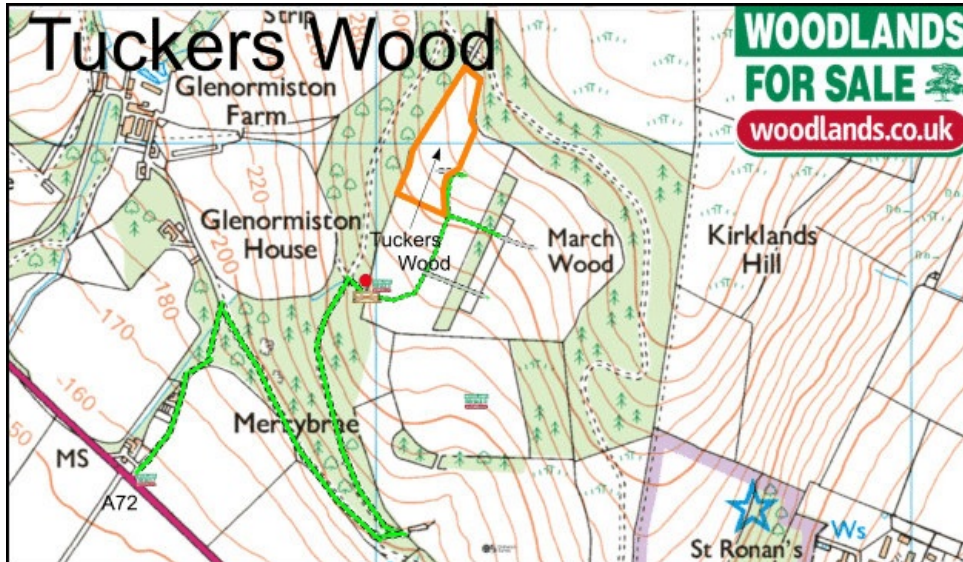
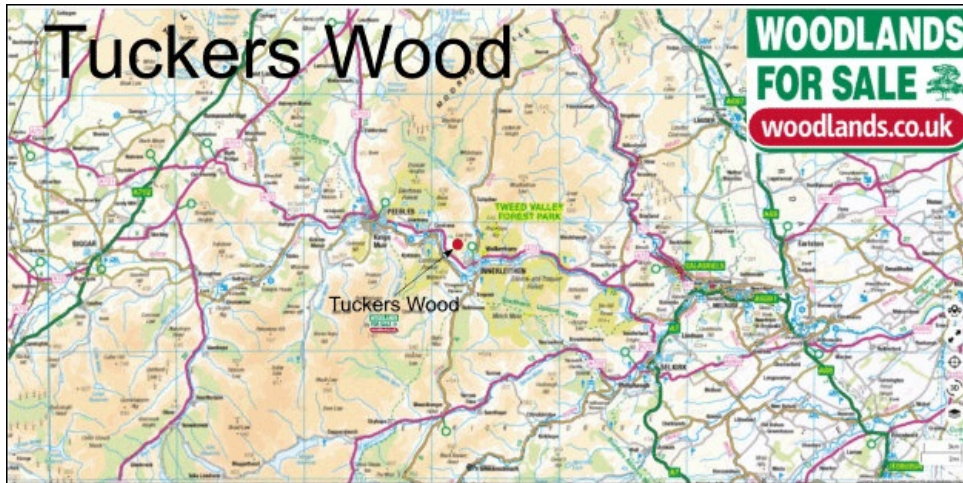
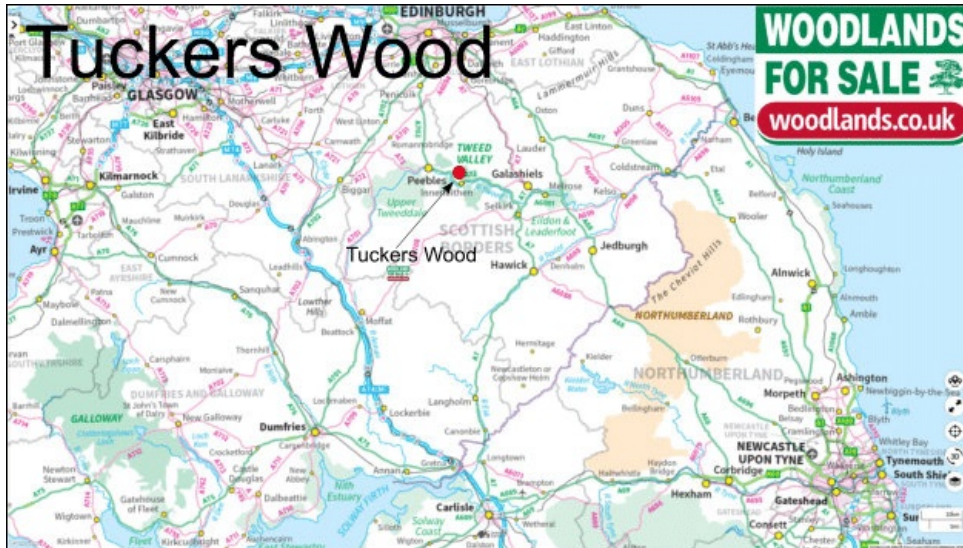
Conventional directions:

