



## Banning Wood Fife

A younger deciduous woodland, close to Edinburgh and Dunfermline.

### Details

**Price:** £65,000 Freehold

**Location:** Balmule, Dunfermline, Fife

**Size:** About 5 ½ acres for sale

**OS Landranger:** OS No 58

**Grid ref:** NS 093 691

**Nearest post code:** KY12 0SJ

### Local manager

**Torquil Varty and Rachel Bower**

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## Description

Banning Wood is long and tapering, opening up and becoming wider toward the far eastern end. The entrance at the western end is accessed by following the hardened circular track to its furthest point.

The top area adjacent the northern access track is fairly flat, with a gentle gradient toward the neighbouring property and with dry stone walls bounding on two sides. Parts of the wall have seen better days but it serves as an excellent way to delineate the boundary. The other two boundaries have been marked with free standing posts.

Although the wood cannot hide its general youth, the tree being largely lined in rows as per the original planting, it has a very good feel to it with diversity of species and numerous open glades.

As with all deciduous woods they can to some degree feel bare in winter, however the arrival of spring changes all that and the trees and understory vegetation burst into life in all directions. Banning Wood is an ideal wood for a new owner to shape 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.

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### Trees

There is a wonderful diversity to the trees in the woods of Balmule. When planted, a great deal of thoughtfulness was employed which has resulted in a wonderful woodland being created upon what was formerly agricultural land. Among others, cherry, sycamore, ash, and beech are present. While the shrubby species of hazel, hawthorn and blackthorn have created a great natural division between track and woodland as well as being a great source of nuts and berries.

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### Wildlife

There is an abundance of wildlife within the woods though sometimes the best way of seeing what is about is to set up some wildlife cameras. Night time is a good time to see what is flourishing within the woodland as our nocturnal friends go about their business.

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### Features

One of the main features of this woodland is the amazing diversity of trees, allowing it to completely retain its integrity in the face of the stresses of nature. Ash die back, as with so many other woodlands across the United Kingdom, is affecting some trees, however having the rich diversity of species allows the wider woodland to still flourish.

First advice with ash die back was to fell affected trees as soon as it was evident. However, unless there is a case on the grounds of safety to fell an affected tree, it is now suggested to leave affected trees. The standing dead wood is hugely beneficial to insects and it is believed that some affected trees will survive the disease and go on to be the future of this species.

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### Access, tracks and footpaths

Access is down an internal forest track that is suitable for all types of vehicle though care must be taken when wet especially with heavier vehicles that may damage the track. This almost circular track is not suitable for driving the complete way round and back to the entrance, unless the ground is quite dry and hard. It has however been stoned up to the entrance to the wood when going in an anti clockwise direction.

There are no specific paths through the wood as it is fairly open and easily traversable.

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### Rights and covenants

All sporting and mineral rights are sold with the woodland.

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### Activities

The answer to the question, "What can I do with my wood?", is endless. For many people it is a question of opportunity; the opportunity to process their own firewood, to build dens with children, to study wildlife or just the opportunity to spend time in a peaceful place.

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### Local area and history

Banning 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](#).

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## How to find this woodland

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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.

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## Directions

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- 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 Banning Wood which will be found at the far end of the recently resurfaced track.
- **PLEASE PLEASE PLEASE, do not block the vehicle gate as it prevents other woodland owners from leaving!**

Boundaries are marked by turquoise painted post tops.



# Banning Wood

**WOODLANDS FOR SALE**  
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**Map Legend**

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

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.