

# Lugton Wood

Lasswade | Edinburgh  
7.54 Hectares / 18.63 Acres









# Lugton Wood

7.54 Hectares / 18.63 Acres

A rare opportunity to purchase a picturesque mixed woodland, situated in close proximity to Edinburgh.

- Compact scenic woodland
- Rich in biodiversity
- Attractive 'Dean burn'
- Annual income from laser tag lease

**Freehold For Sale as a Whole**

**Offers Over £85,000**

---

Sole Selling Agents  
Goldcrest Land & Forestry Group  
18 Great Stuart Street, Edinburgh EH3 7TN  
0131 3786 122  
[www.goldcrestlfg.com](http://www.goldcrestlfg.com)  
Jon Lambert MRICS



## Location

Lugton Wood is situated near Sherrifhall roundabout on the Edinburgh bypass, 6 miles from Edinburgh city centre. There is a retail park on the south of the A722 which includes; Dobbies Garden Centre, Butterfly World and Bonigale Tree Nursery. The wider area partly comprises a Greenbelt Zone and is dominated by agricultural fields, the Pentland Hills provide a dramatic skyline.

Inside the property, it is peaceful and tranquil, the wood blocks much of the sound coming from the road.

The woodland is shown on the Location and Sale Plan within these particulars. The Grid Reference is NT 313 676 and the nearest postcode is EH18 1AZ. What3Words: // spots.drape.tonic





## Access

Heading east on the A722, take the first exit on the roundabout opposite Dobbies Garden Centre. A servitude provides access from A1 – A3, shown on the sale plan. At A2 there are double gates to the car park and signs for Edinburgh Combat Challenge who currently run a premier laser tag business from the wood.





## Description

### Lugton Wood – 7.54 Hectares / 18.63 Acres

This charming mixed woodland is an ideal place to escape from busy city life. The property, whilst benefitting from being close to Edinburgh, is yet far enough away to escape and immerse yourself in nature. The woodland comprises many tree species including; oak, sycamore, ash, rowan, birch, beach, hazel and chestnut. It is also home to a variety of wildlife and biodiversity.

Lugton Wood is perfect for those with a passion for wildlife and woodland conservation. The attractive 'Dean Burn' runs through part of the wood and enhances the feeling tranquillity. It may be suitable as base for outdoor education or for the creation of a cabin/hut, subject to approval from the relevant authority.

### Laser Tag Lease

The owners currently lease part of the woodland to Edinburgh Combat Challenge who run a laser tag business from the site. The annual rent is based on the tenant's turnover. The rent in 2023 totalled £6,735. The lease has now expired and is continuing on a tacit basis. An incoming purchaser could continue the lease or terminate if preferred.

















## Sporting Rights

---

Sporting rights are included with the sale.

## Boundaries

---

Boundaries are to be maintained in a stockproof condition at joint and mutual expense with the neighbouring proprietor.

## Wayleaves & Third-Party Rights

---

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

## Mineral Rights

---

Mineral rights are included except as reserved by Statute or in terms of the Titles.

## Forest Grants

---

There are no grants or management obligations. For further information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

## Viewing

---

Viewing is unaccompanied, please contact the selling agent prior to viewing. It is possible to view the property at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars. For your own personal safety please be aware of potential hazards within the forest when viewing.

## Measurements

---

The property will be sold as per the Title. Any red line boundaries on the photographs within this brochure are for illustration purposes only and may not be accurate.

## Authorities

---

### Scottish Forestry

Central Scotland Conservancy  
Saughton House  
Broomhouse Drive  
Edinburgh EH11 3XD  
Tel: 0131 370 5000

