Waterquarter Wood, Antrim - About 6 ¾ acres, £105,000

At first sight Waterquarter Wood may appear to be a monoculture of Sitka spruce, but further observation reveals its secrets. Here and there, coups of Scots pine, larch, ash and some self-set hawthorn, all contribute to quite a diverse woodland.

Arriving at the ridestop the visitor may notice the redundant drinking trough, otherwise called an upturned bath. Careful viewing might reveal the squirrel that is using this as a shelter, under which to consume its meals.

A coupled of snedded tracks through the Sitka lead on to the southern boundary with wide views out across quiet pasture and grazing cattle, separated from the wood by an effective drainage ditch. The other cleared track leads deep into Waterquarter to some intriguing clearings; exploration will reveal them.

Sticking closer to the northern fenced boundary, the wider open grassy ride leads past established hawthorn, great for foraging birds in autumn to feed on, while building their reserves for winter. The vehicle track darts inside a coup of Scots pine to lead westwards to the farther reaches. Along the way numerous glades and clearings are passed, perhaps secret camping spots?

The track finally emerges into a block at the western end with alder, larch and ash. Some of the ash, like the vast majority of ash across the UK, is showing signs of distress due to ash dieback. However as more is understood about this disease it is becoming clear that the predicted survival rates are thankfully increasing. The trees that do succumb will make useful firewood so all is not lost; the survivors will go on to be the generations of the future.

Waterquarter Wood is far from the average Sitka plantation as the ground conditions are generally extremely light and airy: numerous drainage channels increase the ease of movement. Further tracks could be easily opened up as an owner chooses including the creation of new glades. As soon as sunlight can reach the woodland floor in increased intensity, nature will do the rest and allow other flora to gain a hold and increase the diversity. Opening up the glades would create useful nurseries for smaller trees, either as a woodland orchard or to add native deciduous species to increase the all round diversity of the wood.

Deer trails are evident and other mammals while buzzards are in attendance overhead, as were cuckoo and a choir of song birds. It really is a very lively wood.

In truth Waterquarter is two woods in one. The eastern block is well-spaced Sitka, its floor a soft carpet of needles and cones, while beyond the Scots pine the western block takes on a quite different character: lighter and more open, with larch, alder, birch and willow over a lush, grassy floor.

The post-and-rail ride stop at the entrance has a firm stone base for unloading a car or trailer, and a name board marks the way in. Along the southern edge, a broad grassy ride runs beside the boundary ditch, with views out across open pasture.

Trees

Waterquarter Wood is a plantation, primarily of Sitka spruce, chosen for its ability to grow volume quickly. Unusually the woodland does not exhibit the usual Sitka plantation qualities of being dark and forbidding. Rather the opposite is true: it is quite light with movement not too restricted, with numerous glades already greening up.

Also planted were alder, like the Sitka notable for its ability to thrive in damp conditions, with stands of Scots pine and larch. As already mentioned, the ash is a mixed story but some trees are coping quite well. Perhaps these are the next generation.

There really is something for everyone.

Birch, willow and blackthorn add further variety along the rides and edges of the western block, bringing blossom and fresh colour in spring.

Wildlife

The birdlife within Waterquarter and the wider Kildowney Wood is thriving, which is quite unusual for a commercial plantation. It's a good sign that the diversity is broadening.

Buzzard can be heard mewing overhead while woodcock hide themselves until the very last chance to startle the walker. The birdsong is incredible, further signs that this monoculture is not as one dimensional as it may first appear.

In spring, cuckooflower (lady's smock) brightens the damper edges of the rides, a food plant for the orange-tip butterfly.

Features

Key features are the peaceful environment, a real escape from hustle and bustle. The wood is easy to move around in, especially along the trimmed tracks and the ground is dry and flat.

Numerous glades already exist which could be further enlarged to provide more opportunities for light to grow.

- Secluded position at the far end of the Kildowney plantation

- Light, well-spaced Sitka with a mixed western block of larch, alder, birch and ash

- Several open glades, ideal for camping

- Ride stop with firm standing at the entrance

- Views south across open pasture

Access, tracks and footpaths

Waterquarter, being at the far end of the track at Kildowney, is very quiet and private.

Two tracks have been trimmed a touch to illustrate what can be achieved relatively easily. while a vehicle track connects the far end of the wood.

The ride stop at the entrance has a firm stone base for parking or unloading. A broad grassy ride follows the southern boundary, and there are no public rights of way through the wood.

Rights and covenants

The shooting rights will be transferred to a 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

This is a family friendly wood with plenty of scope to accommodate woodland activities and learning.

Camping could be undertaken in one of the many glades or less energetic gentle strolls to observe the wildlife.

Increasing the diversity of a woodland is always a good idea and Waterquarter would be no exception. With the shelter of the surrounding trees, any further planting would get a great deal of protection in their early years.

