

Thorntonhall Woodland

Waterfoot Road | Thorntonhall | South Lanarkshire

Galbraith



An attractive small mixed woodland in an idyllic peaceful setting.



Thorntonhall ½ mile | East Kilbride 4 miles | Glasgow City Centre 9 miles

(All distances are approximate)

About 6.87 acres (2.78 ha)

Offers Over £150,000

Attractive amenity woodland.

Mature mix of species.

Idyllic location.

Very accessible to Glasgow.

For sale as a whole.

Galbraith

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Situation

Thorntonhall Woodland is situated in a delightful rural position, about a mile from the leafy village of Thorntonhall, to the south of Glasgow. Thorntonhall is recognised as an exclusive and affluent area with regular rail service to Glasgow and beyond, together with excellent motorway networks to all major routes. There is a wide range of shopping outlets close by at East Kilbride, Newton Mearns and Silverburn Shopping Centres. The nearby southern orbital road offers easy commuting to Glasgow, Ayrshire and East Coast locations. East Renfrewshire is a short distance away offering a wide spectrum of facilities including a number of excellent golf courses.

Calderglen Country Park (about 5 miles) offers riverside walks along the Calder Water, woodland trails, and an ornamental garden. Cathkin Braes Country Park (located about 3 miles north) has a variety of hiking paths and mountain bike trails with panoramic views of Glasgow and the surrounding countryside.

Description

Thorntonhall Woodland comprises a mixed species woodland formerly part of the historic Birkwood House Estate. The woodland extends to about 6.87 acres. The majority of the land at Thorntonhall appears to have been planted approximately 100 years ago. The majority of the planting being amenity broadleaved woodland currently comprising Sycamore, Beech, Oak, and Scots Pine species. The wood benefits from being nearby to the public road network and the site is positioned adjacent to both Peel Road and Waterfoot Road, with remaining boundaries comprising agricultural grazing land. The woodland lies between approximately 142.8 metres and 156.8 metres above sea level. According to the James Hutton Institute the land is primarily classed as Grade F2 (F2 Land with very good flexibility for the growth and management of tree crops). There is a redundant Lime Kiln on site which was built in 1790. The woodland also provides nesting sights and shelter for birds and other wildlife.

It is important to note areas of the woodland have been subject to windblow and for the avoidance of doubt we would recommend these be cleared to limit associated risks.

Method of Sale

Thorntonhall Woodland is offered for sale as a whole.

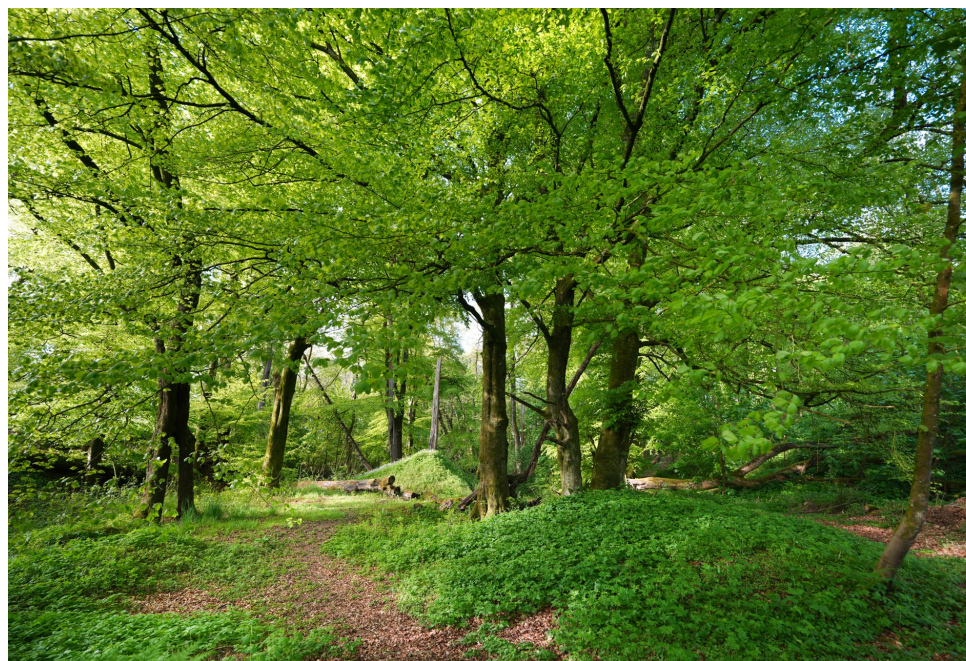
Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Some parts of the woodland have a 10% chance of surface water flooding each year.

Directions

From Glasgow travel south onto the M77 before exiting at junction 3 signed to Paisley. On leaving the motorway keep right at the traffic lights onto the A727 following the signs to Clarkston and Busby. On leaving the village of Busby, take the 3rd exit on the right at the Peel Roundabout signed Thorntonhall. Travel through the village to the top of the hill before turning right onto Waterfoot Road. The woodland is then on your left.



Solicitors

Gilson Gray, 29 Rutland Square, Edinburgh EH1 2BW

Local Authority

South Lanarkshire, Almada Street, Hamilton, ML3 0AA

Viewings

Strictly by appointment with the Selling Agents.

Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

Health & Safety

Appropriate caution should be exercised at all times during inspection.





Important Notes 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2026

Galbraith