



Berclees Copse Scottish Borders

A unique small woodland retreat with a disused reservoir, located in a very quiet spot in the Scottish Border hills, north of Carlisle.

Details

Price: £25,500 Freehold

Location: Waterbeck, Lockerbie, Scottish Borders

Size: Just under ½ acre for sale

OS Landranger: OS No 85

Grid ref: NY 289 764

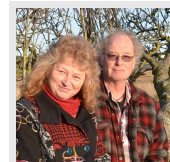
Nearest post code: DG11 3HR

Local manager

David and Sarah Alty

07795 104 594

davidandsarah@woodlands.co.uk



Description

Berclees Copse nestles in the valley of the Cadgill Burn in the foothills of the Scottish Borders concealing within, a small, disused, covered reservoir. Consisting of a stand of mature moss-covered birch trees, interspersed with a few young conifers, the copse also features a short but direct frontage along the burn.

Viewing of the land is strictly by appointment only. Please email or ring in advance giving the details of the vehicle you will be parking at the entrance.

Trees

The main tree species here is the graceful birch, self-seeded willow, hazel and holly, with one or two small beech saplings making up the remainder of the tree stock. A couple of young spruce have also made their way here, no doubt from neighbouring forestry plantations.

The woodland floor is a verdant mat of assorted mosses and ferns with a wealth of accompanying flora; sorrel, honeysuckle and young bramble to name but a few.

A variety of lichens encrust any remaining surfaces; walls, rocks, tree trunks and even the curved roof of the reservoir.

Wildlife

The local area is home to transient [roe deer](#) which no doubt call by from time to time. The main habitual occupants of the wood are a variety of small birds; robins, wrens, finches and tits, in the main.

Features

The history of the reservoir is obscured by time but was presumably built to serve nearby communities. Now redundant, its contents dispersed, it is surprisingly dry and airy inside.

Cadgill Burn, a small peat-stained flow, forms part of the boundary and is an interesting addition to the wood.

Access, tracks and footpaths

The copse is accessed via the track serving High Stenries farm. As this involves walking through the farm yard, respect for the farmer and his family's privacy is requested. From the farmyard, the track continues down over fields containing stock. **Any gates opened, must be firmly closed.**

Access into the wood is over the Cadgill Burn ford, wellies are a definite requirement, and then through a small gate into the wood.

Viewing is strictly by appointment only. Please email or ring in advance giving the details of the vehicle you will be parking at the entrance.

Rights and covenants

The standard woodlands covenant does NOT apply to this wood.

Activities

Surrounded by woodland and rough pasture, this little-visited area offers those rare commodities; peace and seclusion.

Local area and history

This area of the [Scottish Borders](#) was once home to marauding bands of raiders and cattle thieves known as the [reivers](#). Many echoes of their turbulent past can be seen in the surrounding landscape. The nearby [Scotsdike](#) is but 3 or four miles away, a large earthwork denoting the old England-Scotland border and also the fringe of the [debatable lands](#); a small area to the west where the lawlessness was at its peak.

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

- Berclees Copse is located about 20 miles north of Carlisle, to the east of the A74M

For Directions From Bing Maps [CLICK HERE](#) enter your own postcode (Berclees Copse entrance coordinates are already entered) and click on the blue "Go" box.

For Satnav; the postcode **DG11 3HR** is for the point shown by the red dot on the location map.

