

For Sale · About 4.8 Acres
Freehold · Price £65,000 SOLD
Nr. Elvanfoot,
South Lanarkshire

Jonathan Creasey · Providing and Promoting
Amenity, Biodiversity & Conservation Woodlands
E: info@woods360.uk
T: 01786 833 500 M: 07786 224 465

Bastle Wood

An appealing mixed woodland in the remote Southern Uplands with excellent internal access and parking, and inspiring views over Daer Water glen



Description

Situated in a very secluded yet accessible spot, bathed in fresh clean air and overlooking big forests, hills and a wide river plain, Bastle Wood has a splendid sense of space and isolation. It is a tucked away haven, yet still within 50-60 miles drive from Glasgow, Edinburgh and Carlisle. The surroundings are steeped in archaeological and local history with significant Mesolithic and Bronze Age findings nearby and remains of old fortified farmhouses - Bastles - built to defend against the Border Reivers, Smithwood Bastle being a close by example.

Bastle Wood is a charming, must-see native upland woodland where the restocked trees, having reached an age of 15 years, are gaining stature and canopy cover and will accelerate in growth from here onwards. It is a good time to become a custodian of such a wood whether to simply enjoy the many health benefits or relaxing holiday breaks it will provide you. It is also an ideal stage for using or developing one's practical skills for woodland and nature conservation, managing trees, harnessing views or extending private paths and glades through the wood. The sustainable forestry, outdoors and recreational activities to be had in one's own wood are numerous.

The main species are birch, rowan, alder, Scots pine, willow and self-seeded Norway spruce from a previous conifer plantation. It is now well-established mixed woodland with a diverse woodland ground flora, enhanced by the native and amenity focussed restocking in 2005. Ferns, foxgloves and upland grasses compete with peat mosses, lichens and liverworts in the open breathing spaces. Good air flow and drainage are important to healthy trees and woodlands and some skilled pruning, timely thinning and brashed paths would have multiple benefits. Furthermore it generates material for wildlife habitat piles and it is fun and rewarding work.

The wood is blessed with an excellent 150m internal track with superb elevated views from the west bank, and bays for personal use camping with family and friends or siting a secluded shed nearby. There is a central clearing for e.g. some tent camping, meditation or soft play. Four main watercourse drains provide watering holes for roe deer, other fauna and a sanctuary for frogs and tadpoles. Territorial tawny owls are openly prevalent and a good indicator of how beautifully wild, healthy a habitat and remote an area Bastle Wood is deeply ensconced within.

Bastle Wood, nr. Elvanfoot, South Lanarkshire



Surrounding Area

There is much to explore and do in the vicinity of Bastle Wood. The Daer Water and Reservoir offer some good fishing (with permits) and wildlife watching, with local sightings of osprey recorded. The Lowther Hills range forming part of the Southern Uplands has several Donald mountains and far-reaching views to savour. The coast-to-coast Southern Upland (S.U.) Way passes Bastle Wood and reaches its halfway point nearby. Lowther Hill (725m high) and its community run winter Ski Centre is about a 5 mile walk east along the S.U. Way.

Further afield, the Forest of Ae and Drumlanrig Castle estates offer highly scenic cycle and mountain bike trails, magnificent forest walks and red squirrel encounters, both within 30 minutes drive. To the north, the River Clyde meanders towards Lanark and the beautiful Falls of Clyde waterfalls, wooded gorge and wildlife reserve. For more practical needs there are good pubs and facilities in the nearest towns of Thornhill, Moffat and Biggar, a sawmill at Carronbridge and a friendly village shop-cafe in Abington.

Access Servitude

There is a right of access for all purposes over approximately 1 mile of a private hardstanding farm and forestry track as shown in green on the Maps. As is usual in Scotland, maintenance of shared tracks is according to use.

Sporting Rights, Mineral Rights and Timber

Sporting rights are owned, in hand and included with the land. Mineral rights are understood to be reserved by statute or to a previous owner. All timber, whether standing, fallen or cut, is included with the land.

