Moody Wood, Antrim - About 3 acres, £49,000

Moody Wood lies a short way along the main track through the Kildowney plantation near Ballymena. The access track ensures year round vehicular access to the wood. A post-and-rail ride stop and a name board mark the way in, and just inside is a parking area laid with coarse stone, which stays firm in all weathers. A few steps further on, a rustic log bench and stump table sit in a clearing among the spruce, ready-made for a flask of tea or a campfire supper.

At just over three acres, Moody is a manageable size, and it is mainly Sitka spruce, with a couple of patches of other species along the northern edge. These are not the crowded, prickly rows most people picture when they hear the word "plantation". The trees here are grand and healthy and generously spaced. Many have shed their lower branches, so you can walk freely between the trunks as well as along the paths. The floor is flat and soft underfoot, carpeted with needles and cones, and sunlight finds its way down to it in shafts.

Wide paths have been cut through the heart of the wood. Elsewhere the grass has been left to grow long in the rides, giving cover to small mammals and insects. On the eastern side, an open ride runs beneath the power line, with the boundary marked by a line of stakes. To the north and west, the trees give way to open pasture, which gives the edges of the wood a bright, airy feel. Fallen branches lie ready to be gathered for the campfire or the log burner.

Selective thinning would allow wider paths to be opened up through the wood, making it more accessible and even easier to explore and enjoy. It would also let more light reach the woodland floor, and the thinnings would provide a ready supply of firewood.

For a new owner there is plenty to do: widening the clearings for camping, planting native broadleaves along the sunny edges, or perhaps creating a pond in a naturally damp hollow.

Trees

Moody Wood is mainly healthy, well-grown Sitka spruce, unusually well spaced for a plantation. Many trees have self-pruned their lower branches, so the wood feels open and walkable. A couple of patches of other species along the northern edge, facing the pasture, add some variety. The sunny edges facing the meadows would suit more native broadleaves such as rowan, birch or hazel if a new owner wanted to add to it.

Wildlife

Birdsong carries through the spruce, and buzzards can often be heard mewing overhead. Goldcrests and coal tits, both partial to conifers, work the canopy for insects. The long grass in the rides and along the eastern edge gives cover to small mammals, and there are signs of passing deer. The deadwood and the deep litter of needles and cones support a world of beetles, fungi and other small life.

Features

- Gravel parking inside the wood, usable year round

- Log bench and stump table in a ready-made clearing

- Tall, healthy, well-spaced Sitka spruce, with patches of other species

- Wide cut paths and easy walking between the trees

- Flat, dry ground, ideal for camping

- Plenty of fallen wood for firewood

- Open pasture to the north and west

Access, tracks and footpaths

Moody Wood is reached along the main track through the Kildowney plantation, which runs along its southern edge. Owners are given a key to the gate at the start of the track, so they can drive up to the wood. A post-and-rail stop marks the entrance, and just inside is a parking space laid with coarse gravel,

usable year round. Within the wood, wide paths run between groups of trees. Many sections are spaced well enough to walk through off the paths too, unhampered by low branches. The open ride beneath the power line runs along the eastern side, where the boundary is marked by stakes. There are no public rights of way through the wood.

Rights and covenants

The sporting rights will be transferred to the new owner, to exercise or not as they choose.

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.

Activities

With its parking, flat ground and open clearings, Moody is a wood that is easy to use from day one. It is well suited to family camping trips, den building with the plentiful fallen branches, and evenings round a campfire at the log bench. Keen birdwatchers will find plenty to identify, both in the canopy and over the surrounding meadows. Over time, a new owner might thin a few trees to widen the clearings, which would provide firewood and let in light for wildflowers.

Local area and history

The countryside around Glarryford was shaped by the last Ice Age, and the nearby Glarryford esker is of real scientific interest. An esker is a long, winding ridge of sand and gravel laid down by meltwater streams flowing beneath a glacier. The word comes from the Irish "eiscir", meaning a ridge, and the most famous example, the Eiscir Riada, runs most of the way across Ireland from Dublin to Galway.

Close by on the Dunminning Road stands Killymurris Presbyterian Church. The congregation was founded in 1796, and its Grade B listed church, built in 1860, is one of the few authentic "barn style" churches left in Northern Ireland. Unusually for a Presbyterian church, it has a small bell tower and a copper ventilation cupola on its slate roof.

Ballymena is around 15 minutes to the south. For days out, the Antrim Coast and Glens, Northern Ireland's first Area of Outstanding Natural Beauty, is a short drive to the east. It takes in the famous Glens of Antrim, the coast road from Larne to Ballycastle, and Rathlin Island.

