



## Auchentroig Wood, Buchlyvie, Stirlingshire

Available in lots from 4.77 acres, from £57,000 (freehold)



**Woods4Sale**

**Nearest postcode:** FK8 3PB **OS Map No:** 57 NS 549 936 **What3Words:** Access point (C) [///tables.crunched.gagging](https://www.what3words.com/s/tables.crunched.gagging)





***A beautiful mixed age multi-species wood with excellent amenity.***

Most of Auchentroig Wood occupies level and gently sloping ground in a tranquil corner of the Carse of Forth about 2 miles west of the attractive village of Buchlyvie. It is surrounded by a mosaic of woods and farmland with the Campsie Fells rising above to the south and Flanders Moss below to the north. This appealing area is largely undiscovered and bypassed by many hurrying to Loch Lomond (which is about 15 miles to the west). Glasgow is 45 minutes to the south and Stirling is a 20-minute drive to the east.

Auchentroig contains a broad range of species, ages and habitats. Regular high forest, young broadleaves, damp hollows, grassy glades and extensive stream frontage are all found here. Consequently this wood is also host to a wide variety of birds and mammals that appreciate these undisturbed habitats. When on site we noted buzzards, cuckoos, tawny owls, roe deer and many woodland songsters.

Access is taken directly off the adjacent public road on the east side of the wood. There is permitted development approval in place for the construction

of an internal forest track. Both lots have open areas which offer the prospect of siting a forest shed or cabin subject to the relevant permissions. Click [here](#) for further information about hutting.

Both lots offer a wealth of silvicultural and recreational opportunities.

**Lot 1**

Most of lot 1 occupies gently sloping ground with a northerly aspect which then falls away to the Auchentroig Burn on its west side.

The northern corner supports some lofty spruce and full spreading beech. Moving south this evolves into a stand of mixed broadleaves of birch interspersed with species like rowan, sycamore and willow. The southern portion of the wood has been planted with an attractive grove of oak (perhaps 15 years old) which are growing strongly. An understorey of saplings and woody shrubs like hazel and hawthorn completes the picture.

**Lot 2**

This lot is split by a small stream. To the west of the stream is an area of mature well-spaced sycamore with grassy glades beneath. The land here is well drained and gently sloping. It is also very secluded and is an ideal haven for quiet woodland enjoyment. This area also has frontage to the Auchentroig Burn.

The larger area to the east of the stream supports a mix of conifers and broadleaves. Some sentinel firs at the south end are complemented by a maturing stand of well-managed conifers approaching production phase. Elsewhere there is a scattering of birch, willow, sycamore and patches of open ground.

<b>Lot 1</b>	4.77 acres	£57,000
<b>Lot 2</b>	6.27 acres	£74,000
<b>The Whole</b>	11.04 acres	£128,000*

\*The combined price represents a discount of £3,000 if sold as a whole.