Covenant, Grant Scheme and Residential Planning Permission (for Covenant detail see end of brochure)

The woodland will be subject to a covenant to ensure the peaceful enjoyment of this and adjoining woodland(s). There are no outstanding grant payments due or restocking obligations applicable to the woodland. You are extremely unlikely to get residential planning permission for this woodland.

Boundaries

The boundaries are clearly indicated by the fence or dyke along the north, east and south boundaries, and by marked posts along the west boundary. As is usual in Scotland, boundaries are mutually shared with adjacent landowners unless agreed or stated otherwise in the title deeds.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We recommend that you check it is still available for sale prior to travel. Please print or download a copy of the full brochure to take with you and aid with identifying the location and boundaries. The woodland may not have mobile reception.

Parking for Viewing (P) is indicated in the Directions and Maps provided below. Please park safely off the public road and aside of any gates, access ways or passing places. Please also take care when viewing the woodland. The great outdoors, including woodlands, can contain unexpected hazards. Please wear appropriate gear and footwear and avoid visiting during severe weather, such as high winds.

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Location

Nearest postcode: ML12 6TJ (denoted by the **red dot** on the Location Maps below)

OS Landranger map: 78. OS Explorer map: 329.

National Grid Refs: Centre of Wood · NS 958 089; Parking for Viewing (**P**) · NS 957 089.

Directions (Maps are provided below)

- Travelling either southwest or northeast on the A702 road between Elvanfoot and Durisdeer, about 3 miles southwest from Elvanfoot turn off on to the minor road signposted for Daer Waterworks.
- Continue on this minor road for about 3 miles in the direction of Daer Reservoir as shown on the Maps below.
- After turning right and crossing the bridge before the Daer Waterworks, follow the minor road towards Daer Reservoir and take the second right turn off onto the private gravel track as shown in green on the Maps.
- This track is passable with 2WD but is more suitable for 4WD vehicles. Head west for about 1 mile along the track to the parking area identified by **P** on the Maps. With 2WD vehicles you may choose instead to park near the start of the gravel track and walk along to the wood.
- Parking at **P** in front of the Bastle Wood entrance gate, climb safely over the padlocked gate and walk up the internal track to enter and explore the woodland.
- Please leave all access track gate(s) exactly as you find them on the route to Bastle Wood thank you. Please also ensure you comply with the latest government COVID-19 guidance and rules when viewing the wood.

To Buy this Woodland

If you have visited the woodland and you wish to make an enquiry or an offer for the woodland, please get in touch by phone or email via the details below. The first offer received and accepted in writing will have priority. Once a formal offer has been submitted the woodland will be removed from sale. This property is being offered for sale on a clear fixed price basis. If your enquiry is urgent please phone us as we may be working in the woods.

Note and Interest

Please note these particulars and all areas, distances, photos, plans, maps or statements made are for reference and guidance only. They have been carefully checked, are believed to be correct and to give a fair overall description of the property, but their accuracy cannot be guaranteed and they do not form part of any contract. The property will be sold as per the title deeds, which may differ from these particulars. Prospective purchasers should be aware of the influence and effect the forest, wildlife, nature, environmental and land reform Acts and any statutory designations may have on the property. Prospective purchasers must satisfy themselves and rely on their own enquiries, but all available information and as much help as possible will be provided.

