



Swanson Wood

Falkirk

A unique and beautiful woodland situated fairly close to Edinburgh and Glasgow.

Details

Price: £59,000 Freehold
Location: Standburn, Avonbridge, Falkirk
Size: About 4 ½ acres for sale
OS Landranger: OS No 65
Grid ref: NS 922 744
Nearest post code: FK1 2HN

Local manager

Torquil Varty and Rachel Bower
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Description

Swanson Wood is an absolute delight; a wonderful mix of new, old and very old.

The new is a largish copse of young oak that are growing well, with a large grassy area that is home to plenty of wild flowers.

The old is a fabulously photogenic section of mature birch and oak, with incredible lichen and fern, establishing its credentials as old woodland. Any woodland structures should be kept out of this area as it is simply perfect!

The very old is the section of peat moss at the back of the woods which stretches off into the distance. This small section that is part of Swanson Wood is home to unique species, attracting dragonflies in summer, amongst many others. Mosses do not usually display attractive flowers, though through spring and summer they do make up a delicate mosaic of subtle colours.

This woodland is for the environmentally aware, wishing to preserve a unique and precious landscape.

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

With some fine mature oaks within the older birch section of woodland, they may have inspired the planner of these woods to plant plenty of oak in the new sections of woodland. This is a place to sit in, and admire the balance of nature at its finest.

Wildlife

The area of boggy moss is environmentally rich and so is fundamentally important in terms of habitat. Any future owner must take this into consideration if they take on the stewardship of this land. More and more this type of habitat is being recognised as vitally important to ensure that we retain biodiversity within our landscape.

Features

There is a small stream bounding one side of the wood though with recent dry weather this has slowed to a trickle.

Access, tracks and footpaths

The access tracks have recently been upgraded with plenty of stone on site for future repairs. There are no defined human paths through this wood though there are a few animal trails.

Rights and covenants

All sporting rights are sold with the woodland, however as it is an ex-mining site the mineral rights were retained by the coal board. Looking to the future, it cannot be imagined that mining will take place again.

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Activities

This would be a wonderful place to camp out with children, a safe space for kids to have a little freedom and explore the natural world and the perfect spot for a bit of den building.

Local area and history

Gateside Woodland sits directly next to the small ex-mining village of Standburn, with the closest town being Falkirk about 6 miles away.

Falkirk sits on the junction of the Forth and Clyde and Union Canals and as such became an important trade route and hub of heavy industry in the 18th and 19th centuries. The steel industry was dominant as was coal mining, necessary to feed the engine of industrialisation. The area is now more dependent on tourism and retail with many old mining sites reverting to woodland.

Nearby attractions include the Falkirk Wheel and The Helix, home of the famous Kelpie art installation.

Edinburgh is only twenty miles away and Glasgow 30 miles, making these woods very accessible from the city.

