



## Wardle Wood West Lothian

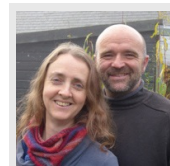
A delightful, smaller mixed woodland of manageable size, with the pretty Drumtassie Burn running through it, with great views across countryside.

### Details

**Price:** £69,000 Freehold  
**Location:** Drumtassie, Armadale, West Lothian  
**Size:** Nearly 5 ½ acres for sale  
**OS Landranger:** OS No 65  
**Grid ref:** NS 900 707  
**Nearest post code:** FK1 2JS

### Local manager

**Torquil Varty and Rachel Bower**  
07803 903 203  
[torquilandrachel@woodlands.co.uk](mailto:torquilandrachel@woodlands.co.uk)



## Description

Wardle Wood is a fine smaller woodland, bounded on one side by an attractive beech hedge with some elegant and mature beech trees; an effective screen from the lane it adjoins. To the north is Drumtassie Burn, a pretty stream that is a real feature and benefit to the woodland and landscape in general. Reliable water courses within woodland are an incredibly valuable feature, providing further diversity and a draw to both wildlife great and small, and people alike.

Wardle Wood is a part of a wider woodland known as Drumtassie Wood that was planted up about 20 years ago by the Forestry Commission. The productive ground has supported excellent growth, with a wide variety of species and good early management; it is very much a woodland that will further improve over time though it is still at a stage where it could be easily managed and shaped for the future by the family forester.

Two grassy wayleaves cross the woodland adding further diversity to this already remarkable wood, offering the potential for small scale pasture and ease of movement across the woodland as a whole. A south facing fringe of the woodland would make an ideal position for a woodland shelter to take advantage of the sunny aspect. Alternatively, a location close to the burn would provide a place for contemplation with the waters moving by.

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

The trees were planted with an exceptional mix of deciduous broadleaf species with also larch and Corsican pine, and in this instance there has been a good intermingling of species; the benefit being that it does not feel like a typical plantation and is much more in keeping with an amenity woodland. Sycamore, ash, cherry, hazel, birch and holly, to name but a few, are all doing very well and offer diversity to wildlife, with [oak](#) being a cornerstone of a woodland.

The larch has also grown strong and will provide the budding woodlander with an ample sustainable source of firewood or material for construction and projects.

## Wildlife

Drumtassie Burn will act as a magnet for all sorts of small mammals and birds. The variety of trees will add immensely to the biodiversity, with various fruits such as the hawthorn berry providing valuable food all winter long.

## Features

There is a small shed in good condition that would work well as a tool store.

## Access, tracks and footpaths

There is a stoned parking area that could be expanded further into the wood. The wayleave provides good access to the whole woodland.

## Rights and covenants

All sporting and mineral rights are sold with the wood.

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## Activities

This woodland has been used in the past for kids to come and spend time in the forest to learn about the various flora and fauna. There is great potential here for a forest school as it has its own access off the main road.

## Local area and history

Surrounding Area:

The woods at Drumtassie lie closest to the small village of Avonbridge, its Gaelic name being Drochaid Abhainne quite literally 'bridge of the river'. Early history suggests that the river was forded here by cattle drovers coming south and later the village was home to a brickworks and a small open cast mine. Further afield lies the small town of Armadale another mining town with the land being rich in coal and ironstone.

The woods are within easy reach of Stirling, Glasgow and Edinburgh and lie within the county of West Lothian.