### **Our Forester's Thoughts**

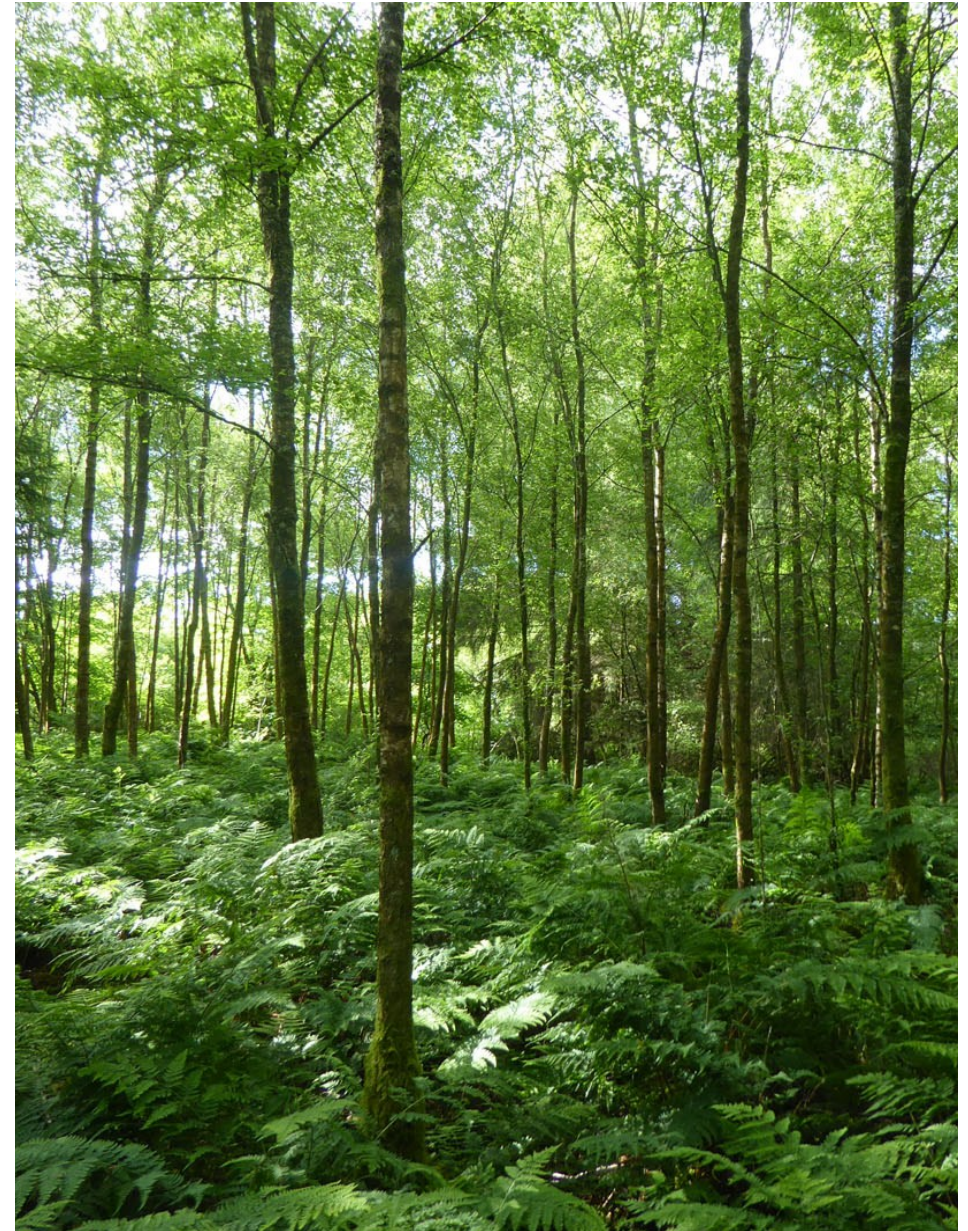
#### **Alastair says...**

*"I would construct the internal stone track (for which there is permitted development approval). I would also want to improve pedestrian access down to the burnside.*

*The young oaks in Lot 1 are well established so the tree tubes should now be removed before they constrict growth. I would then consider a thinning licence for the conifers in lot 2 which are approaching production phase. I would also look to remove the patches of rhododendron (a non-native species) found in corners of both lots.*

*Auchentroig invites quiet recreation and camping so I would also look into the possibility of hutting"*

***Please remember some management operations require approval and/or a licence.***





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### Directions

- The village of Buchlyvie lies 14 miles west of Stirling on the A811.
- Near the centre of Buchlyvie take the B835 (heading northwest) signed for Aberfoyle.
- Follow this road for 1.7 miles until you reach a sharp right-hand bend, off which there is a junction to the left (**B** on the plan).
- Turn left at this junction to head south up a gentle hill.
- Auchentroig Wood is now on your right.
- The easiest access point is by the Woods4sale sign (**C** on the plan).

### Rights of Way

*Access is taken directly off the public road on the east side of the wood.*

### Restrictive Covenants

If the woodland is sold in two lots, you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- use the Property for any sort of racing whether with motorcycles car or other vehicles
- use the Property as a commercial campsite
- unreasonably damage the said tracks
- park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.



### Boundaries

- The east boundary (**ABCD**) is the west verge of the adjacent public road.
- The south boundary (**DE**) is the north verge of the adjacent stone track.
- The southwest boundary (**EF**) is the field edge (on or near the deer fence).
- The northwest boundary (**AG**) is the northwest bank of Auchentroig Burn.
- The boundary between the lots is the centreline of a small stream (**GH**) and a line of blue-topped posts (**CH**).

### Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

*Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.*



### **Sporting Rights**

The sporting rights are owned and included in the sale. They are not let.