Within reason, it could supply a very healthy and sustainable firewood supply for the home or for a campfire.

The sheltered glades would also make ideal nurseries for native broadleaves or a small woodland orchard, and the quiet western end is a lovely spot simply to sit and watch for wildlife.

Local area and history

Taking inspiration from all the effective ditches that almost completely surround the wood, Waterquarter seems highly appropriate. The engineering and work that has gone into these and indeed the many channels within the wood, all have created very dry ground conditions indeed.

Further afield, there is the town of Ballymoney, gaining its name from the Irish, *Baile Monaidh,* meaning "homestead on the peatland". An indicator of what lies beneath the feet at Kildowney.

Just to the west of the wood runs the railway line between Belfast and Derry. Glarryford had its own station on the line, opened in 1856 and closed to passengers in 1973, and trains still pass on their way north to Coleraine.

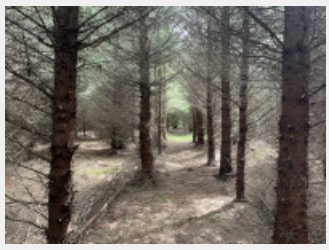
Beyond the railway flows the River Maine, a wild salmon and brown trout river which also sees runs of dollaghan, the large Lough Neagh trout that travel upstream to spawn. Day tickets are available through the Maine Angling Club.

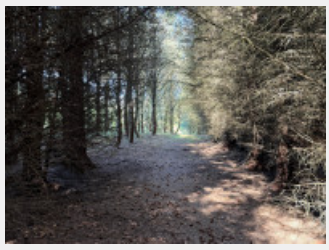
Price: £105,000 Freehold
Location: Kildowney Road, Glarryford, Antrim
Size: About 6 ¾ acres for sale





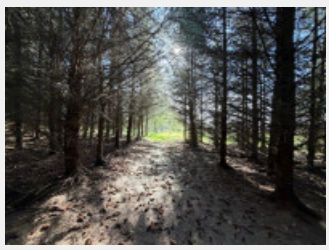
















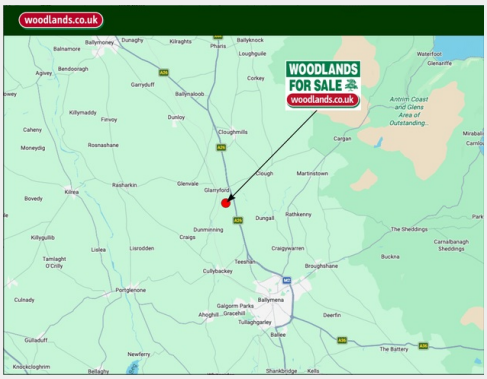


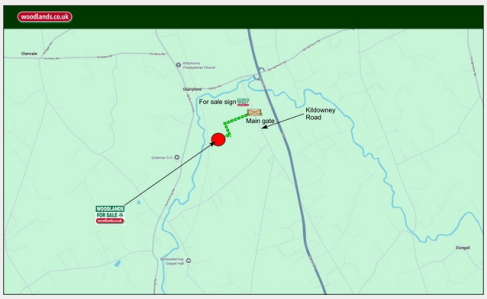


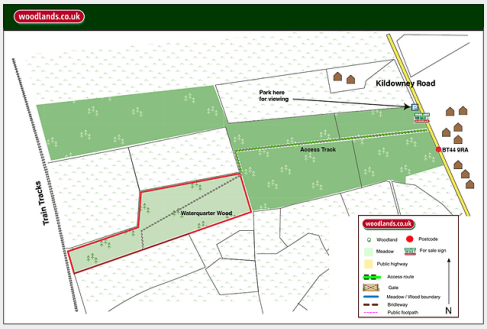
Click a photo to see a bigger version in a new window.

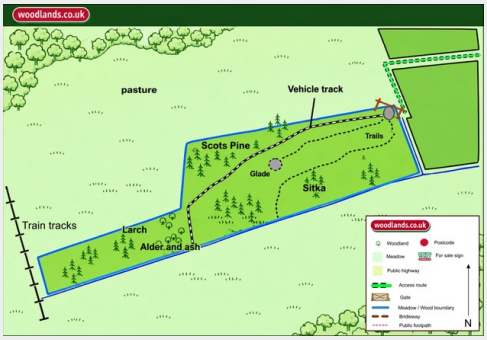
Boundaries:

The boundary is the fence line to the south, west and north, while the nearside of the ditch to the east, which has painted turquoise posts, is the last boundary.









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

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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 218 702
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.**

Kildowney Woods are less than 100m further on and accessible on foot through a gap by the gate.

Continue on foot along the central track for about 400m to the end.

Turn left and Waterquarter Wood is further 100m on, slightly to the right.

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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