## 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.

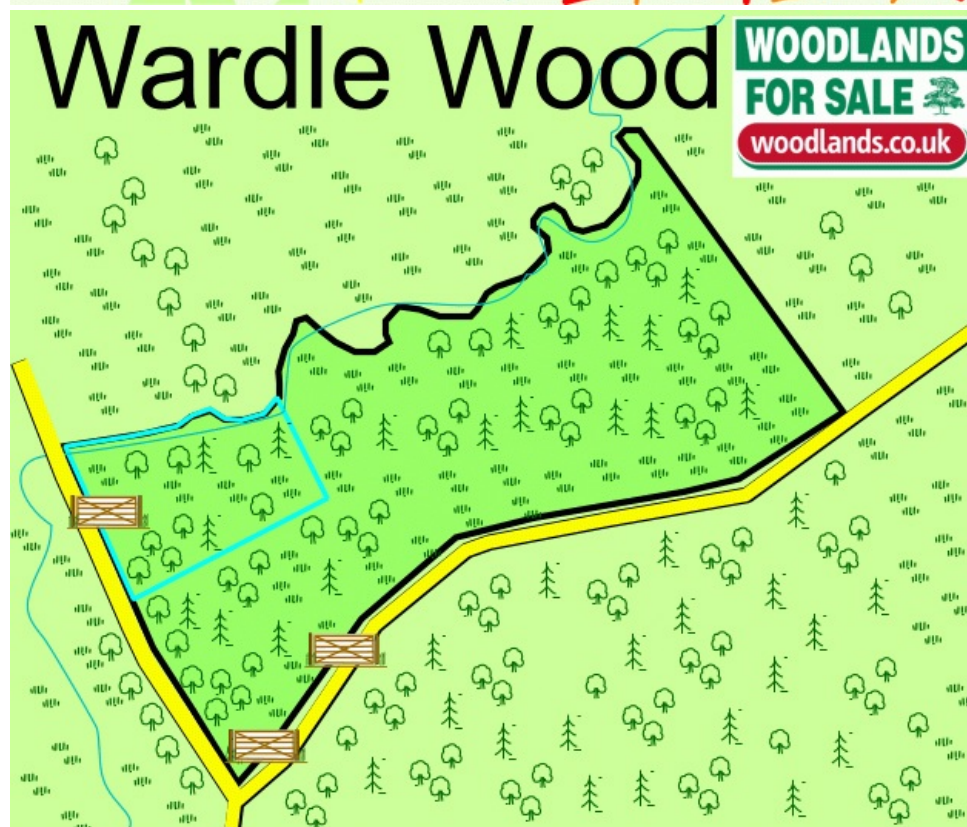
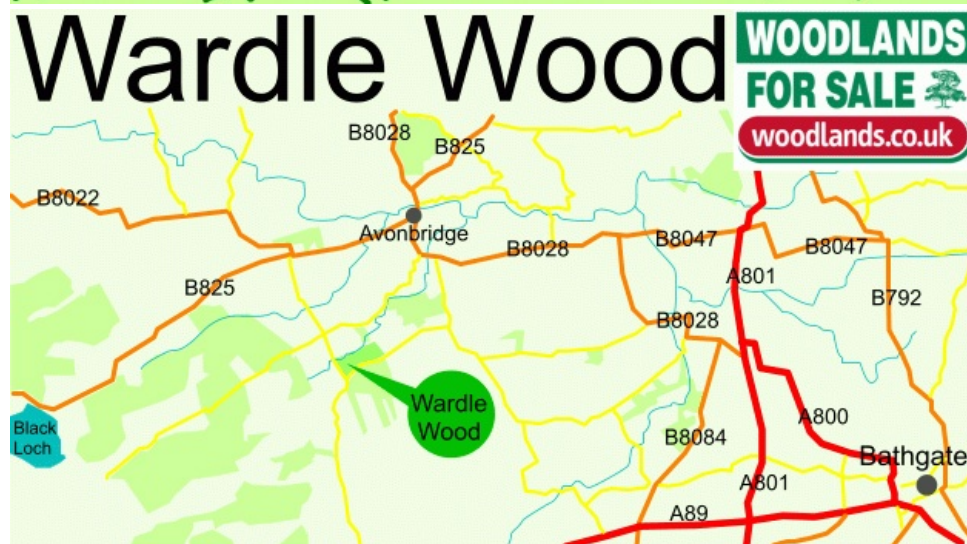
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