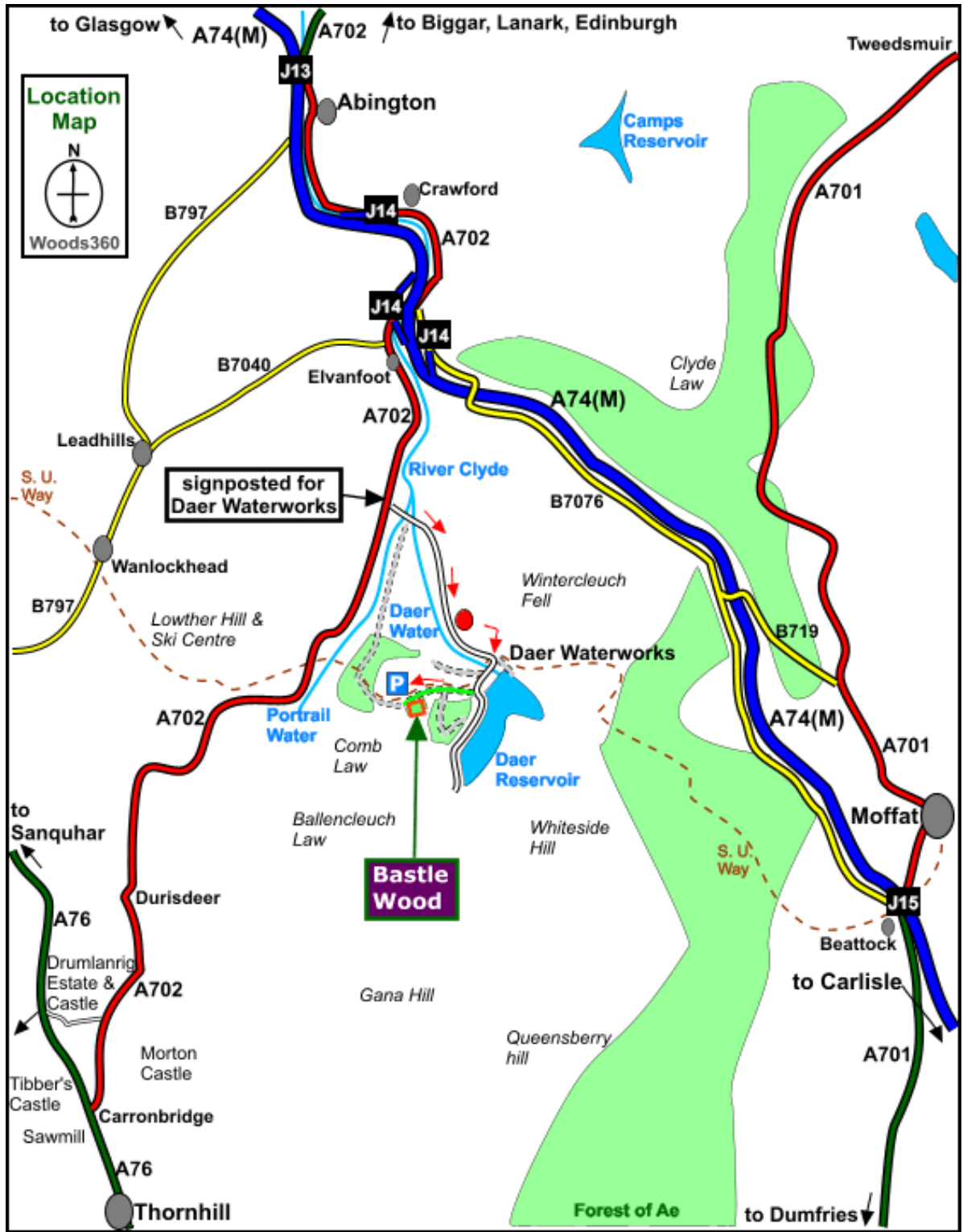
Jonathan Creasey hereby gives notice under section 21 of the Estate Agents Act 1979 of his interest in the land being sold. The seller reserves the right to refuse to sell the woodland to purchasers that have not visited it first and to accept, or not, any offer, or withdraw the property from the market, at any time with good reason. The seller will not be responsible for any costs incurred by interested parties.

