



## Chieftain Wood, Jedburgh, Scottish Borders

**4.03 acres, £49,000 (freehold)**

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**Nearest postcode:** TD8 6LS **OS Map No:** 74 NT 667207 **What3Words:** Woodland Entrance ///ranked.safety.dictation





**Mixed conifers in an accessible location, close to the attractive historic Borders town of Jedburgh.**

Chieftain Wood lies a short distance outside the eastern edge of the attractive Borders town of Jedburgh. Lying on the A68 this historic royal burgh with its castle and famed abbey is readily accessible from both Newcastle and Edinburgh, both of which are under 90 minutes by car. Access is taken directly off the adjacent public road via a small vehicular pull-in.

The larger part of the wood is a mix of 40 year old conifers dominated by Norway spruce and European silver fir. The trees have grown well in the fertile brown earth soils found here and are approaching economic maturity. There are small patches of windblown stems in the wood. A variety of broadleaves are scattered around and through the wood including birch, beech and sycamore plus the occasional oak and cherry.

The wood occupies level and gently sloping ground. It is set amidst a mosaic

of woodland and farmland and enjoys attractive panoramic views to the north. The smooth level terrain within the wood promises easy management and harvesting while the proximity of good road links enables ready access to markets.

Compact woods like Chieftain are rare to the market in this part of Scotland. If an attractive small woodland with commercial credentials is on your list this certainly merits early inspection.

**Our Forester's Thoughts**

**Alastair says...**

*"My first job would be to extend the existing access into the wood.*

*The crop is economically mature and I would consider felling the conifer element for tax-free timber income. Fertile soils mean a wide range of restock options are then available from a successor crop of commercial conifers to a habitat project focussing on native species.*

*In the interim Chieftain makes for a great family adventure playground, with deadwood on the forest floor providing an abundance of firewood for campfire and hearth alike."*

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



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### Directions

- Jedburgh is on the A68 trunk road approximately midway between Newcastle and Edinburgh.
- Head east out of Jedburgh on Oxnam Road (the junction is next to the large parish church towards the south side of the town).
- Continue for just over 1 mile to arrive at Chieftain Wood on your left. (**A** on the plan)

**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.**

### Boundaries

- The south boundary is the roadside hedge with a small vehicular pull-in at **A** on the plan.
- The rest of the wood is bounded by a single perimeter stock fence.

### Rights of Way

- *Access is taken directly off the adjacent public road at **A**.*
- *There are no public rights of way within the wood but in line with Scottish legislation the public are entitled to access the woodland subject to the Scottish Outdoor Access Code.*





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### Sporting Rights

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

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Fencing Liabilities

It is believed boundary fencing is mutually maintained with neighbours.