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

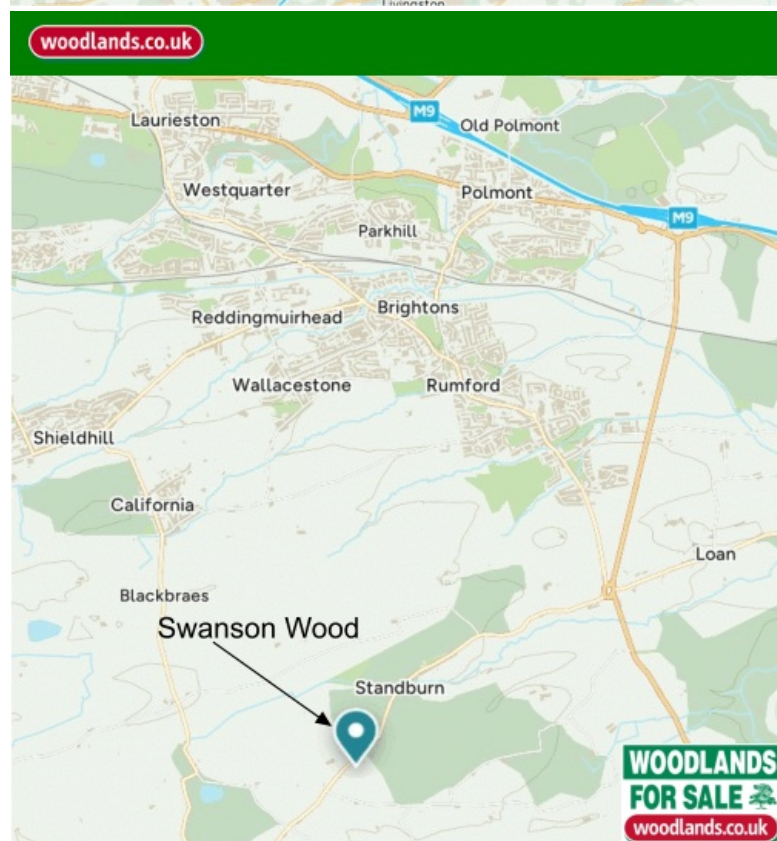
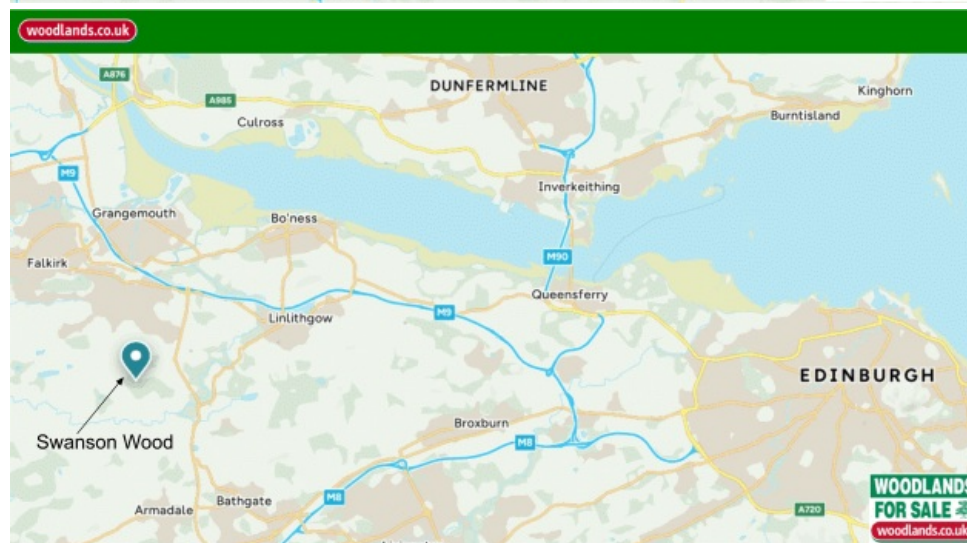
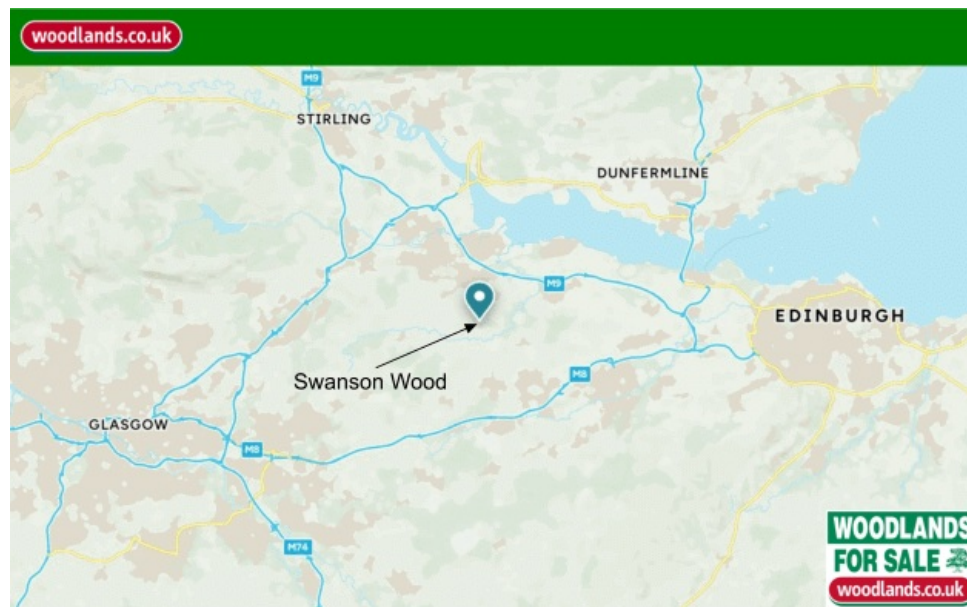
second more detailed visit please contact our local manager.

