

Park Wood, Drumoak, Aberdeenshire

15.29 acres, £68,000 (freehold)

Woods4Sale

Nearest postcode: AB31 5AX **OS Map No:** 38 NO 794 983 **What3Words:** Entrance (**B**): ///choppers.troubled.fines



Maturing mixed broadleaves and pine close to the River Dee.

Park Wood lies on level ground half a mile south of the small village of Drumoak, close to the River Dee. The proximity of the A92 at Drumoak means Aberdeen city centre is a half hour drive, while the city bypass 15 minutes away gives ready access to north and south. The attractions of the Cairngorms National Park and Royal Deeside to the west are close at hand.

This standalone wood is dominated by elegant stands of maturing silver birch. A number of other broadleaf species are dotted through including rowan, beech and sycamore. A particularly attractive feature is the small stands of mature Scots pine fringing the south and west edges.

Direct frontage to the adjacent public road promises easy access and management going forward. The woodland itself is level, clean and easily walked thanks to established paths and an absence of entangling vegetation. There are attractive views to the south and west across open fields.

Park Wood is a beautiful Deeside woodland with high amenity. The new owner has the prospect of enjoying and shaping its development in the years to come.

Our Forester's Thoughts

Alastair says...

"A sensitive thinning would enable the development of a most elegant birch woodland as well as yielding a healthy volume of firewood.

Woodland camping and BBQs of a summer's eve would certainly be a regular feature."

Please remember some management operations require approval and/or a licence.

Directions

- Head west from Aberdeen on the A93.
- Pass through Peterculter and continue for 3½ miles to the village of Drumoak.
- In the middle of the village turn left onto a no-through-road.
- Drive down the hill for 600 metres and park near the turning area where you emerge from the woodland at **B**.
- A number of woodland paths enter the wood's eastern boundary from the public road.

Rights of Way

- *Access is taken directly off the adjacent public road at **B** on the plan below.*
- *There are no public rights of way within the wood but in line with Scottish legislation the public are entitled to access the woodland subject to the Scottish Outdoor Access Code.*





Boundaries

- The north boundary (**AD**) is a relic stock fence above a small stream.
- The east boundary (**AB**) is the roadside verge.
- The south and west boundaries (**BCD**) are defined by stone walls.

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.



Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Fencing Liabilities

It is usual in Scotland for external boundaries to be mutually maintained with neighbours.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

I. use the Property for any sort of racing whether with motorcycles car or other vehicles
II. use the Property as a commercial campsite
III. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors





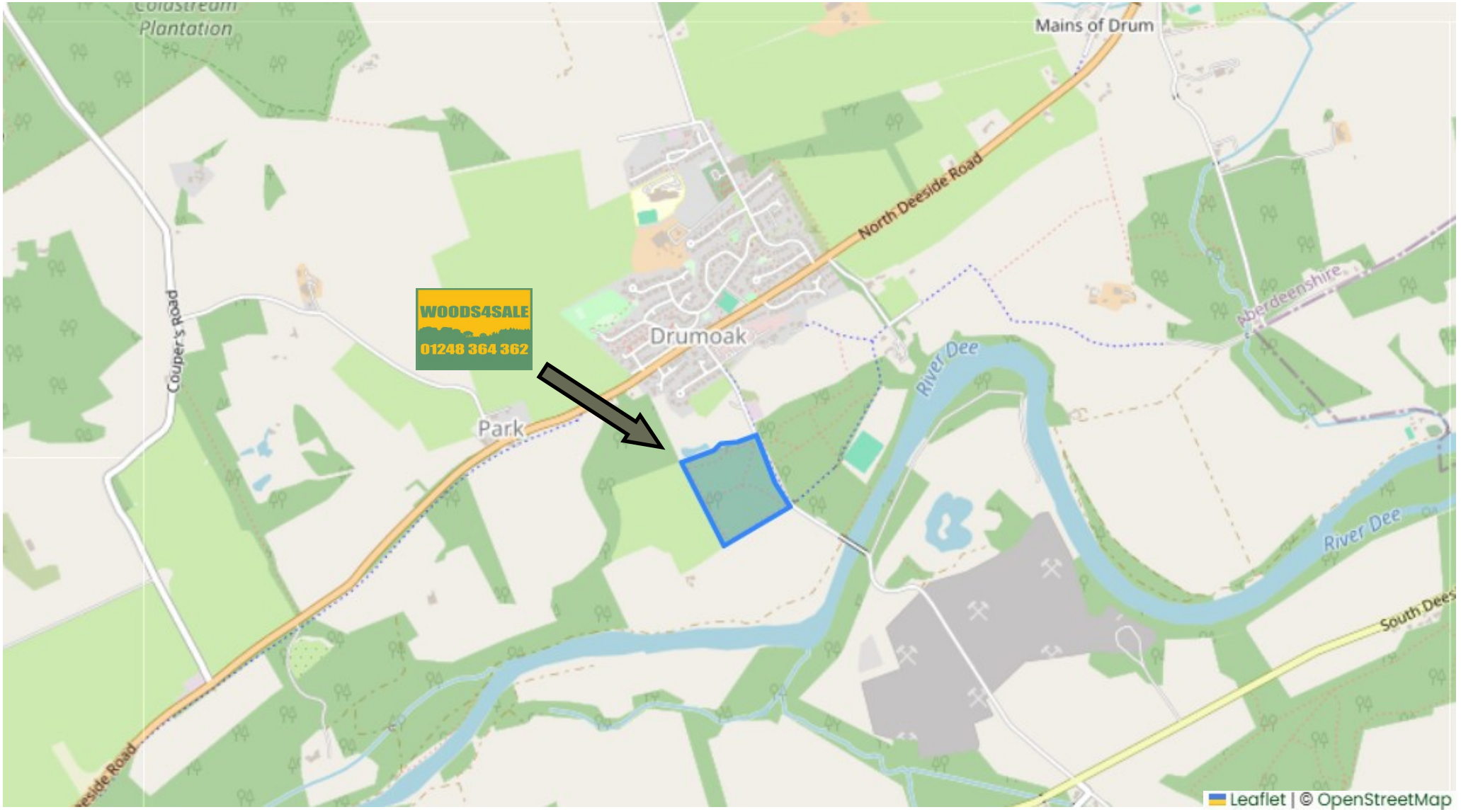


Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Note

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.


Coldstream Plantation
Mains of Drum
North Deeside Road
Couper's Road
WOODS4SALE
01248 364 362
Drumoak
Park
River Dee
Aberdeenshire
River Dee
South Dees
Leaflet | © OpenStreetMap

Park Wood, Drumoak, Aberdeenshire. 15.29 acres, £68,000 (freehold)



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what3words Locators

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Legend

- Motorway
- A Road
- B Road
- Minor Road
- Unclassified Road
- Railway
- Watercourse
- Hard Track
- Unsurfaced Track
- Bridleway
- Public Footpath
- Public Byway
- Path
- Wall
- Woodland For Sale
- Other Woodland
- Paddock/Meadow
- For Sale Sign
- Gate
- Broadleaf
- Conifer

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