Contact

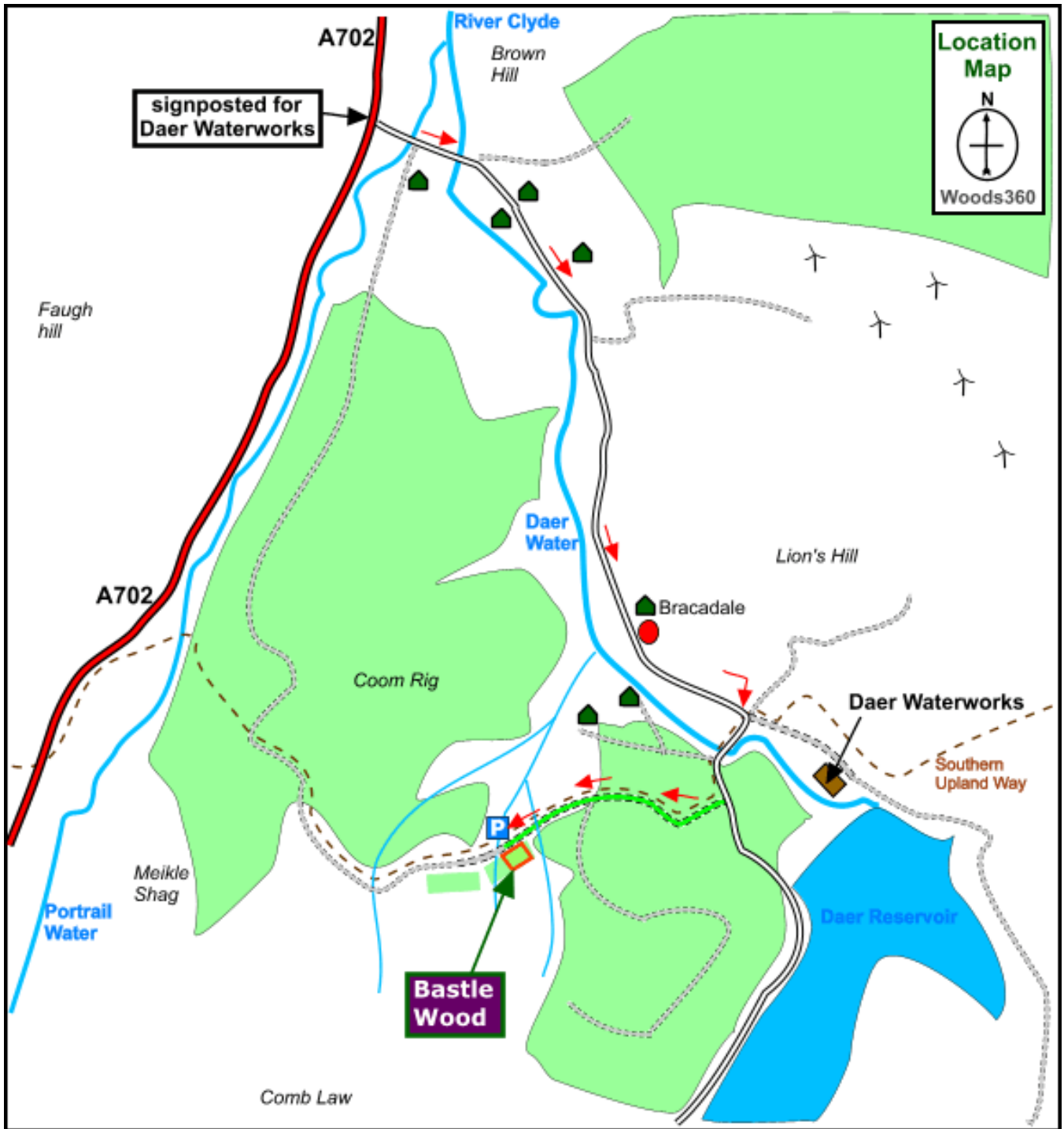
Jonathan Creasey on 07786 224 465 or 01786 833 500 or email jon@woods360.uk