### Edinburgh Council

City Chambers  
High Street  
Edinburgh  
EH1 1YJ  
Tel: 0131 200 2000

## Offers

---

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

## Financial Guarantee/Anti Money Laundering

---

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

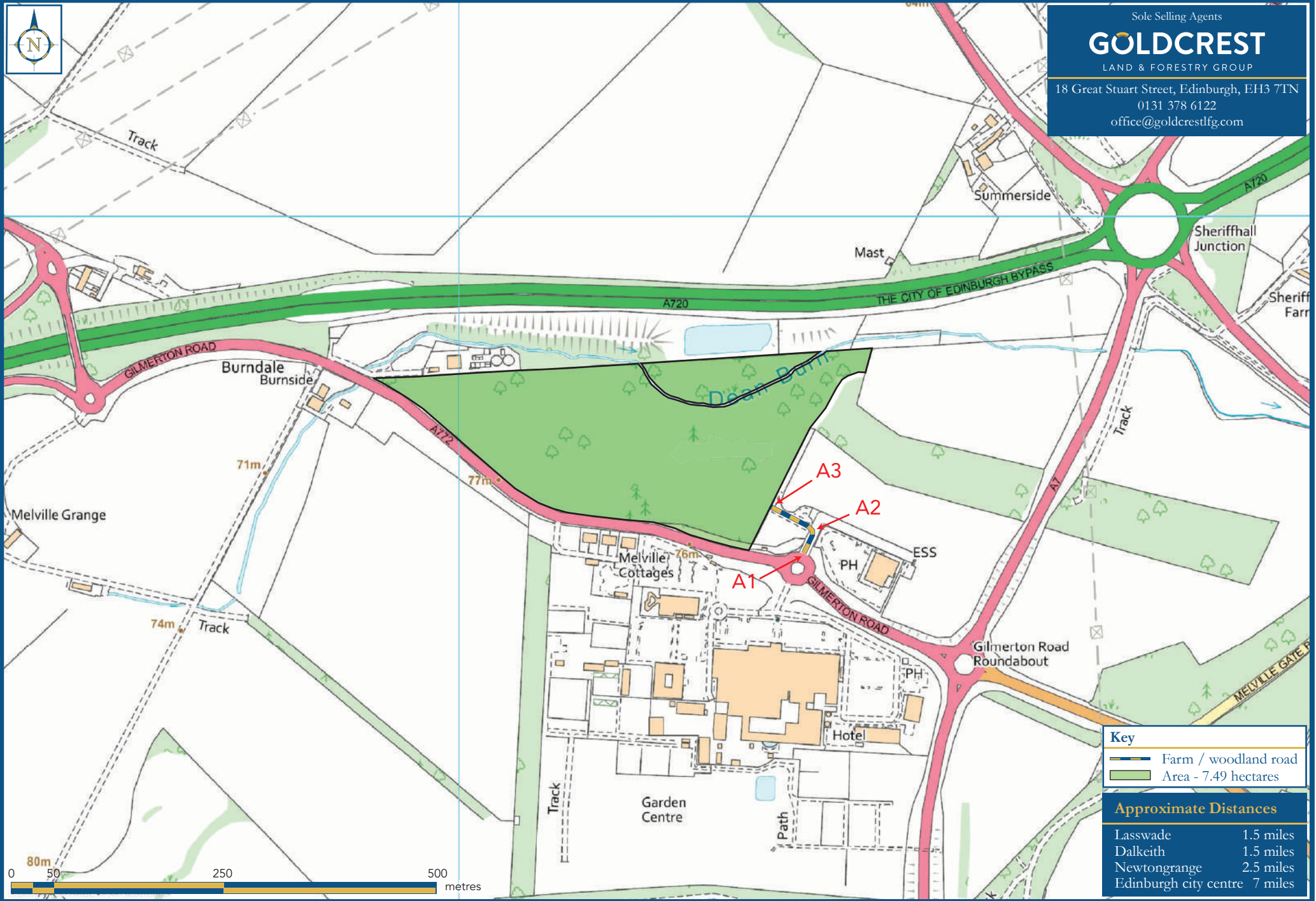
## Sole Selling Agents

---

### Goldcrest Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh, EH3 7TN  
Tel: 0131 3786 122  
Ref: Jon Lambert & Jock Galbraith





**Key**

	Farm / woodland road
	Area - 7.49 hectares

**Approximate Distances**

Lasswade	1.5 miles
Dalkeith	1.5 miles
Newtongrange	2.5 miles
Edinburgh city centre	7 miles





#### IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in October 2024) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

**18 Great Stuart Street  
Edinburgh, EH3 7TN  
0131 3786 122**

**[www.goldcrestlfg.com](http://www.goldcrestlfg.com)**