

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## **Comers Wood**

**Midmar, near Torphins, Aberdeenshire.**  
**4.51 acres of young plantation**  
**hardwoods for £28,500 (freehold)**

Established hardwoods in a beautiful private rural setting with excellent access.

## Comers Wood, Midmar, Torphins, Aberdeenshire



### Description

Comers Wood lies on the east edge of a larger broadleaved property in a private location midway between two famous Scottish salmon rivers: the Dee and the Don. Aberdeen is 40 minutes to the east and the Cairngorms National Park is a similar distance to the southwest. Banchory and other Royal Deeside villages are about 20 minutes to the south. The immediate vicinity is a largely undiscovered haven.

The majority of the wood occupies level ground and benefits from attractive views out across fields and woods to the heather-clad hills beyond. It has immediate access onto the very quiet minor county road adjacent.

The wood is comprised of native broadleaf species planted on former grazing land in the winter of 2005/6. Thanks to good maintenance the trees have established well with most (depending on species) now measuring between 3 and 6 metres in height. The mixture is dominated by oak, and ash, with minor elements of birch, alder and willow, plus a smattering of woody shrubs like hazel, and hawthorn.

This young property is now very much a wood, and associated wildlife is beginning to take up home here with roe deer, foxes and badgers all in evidence. The air was alive with a range of bird calls when we visited, from woodland songsters to moorland birds like curlew and lapwing in adjacent fields.

Comers Wood is well-served by a newly built stone track along its southwest side, off which there is a generous private parking spur. The smooth ground and clean vegetation beneath the trees facilitates easy pedestrian access to almost all areas.

With the right thinning regime Comers will develop into a very attractive mature broadleaved wood which in time will yield healthy volumes of timber if desired. It is now past the need for establishment inputs, and therefore offers a secure and affordable path to woodland ownership.

### If It Were Mine

Early jobs would include removal of the tree tubes and reducing the deer fences to stock height.



I'd also consider some early re-spacing to release the slower-growing oak from their overshadowing neighbours (subject to obtaining the necessary consent).

BBQs and camping would also be on the list.

### To View This Woodland

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

### Residential Planning Permission

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

### Locators

OS Landranger map: Sheet 38.

National Grid Ref:

- Access point (**A**): NJ 667 070.

- Centre of wood: NJ 667 071.

Nearest postcode: AB51 7NN.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- From Aberdeen head west on the A944, then fork left onto the B9119 just before Westhill, following this road for 6½ miles to Echt.
- Continue west on the B9119 for a further 4.9 miles and then after crossing a stone bridge on a right hand bend, fork right onto a minor county road signed for Comers.
- Follow this road through some S bends for 2/3 mile until you come to a right-angled bend in the road, with a hard track straight ahead of you and a Woods4sale sign adjacent.
- Stay on the public road for a further 150 metres until you come to double timber gates on your left (**A** on the plan).
- Please park clear of the gate. Climb the double gates (at the hinge end please), and Comers Wood

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is immediately on your right.

- We do not give out keys for viewing. They will be sent out on completion of purchase.

### Boundaries

- The north boundary (**BC**) is the line of a deer fence (partly reduced to stock height).
- The east boundary (**AC**) is the line of an old field stock fence (just outside the deer fence).
- The southwest boundary (**AB**) is the southwest side of the hard track.

### Sporting Rights

The sporting rights are included. They are not let.

### Rights of Way

- A right of access for all purposes is reserved to neighbours over the track **AB**.
- Maintenance of all shared tracks is according to use.

### Fencing Liabilities

As is usual in Scotland, all boundary fencing is mutually shared with adjacent proprietors.

