



Alys Wood Fife

A compact and accessible wood close to Dunfermline.

Details

Price: £55,000 Freehold

Location: Balmule, Dunfermline, Fife

Size: About 4 ¼ acres for sale

OS Landranger: OS No 58

Grid ref: NS 691 309

Nearest post code: KY12 0SJ

Local manager

Torquil Varty and Rachel Bower

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Description

The majority of Alys Wood sits on generally level ground, making access very easy, with a slight slope towards the rear. An area of hardstanding serves well for trailers, vehicles or as a timber stacking area at the entrance of the wood.

At well over 4 acres, this is a very convenient size of woodland that will provide a sustainable supply of firewood into the future. This woodland is easy to traverse in all seasons, though raising the canopy through some judicious thinning would help open it up. Bringing light to the woodland floor is always beneficial to the flora at ground level. Any brash cut down should be left to form habitat piles; wildlife is always on the lookout for places to hide from predators.

Ash die back, as is common across the nations, has made an appearance here. As such the ash would be the obvious trees to initially thin, though it would be sensible to cherish the healthy looking specimen, as only about 5% of ash trees are likely to survive nationwide. However it is hoped that these will be the survivors for future generations.

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

There is a really diverse mix of trees within Alys Wood, including oak, chestnut, beech, sycamore, ash and cherry, that will make it more resilient as a whole, to future tree diseases. Hazel and hawthorn line the track reinforcing privacy in spring and summer, coppicing the hazel will provide firewood with the regrowth, while providing strong poles that have many uses.

Wildlife

There is an abundance of birdlife throughout the year though spring is the most exciting time as birds rush around building nests and the woodland itself shakes off the dormancy of winter, ready for another season of growth.

Features

The main feature of this woodland is the sheer diversity of species. What would really add to it now, would be the creation of some clearings that allow more light to the forest floor, encouraging different species to flourish.

Access, tracks and footpaths

Access is very good with the woodland being situated fairly close to the main entrance to the wider woodland.

Rights and covenants

All sporting and mineral rights are sold with the woodland.

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Activities

This woodland is a wonderful resource and is the perfect backdrop for those looking to slow down there lives a bit.

Local area and history

Alys Wood is located within 15 minutes from Dunfermline, which up until the 17th Century was the royal capital of Scotland and centrally located for Glasgow, Edinburgh and Stirling. Fife, bounded to the north by the [Firth of Tay](#), and to the south by the [Firth of Forth](#), is a natural peninsula where political boundaries have changed little over the ages. Legend has it that the [Pictish](#) realm was divided into seven sub-kingdoms or provinces, one of which went on to become Fife.

To the north beyond the hill and woods is Commerce Park, an old WW2 supply depot for the naval bases at Rosyth, now converted mainly for use by local business and also home to [Scotland's Vintage Bus Museum](#).

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.