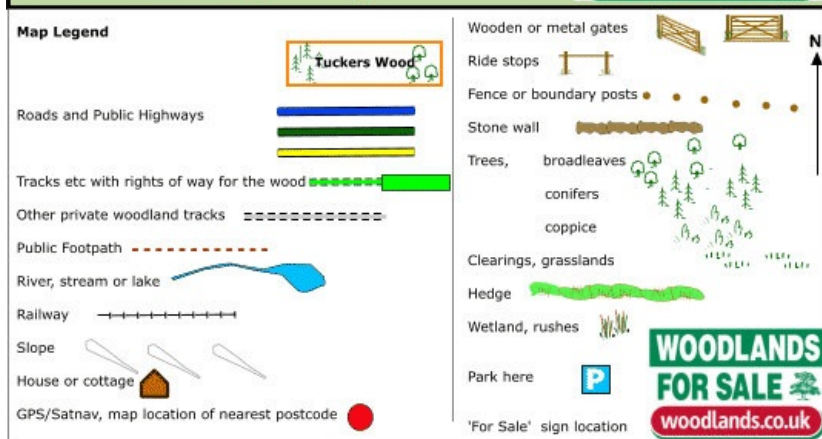
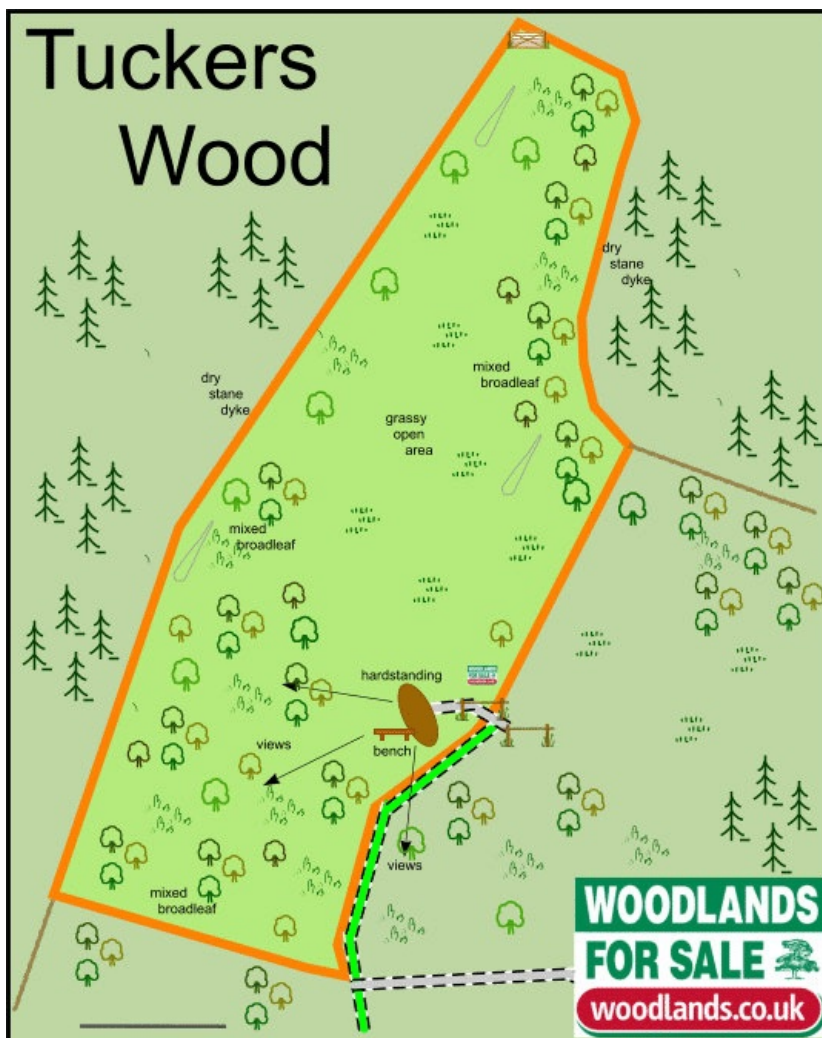
- From Innerleithen take the A72 towards Peebles. After about 1 mile pass Caerleebank livery on the right.
- Pass a red warning sign; "Farm traffic" and take the farm track to the right immediately before a row of white cottages at 90° to the road.
- From Peebles take the A72 towards Innerleithen for about 3½ miles passing the McDonalds Cardrona hotel on the right.
- After a further 1½ miles pass the entrance to Glenormiston farm which has a white gatehouse with ornate wrought iron gates.
- Pass a red warning sign: "Farm traffic" and take the farm track to the left immediately after a row of white cottages at 90° to the road.
- Follow the track up the hill turning right at the T junction. Continue through the trees, the track bends sharp left passing a gateway to a timber stable on the right. The road continues to rise passing through a stand of birch trees.
- Please park in front of the small quarry on the right, the main entrance is evident, to the right of the track.
- Walk through the stile next to the gate and continue up the hill for about 300m.
- A well marked entrance is on the left.

Boundaries:

The boundaries of the wood are indicated by orange painted marks on fence posts and boundary walls.

The western boundary is marked by the dry stone dyke immediately behind the deer 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.