### **Fencing Liabilities**

It is believed that boundary fences are mutually maintained to stock height.

### **Conservation Designations**

The Native Woodland Survey of Scotland identifies much of Auchentroig as Native Upland Oak Woodland.

### **Residential Planning Permission**

You are extremely unlikely to get residential planning permission for this woodland.

### **Other information**

There are areas of Japanese knotweed and giant hogweed straddling the burn on the northwest boundary of lot 1.

**You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.**

### **How To Buy**

*This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

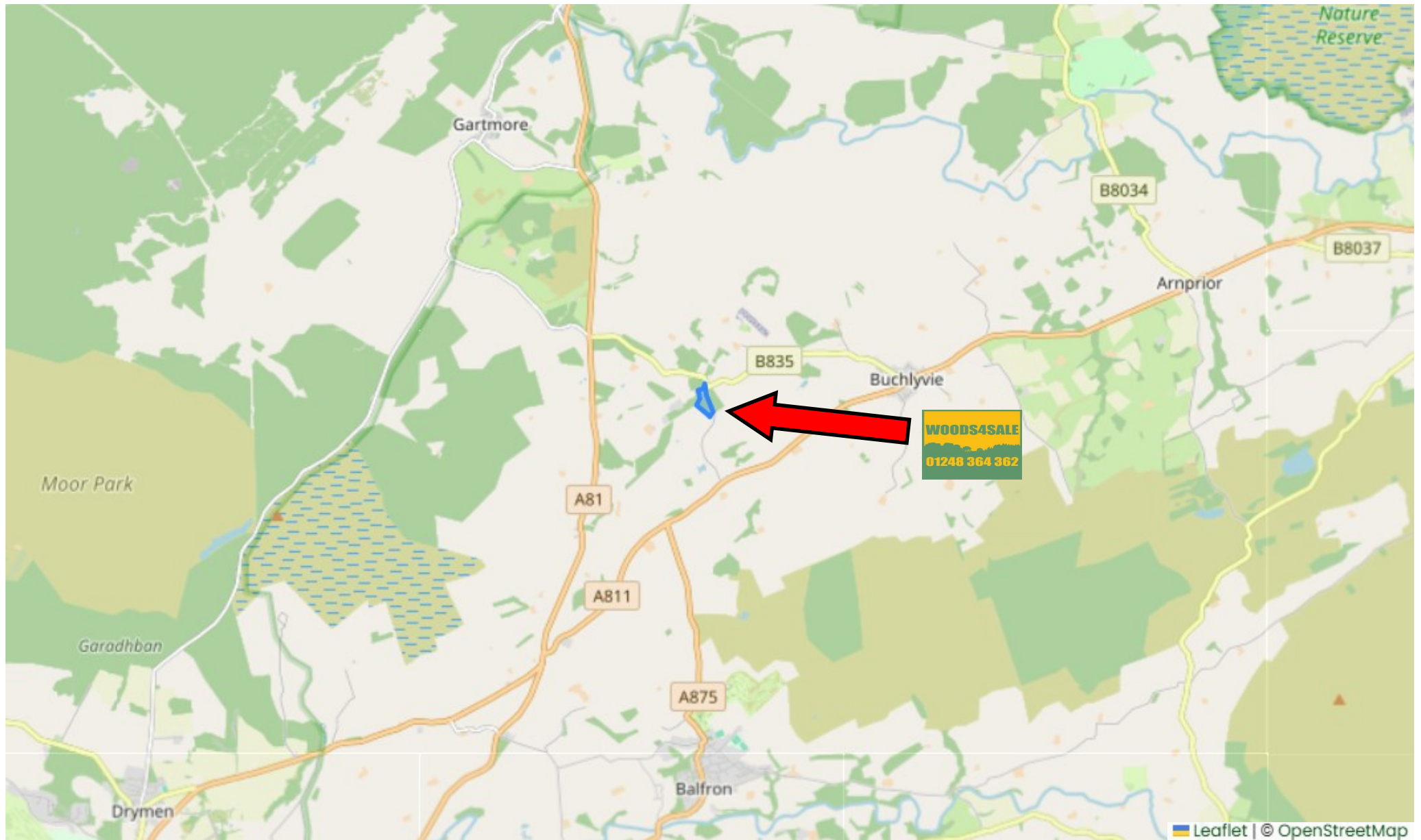
- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors





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