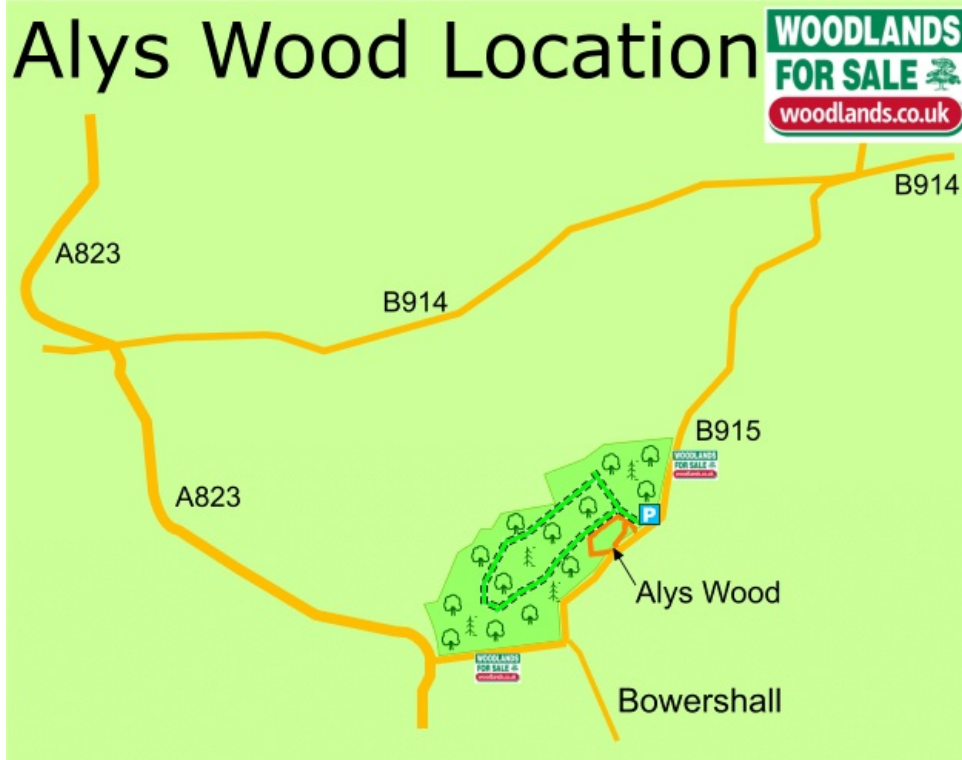
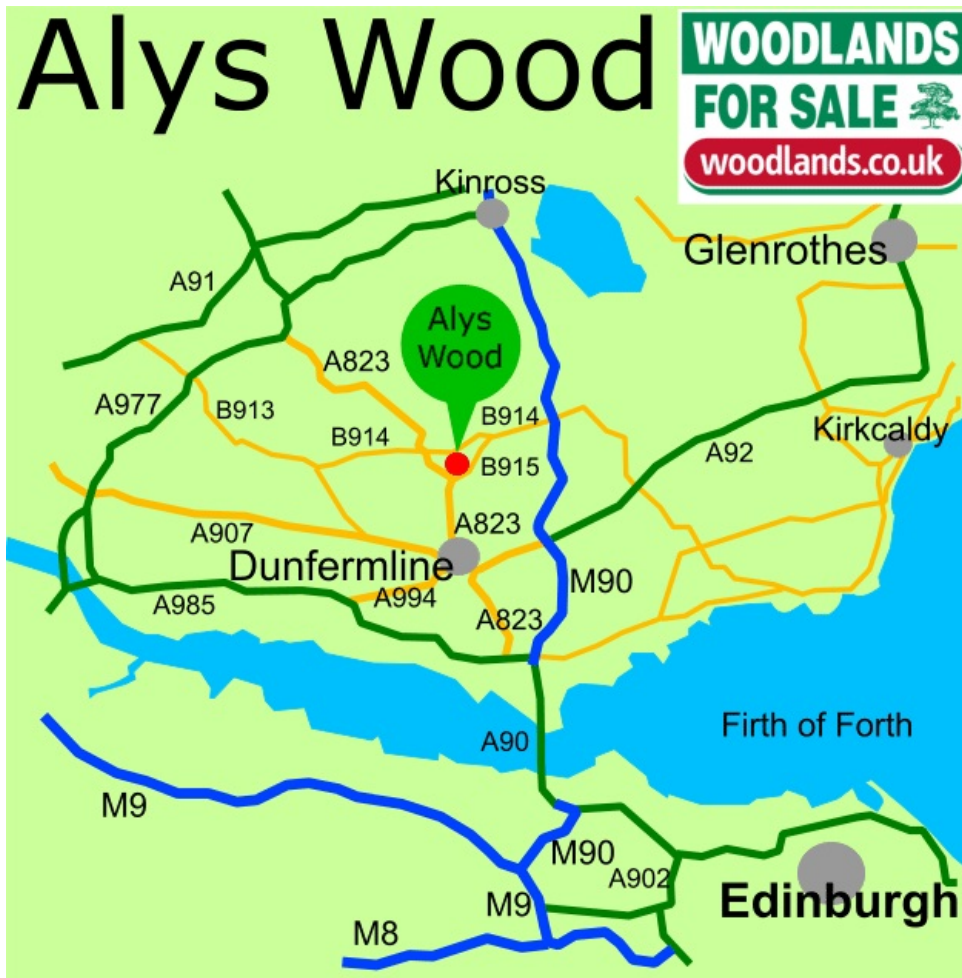
Directions