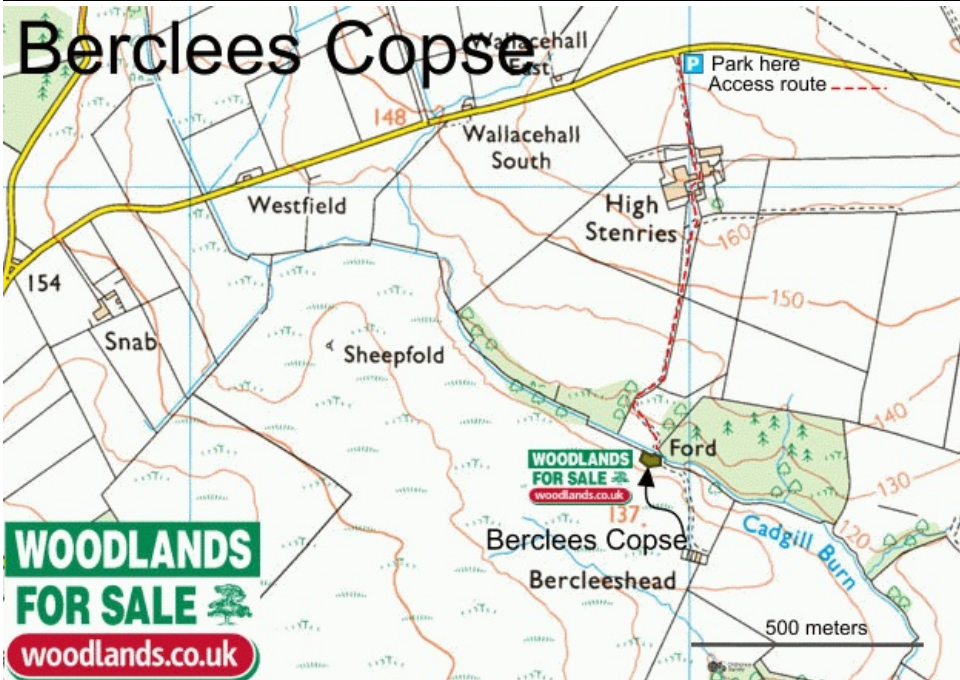
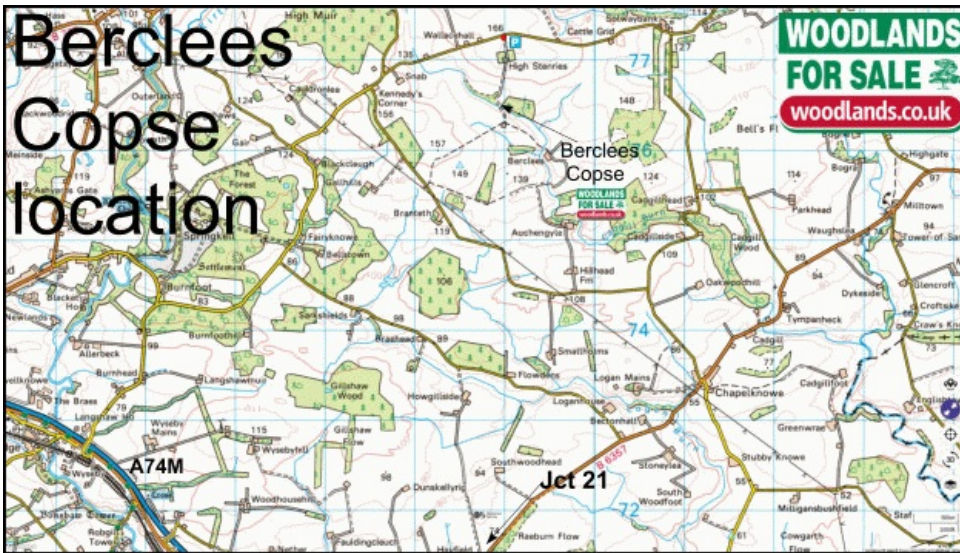
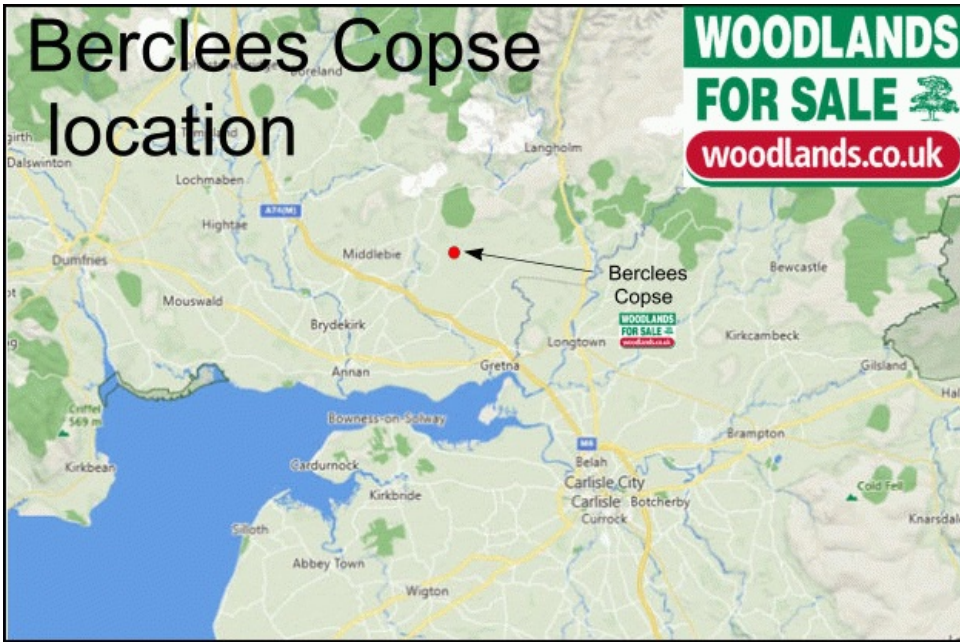
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Or, use our directions:

- From the north, leave the A74M at junction 21 and turn left onto the B6357 towards Chapelknowe for 2.6 miles.
- From the south, leave the A74M at junction 21 left onto the B7076 into Kirkpatrick Flemming and then right onto the B6357 towards Chapelknowe for 2.6 miles.
- Immediately after passing the signs for Chapelknowe turn left signposted Solway Bank and Kennedy's Corner.
- Take the next left signposted Kennedys Corner.
- After 2.7 miles turn right at Kennedy's corner and then immediately right where the road forks.
- After about half a mile at the 2nd turn off is the entrance to High Stenries Farm.
- Park safely off the road and continue on foot through the farm yard and down the hill. See "access" for more details
- **Viewing of the land is strictly by appointment only. Please email or ring in advance giving the details of the vehicle you will be parking at the entrance.**

Boundaries:

The boundaries of the wood are as shown on the detail map.





Map Legend

<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.