

Winnie Wood, Fife - Over 4 acres, £35,000



Winnie Wood sits at the back of the wider woodland and is one of the more diverse woodlands within Balmule. The entrance sits on a wide plateau which then drops down a gentle slope to another wider flatter area, bounded by a good running burn that leads into the nearby fishery.

There is a vibrant mix of tree and hedgerow species throughout the woods that would challenge young and old in a game of tree identification! This mix of trees will provide an abundance of food in season time, for a multitude of birds and small mammals.

The wood is reaching an age where sustainable thinning can take place to provide good quality hardwood firewood for any future owner. There are various locations within the wood that would be perfect for the siting of a woodland shelter, with the added bonus of having a source of water too.

With the leaves now out after the long winter and the blush of spring is fully developed, the woodland is alive with birdsong making it a really attractive place to meander through.

Surrounding area:

Winnie 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](#).

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: £35,000 Freehold

Location: Bowershall, Dunfermline, Fife

Size: Over 4 acres for sale

Local manager

Torquil Varty and Rachel Bower

07803 903 203 or 01307 467393

torquilandrachel@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 58

Grid ref: NT 092 916

Nearest post code: KY12 0SJ

Directions

- From the M90 exit at jct 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 and enter through the pedestrian gate and walk up to Winnie Wood which will be found at the far end of the recently resurfaced track.

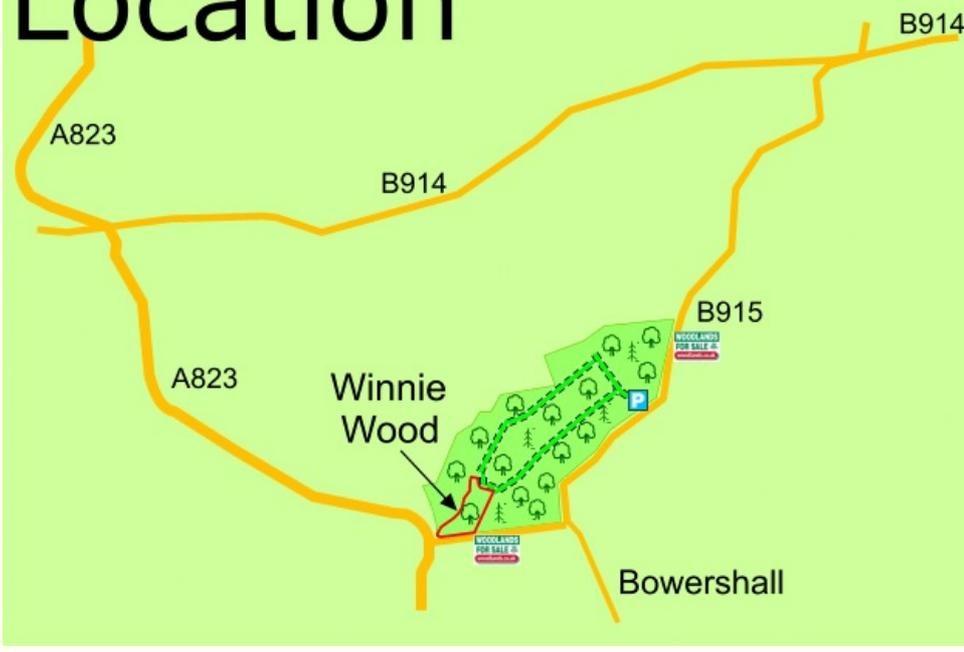
Boundaries:

Boundaries are marked by orange painted post tops.

Winnie Wood Location

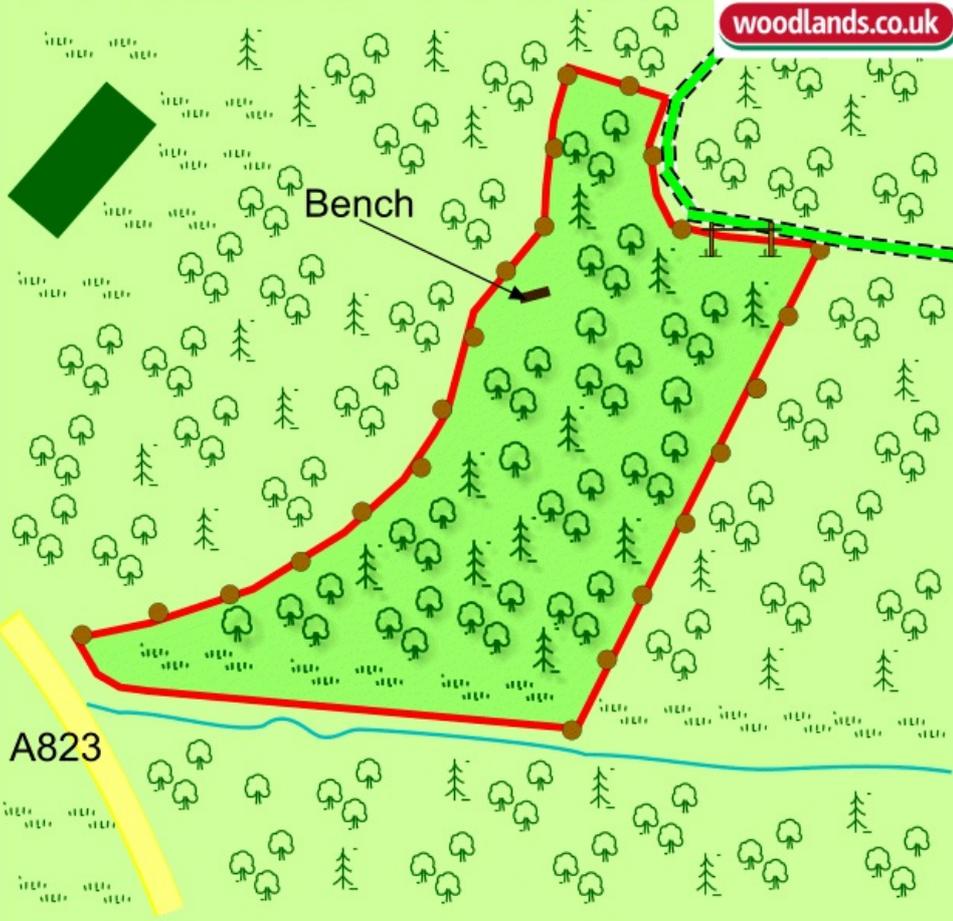


Winnie Wood Location



Winnie Wood

**WOODLANDS
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Map Legend

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|--|--|--|----------|
| <p>wood</p> <p>Roads and Public Highways</p> <p>Tracks etc with rights of way for the wood</p> <p>Other private woodland tracks</p> <p>Public Footpath</p> <p>River, stream or lake</p> <p>Railway</p> <p>Slope</p> <p>House or cottage</p> <p>GPS/Satnav, map location of nearest postcode</p> | | <p>Wooden or metal gates</p> <p>Ride stops</p> <p>Fence or boundary posts</p> <p>Stone wall</p> <p>Trees, broadleaves</p> <p>conifers</p> <p>coppice</p> <p>Clearings, grasslands</p> <p>Hedge</p> <p>Wetland, rushes</p> <p>Park here</p> <p>'For Sale' sign location</p> | <p>N</p> |
|--|--|--|----------|

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.