- From the M90 exit at jnct 4

- Follow signs to the Vintage Bus Museum and Commerce Park on the B914
- After a few miles bear left onto the B915
- Continue down past the entrance to Commerce Park.
- You will pass a large woodlands for sale sign on your right hand side marking the start of the woods.
- Immediately past the bend and just before the house is the entrance to the woods next to a Woodlands sign.
- Please park here only if there is room **NOT** to block the gate and enter through the pedestrian gate and walk up to Alys Wood which will be found at the start of the recently resurfaced track.on the lefthand side.
- **PLEASE PLEASE PLEASE, do not block the vehicle gate as it prevents other woodland owners from leaving!**

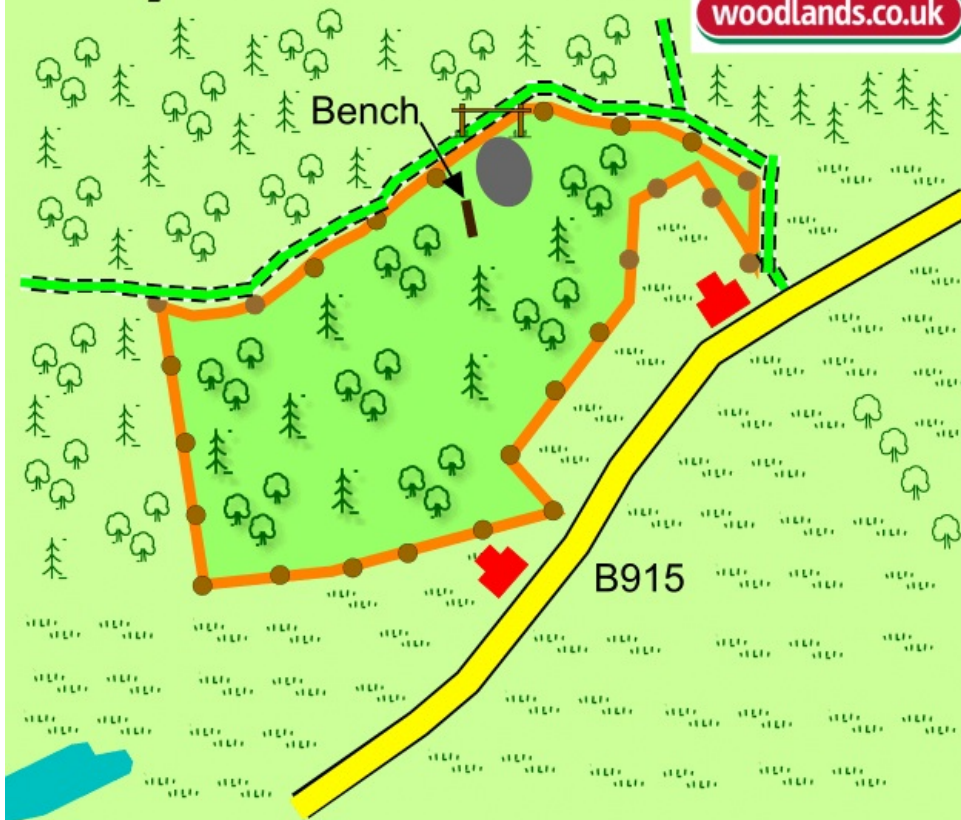
Boundaries:

Boundaries are marked by orange painted post tops and by a dry stone wall.



Alys Wood

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Map Legend

<p>wood</p> <p>Roads and Public Highways</p> <p>Tracks etc with rights of way for the wood</p> <p>Other private woodland tracks</p> <p>Public Footpath</p> <p>River, stream or lake</p> <p>Railway</p> <p>Slope</p> <p>House or cottage</p> <p>GPS/Satnav, map location of nearest postcode</p>		<p>Wooden or metal gates</p> <p>Ride stops</p> <p>Fence or boundary posts</p> <p>Stone wall</p> <p>Trees, broadleaves</p> <p>conifers</p> <p>coppice</p> <p>Clearings, grasslands</p> <p>Hedge</p> <p>Wetland, rushes</p> <p>Park here</p> <p>'For Sale' sign location</p>	
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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.