



For Sale

Amenity and Woodfuel Woodland on the Edge of West Linton

Medwyn Drive / Medwyn Road, West Linton, EH46 7HA

- Approx. 0.35 acres (0.14 hectares) of mature woodland
- Primarily broad-leaf trees
- Sustainable wood fuel source
- On the outskirts of West Linton
- No Tree Preservation Orders

OFFERS OVER £10,000



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LOCATION AND DESCRIPTION

The amenity area woodland is situated in a quiet location on the outskirts of West Linton less than 200 metres from the entrance to West Linton Golf Club, between Medwyn Road and Medwyn Drive. Originally, part of the Medwyn House estate, the area comprises a partially level and partially sloping site with a full cover of mature, primarily broadleaf trees and measures approx. 0.35 acres (0.14 hectares).

West Linton is a popular conservation village which lies approximately 18 miles from central Edinburgh and with a small number of shops, hotel/bar and restaurant, golf course, church and primary school. The village benefits from excellent access to Edinburgh and as such is popular with commuters, however, it retains a real village community within a pleasant rural area. Larger town services are available in Penicuik, approximately eight miles to the north east, with secondary schooling provided in Peebles, approximately fourteen miles to the south east.

DEVELOPMENT CLAWBACK

In the event of planning permission being granted for any development or higher value change of use, the sellers will retain a right to seek an uplift payment. The basic terms of the "clawback" will be a payment of 25% of any uplift in value and the "clawback" will be applicable over a period of 20 years from the date of sale. The sellers will secure the "clawback" arrangements by way of a standard security over the whole property.

WOODFUEL

The woodland offers itself as a sustainable source of woodfuel, subject to appropriate woodland management.

TREE PRESERVATION ORDER (TPO)

The woodland is not subject to any TPO and is outwith the West Linton Conservation Area so tree management is relatively flexible. Please note that some management activities may require Felling License approval from Forestry Scotland. Potential purchasers should satisfy themselves on this matter, depending on their intended use.

ENTRY

By mutual agreement.



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PLANNING

The woodland is identified within the Scottish Borders Council Local Development Plan (2016) as within the Town boundary but there are no specifically related policies. No offers "subject to planning" will be accepted by the sellers.

VIEWINGS AND FURTHER INFORMATION

For further information or to arrange an appointment to view please contact Walker Scott Ireland Ltd. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer. To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".

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