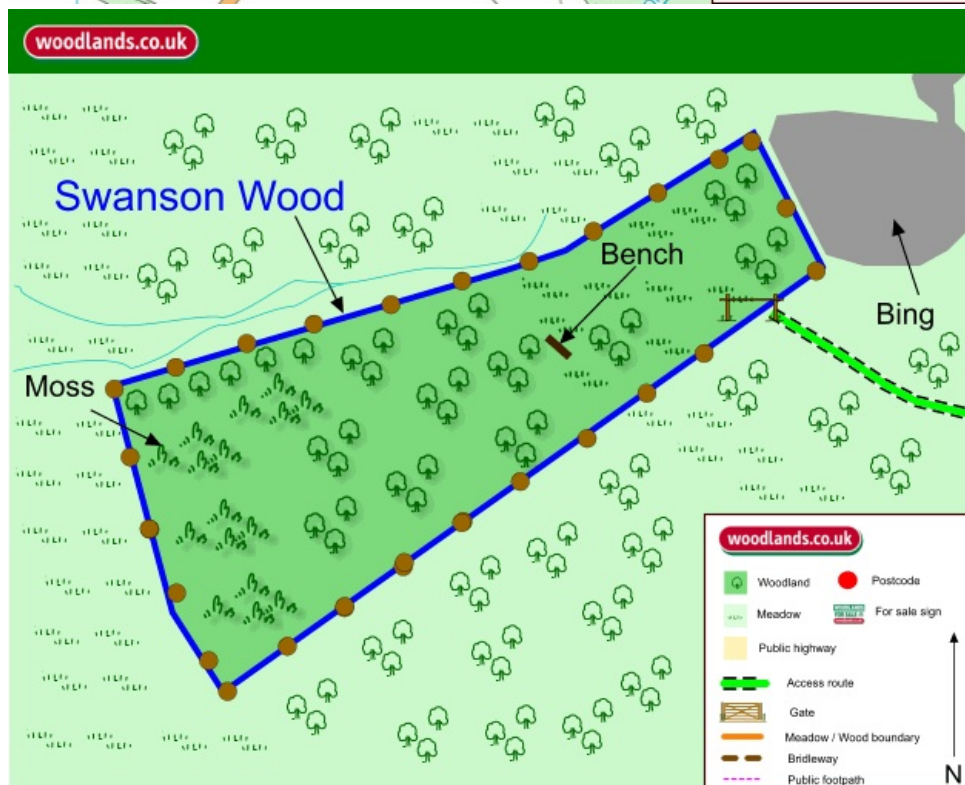
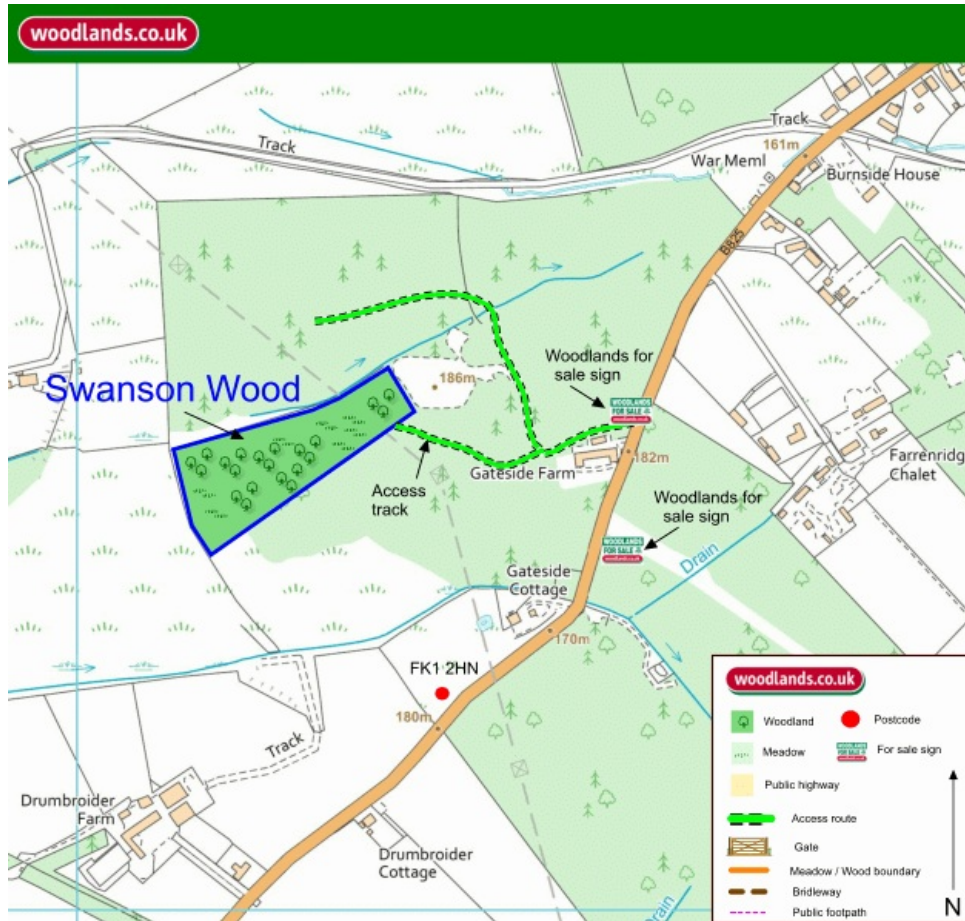
Directions

- Coming in from the M9.
- Take the A801 heading towards Armadale
- At the first roundabout take the B825 heading towards Avonbridge.
- The woods are just past the village of Standburn on the left.
- Park by the metal gate but in a way that does not restrict access.
- Walk up the hill towards Standburn and the entrance to the wood is just past the house on the left hand side.
- Walk round the gate and go straight ahead and past the first turning.
- Keep on going and then bear right, the wood is at the end of this track

Boundaries:

Boundaries are marked by blue painted post tops.





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.