### Residential Planning Permission

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



### 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.

### 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):*

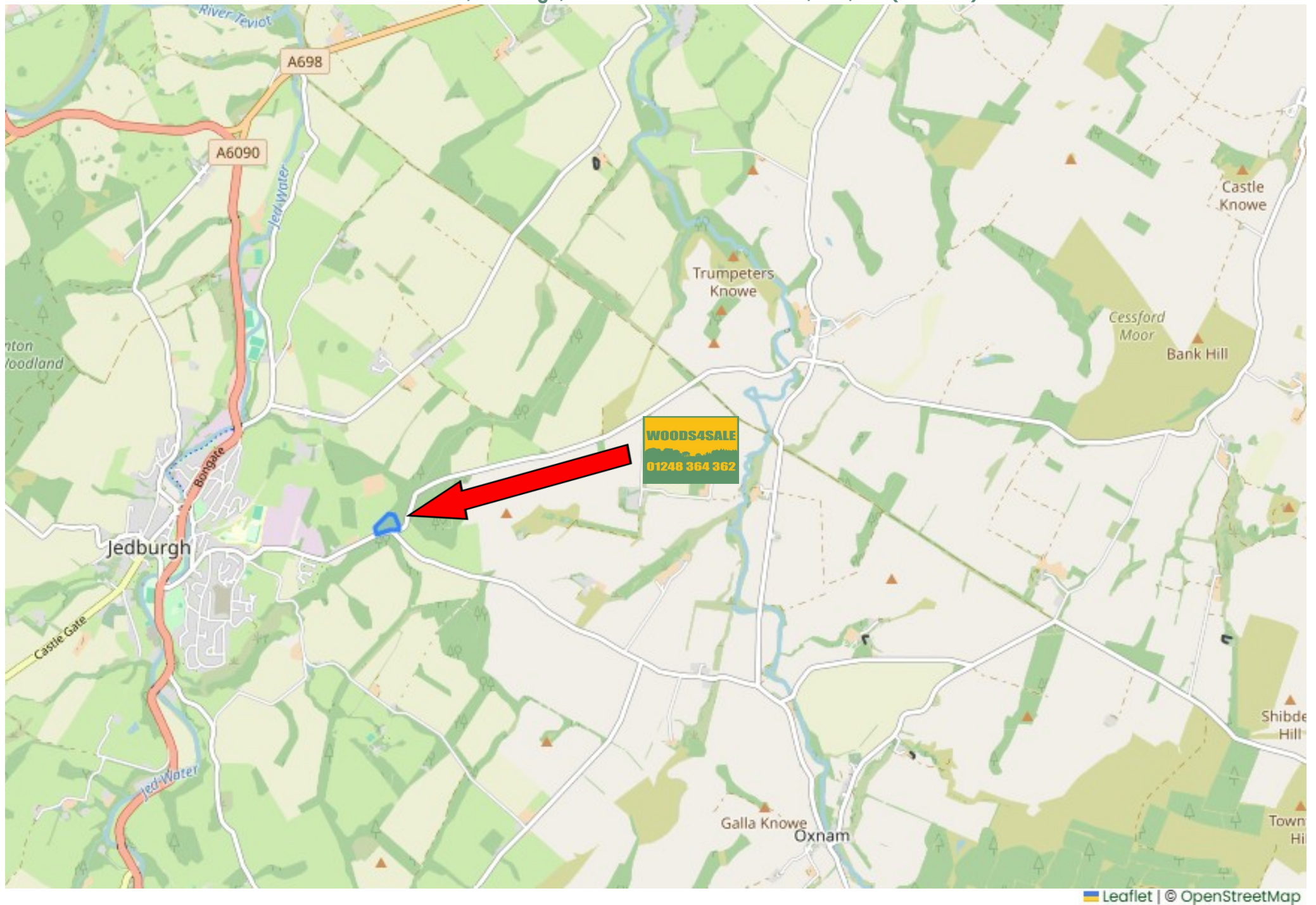
- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact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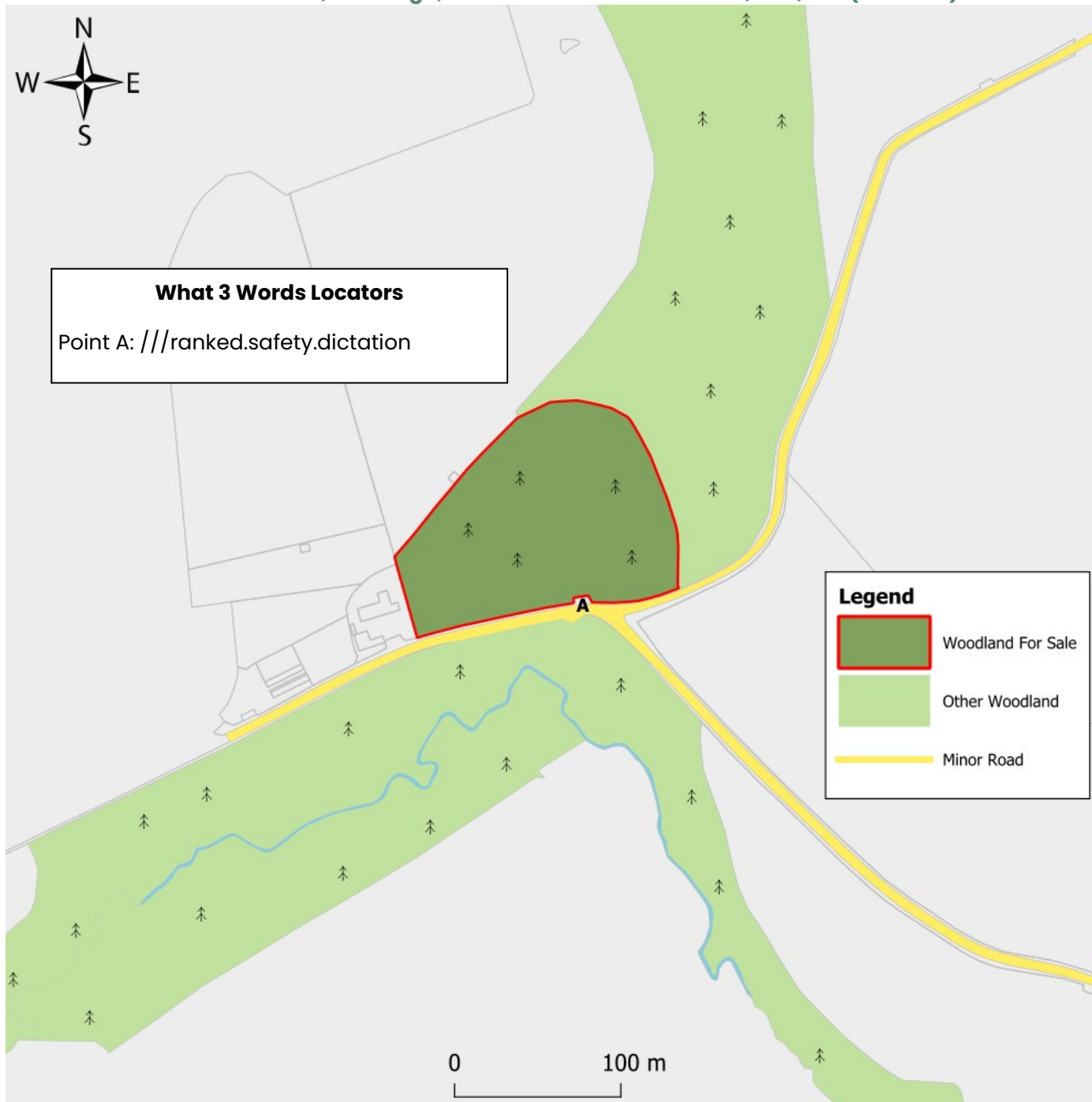




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**Woods4Sale**

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