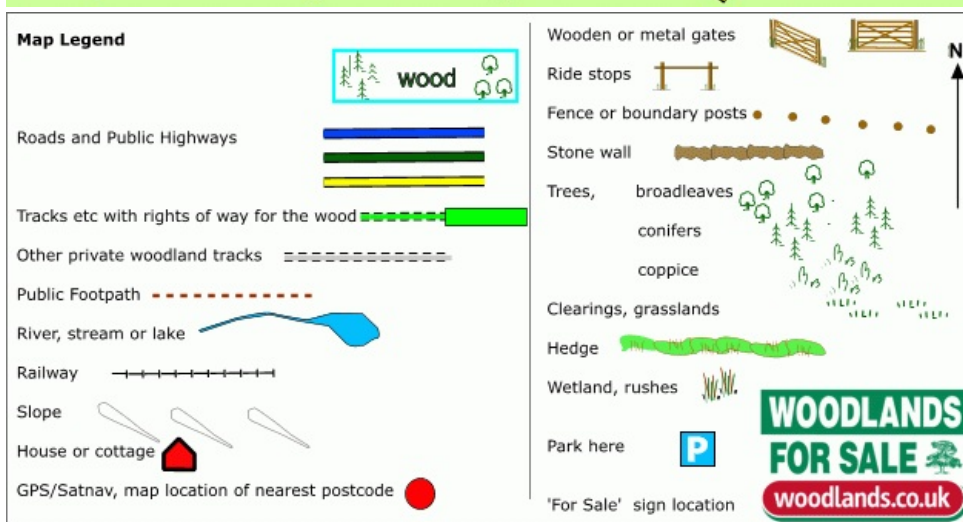
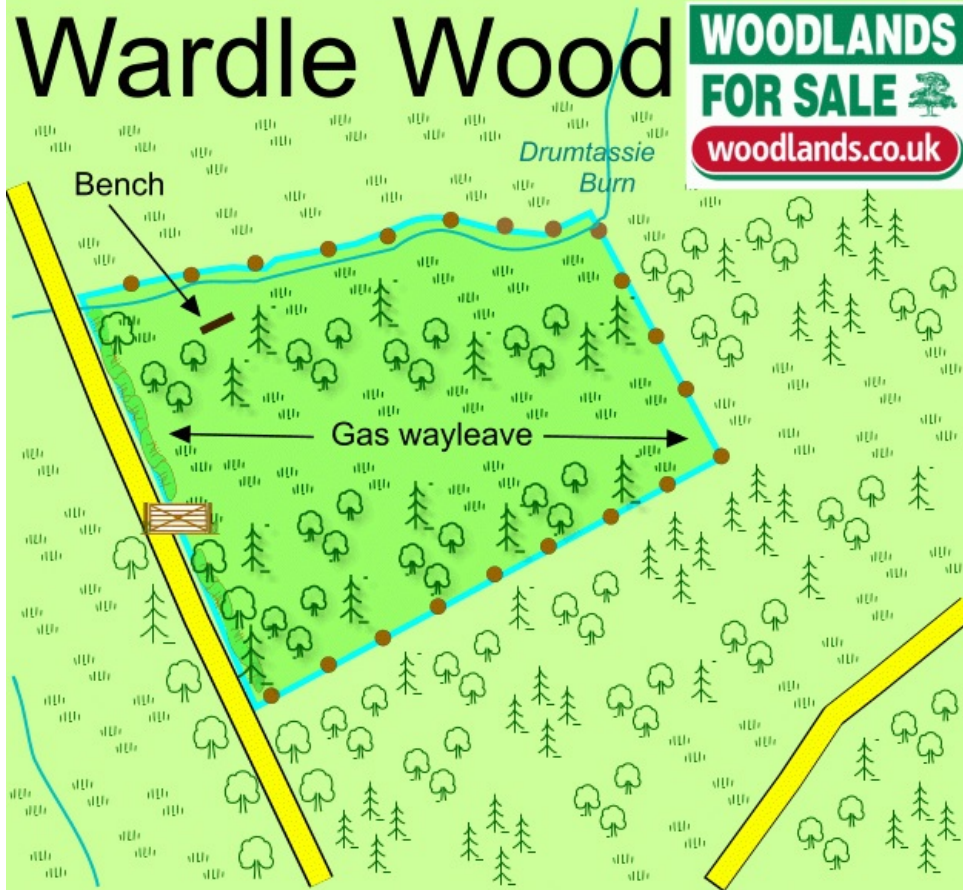
## Directions

- From Edinburgh come off at junction 4 on the M9
- Take the A801
- Take the B825 towards Avonbridge.
- As you come down into Avonbridge turn left.
- Continue through Avonbridge past the Slamannan Road rising up a small incline and then take the next right hand turn.
- Continue following signs to Drumtassie fishery and take the next right hand turn.
- After about 1 mile you will see a large woodlands for sale sign on your left.
- Continue past this sign and take the next right turn. Wardle Wood is about 200m on your right hand side.
- [what3words](#)
- [deflated.fork.frizz](#)

## Boundaries:

Boundaries are marked by red painted post tops on the east and south sides, the far side of Drumtassie Burn to the north and the lane on the western boundary.





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.