### Other Liabilities

Some native trees were planted in 2005/2006 under SFGS contract 031900646. The trees are now well established and all grants have been paid, but an incoming owner will be required to sign a Successor's Form undertaking to maintain the small planted areas as woodland. For more information please contact Woods4sale.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
  - (ii) use the Property as a commercial campsite; or
  - (iii) unreasonably damage the said tracks.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

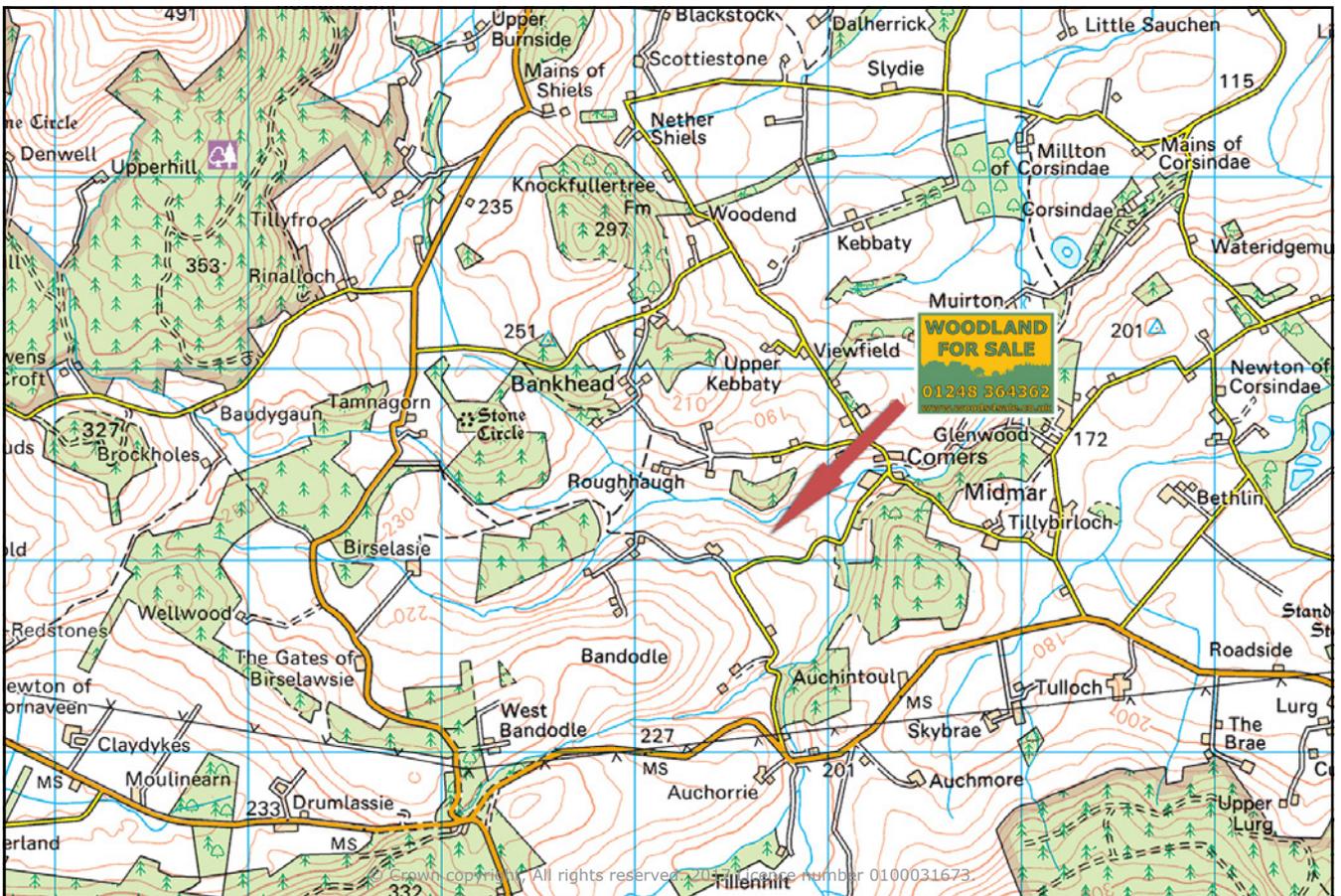
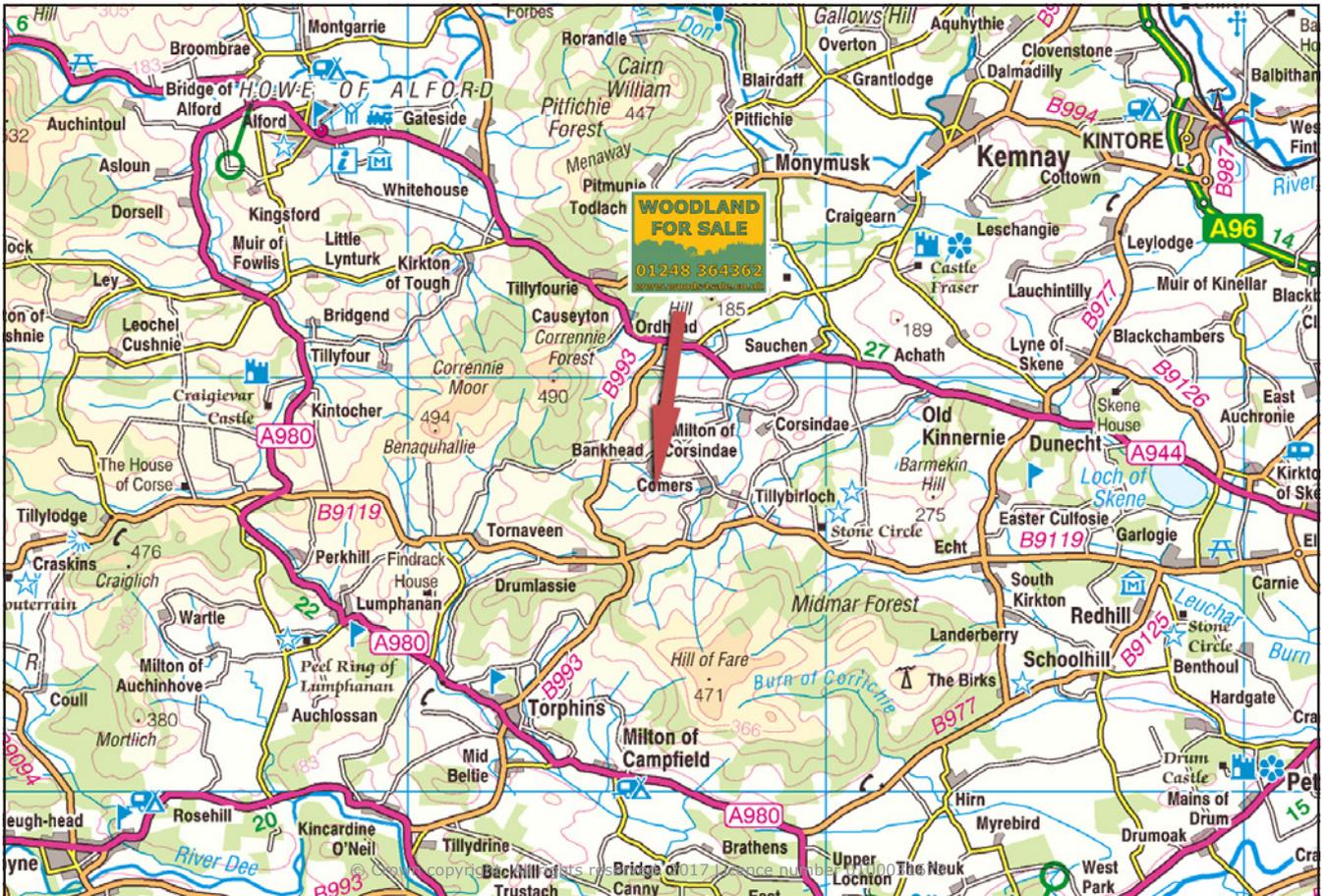
### Woods4Sale Interest

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

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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