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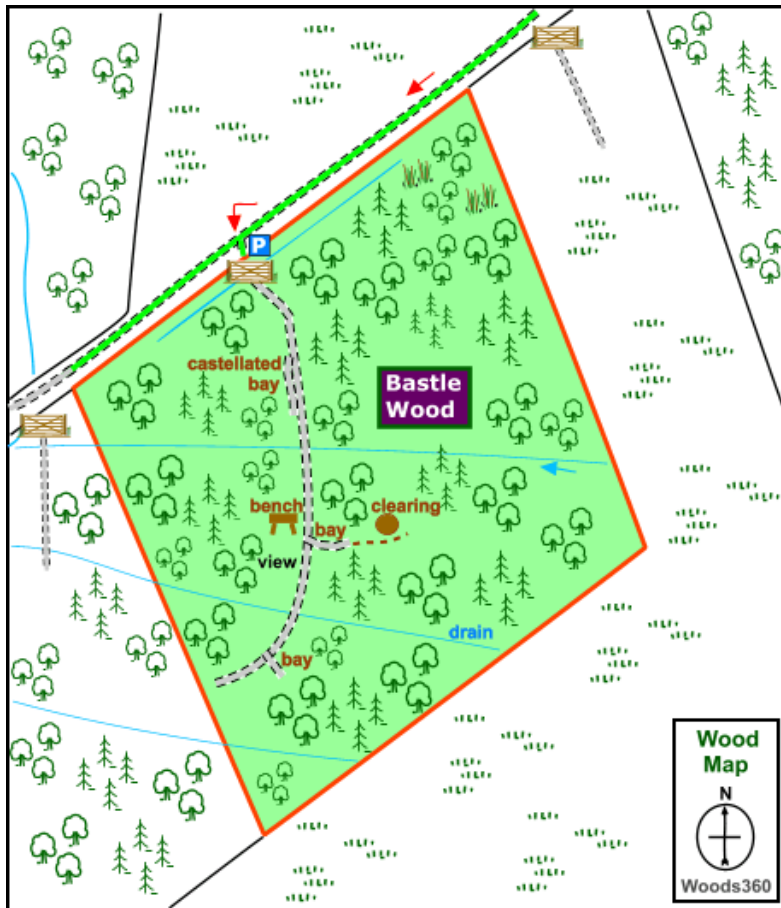
Maps



Bastle Wood, nr. Elvanfoot, South Lanarkshire



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Maps Legend	
	The Wood boundary
	Roads and Public Highways
	Motorway
	A Road
	A Road
	B Road
	Minor Road
	Unclassified Road
	Tracks etc. with rights of way for / over the wood.
	Private woodland tracks / parking.
	Public Footpath
	Watercourse, pond or loch
	Railway
	House, Farm or cottage
	GPS/Satnav, map location of nearest postcode
	Wooden or metal gates
	Ride stops
	Fence or boundary posts.
	Stone dyke / wall.
	Private path / trail.
	Rustic Bench
	Clearing / Glade
	Broadleaves
	Conifers
	Coppice
	Grassland, meadow, ride
	Hedge.
	Wetland, rushes
	Park here

Covenant detail

The owner of Bastle Wood covenants not to use the Property in such a way or manner as to create a nuisance to the neighbouring Retained Land owners and specifically the owner of Bastle Wood shall not use the Property:

- for clay pigeon shooting or for use of guns (apart from air powered weapons) for target practice; or for any rough shooting or pest control at times or in a manner constituting a nuisance or danger to any person.
- for any sort of racing or speed trials with cycles or any motorised vehicle.
- for a commercial campsite; or for any business purposes other than that of forestry or agriculture. (N.B. The covenant is not intended to stop related activities e.g. beekeeping, archery and occasional bush craft courses)
- for signage; or in a way or manner which will damage the shared access track(s) other than fair wear and tear.

The Property shall not be sold, leased or otherwise disposed of except in whole as opposed to in parts.