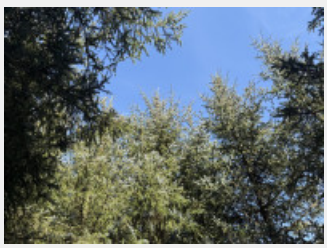
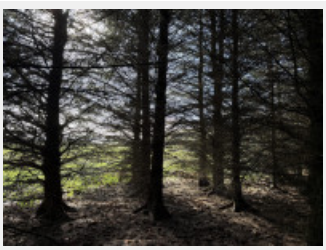
Price: £49,000 Freehold
Location: Kildowney Road, Glarryford, Antrim
Size: About 3 acres for sale























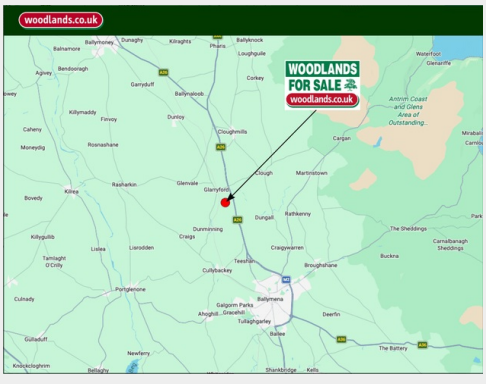


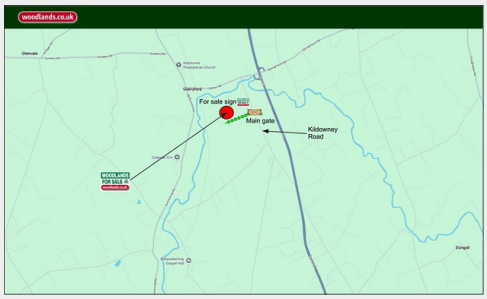
Click a photo to see a bigger version in a new window.

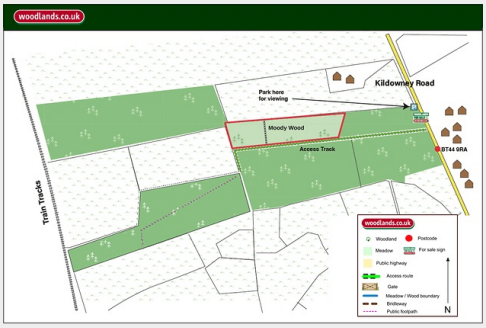
Boundaries:

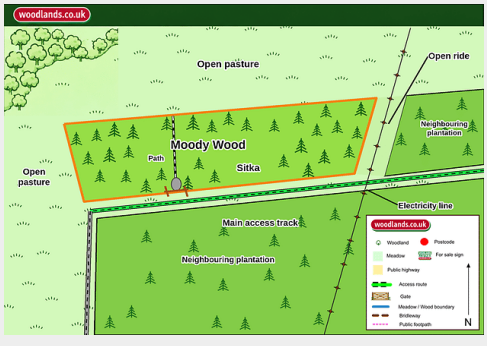
The eastern boundary follows the line of stakes beneath the power line. To the north and west the wood is bounded by the fence line with the open pasture, and to the south by the main access track.

Boundary features are marked with orange paint.









Click a map to see a bigger version in a new window. These maps automatically appear full size when this page is printed.

More woods for sale in Northern Ireland >>

Local manager

Anton Baskerville
07952 694 652
northernireland@woodlands.co.uk



Read more about Anton.

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.

Print these sales details

Location

OS Landranger: OS No 8
Grid ref: W 219 703
Nearest post code: BT44 9RA

Maps

- See our map of the area below.
- See our detailed map below.
- See map of the area from Bing maps
- See aerial photos of the area from Google maps

Directions

Directions to main gate:

Google Maps Pin for main gate **here**.

What3Words reference for main gate **here**. (///brightens.modern.guides)

Closest postcode: **BT44 9RA**

From Ballymoney and the north, head south along the A26 to the Glarryford turn off, onto Station Road. (Ignore directions from the south, immediately below and resume at "heading west"....)

From Ballymena and the south, head north along the A26 to the Glarryford turn off, onto Station Road. (continue below)

Heading west along Station Road for just 200-300m, take the first left, over a slight humpback bridge.

Continue southwards for about 500m to another bridge. There is a small pull in on the far side, on the right hand side. **Park here for viewings.**

Kildowney Woods are less than 100m further on and accessible on foot through a gap by the gate. (Owners are given a key to the gate for vehicle access.)

Continue on foot along the central track for about 300m. Moody Wood is on the right, just after the power line.

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.

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