

# WOODS 4 SALE

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



## **East Haugh Wood Midmar, near Torphins, Aberdeenshire. 5.83 acres of undisturbed woodland habitat for £22,500 (freehold)**

A beautiful and secluded spot with scattered hardwoods, vehicular access, grassland, a pond and stream frontage in North Deeside.

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## East Haugh Wood, Midmar, Torphins, Aberdeenshire



### Description

East Haugh lies in a secluded location at the end of a private track midway between two of Scotland's most famous salmon rivers; the Don and the Dee. The property occupies gentle northwest-facing slopes, running down to a burn (stream) on the northern boundary, beyond which are framed views over fields and woods to the Pitfichie hills. Aberdeen is 40 minutes to the east and the Cairngorms are a similar distance to the west. Banchory and other Royal Deeside villages are about 20 minutes south. The immediate vicinity is a largely undiscovered haven.

This wood is a precious corner of wilderness which has been allowed to evolve over the last ten years or so when livestock was excluded. The result is a visually diverse species-rich habitat of wild beauty. Scattered mature trees like birch, rowan and ash are dotted across the landscape, consolidated by a small number of ten-year old planted hardwoods. Willow and alder frequent the damper flushes. Hawthorn, gorse, hazel and other shrubs have erupted in random clumps around which is an abundant ground flora including grasses, rushes, sedges, bog myrtle and orchids. There is a useful area of grassland on the east side below which there is a good sized pond.

Invertebrates love this habitat and the wood was alive with insects when we visited including butterflies, crickets, bees and dragonflies. This in turn is a rich hunting ground for a wide range of woodland and grassland birds. We saw (or heard) a range of songsters, woodcock, curlew, woodpecker, heron, geese and buzzards (amongst many others). I suspect there will be dippers patrolling the fast moving burn adjacent, whilst roe deer frequent the glades, retiring to sheltered thickets by day. This description is necessarily a mere snapshot. Quiet watching will be amply rewarded.

Despite its tranquillity, East Haugh is easily reached via a recently-upgraded hard track enabling vehicular access through to an area of hardstanding just inside the woodland gate.

This wood will appeal to anyone with a desire to retreat to a place where nature still seems to reign.

### If It Were Mine

Where do you start? I would release the few remaining young trees from their tubes and consider further enrichment planting of native species. My daughter would cry out to keep a pony here and we would all enjoy family camping. The pond could be dredged (or enlarged) if desired. Those of a sporting nature will also appreciate the variety of game species present.

### 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 665 069.
- Woodland entrance (**B**): NJ 661 071.

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 (point **A** on the plan).
- Please park here keeping clear of all tracks and gateways. Walk down the hard track ahead of you for 500 metres to its end (**B** on the plan).
- The entrance to East Haugh is the right hand of

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the two field gates on your right (nearest the deer fence).

### Boundaries

- The west boundary (**BC**) is the line of a new stock fence.
- The north boundary (**CD**) is variously the burn (stream) or the old wall/fence adjacent to it.
- The east boundary (**DE**) is marked by red-topped posts atop an old stone wall.
- The southeast boundary (**BE**) is the deer fence.

### Sporting Rights

The sporting rights are included. They are not let.

### Rights of Way

There is a prescriptive right of access to the property (protected by an indemnity policy) over the route **AB** on the plan with maintenance 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 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.

### Third Party Rights

A right is reserved to draw water from the private supply (**F**) across the route **EF** on the plan, along with associated rights of access for maintenance, renewal and upgrade of the supply and associated infrastructure.

### 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 this Woodland

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.

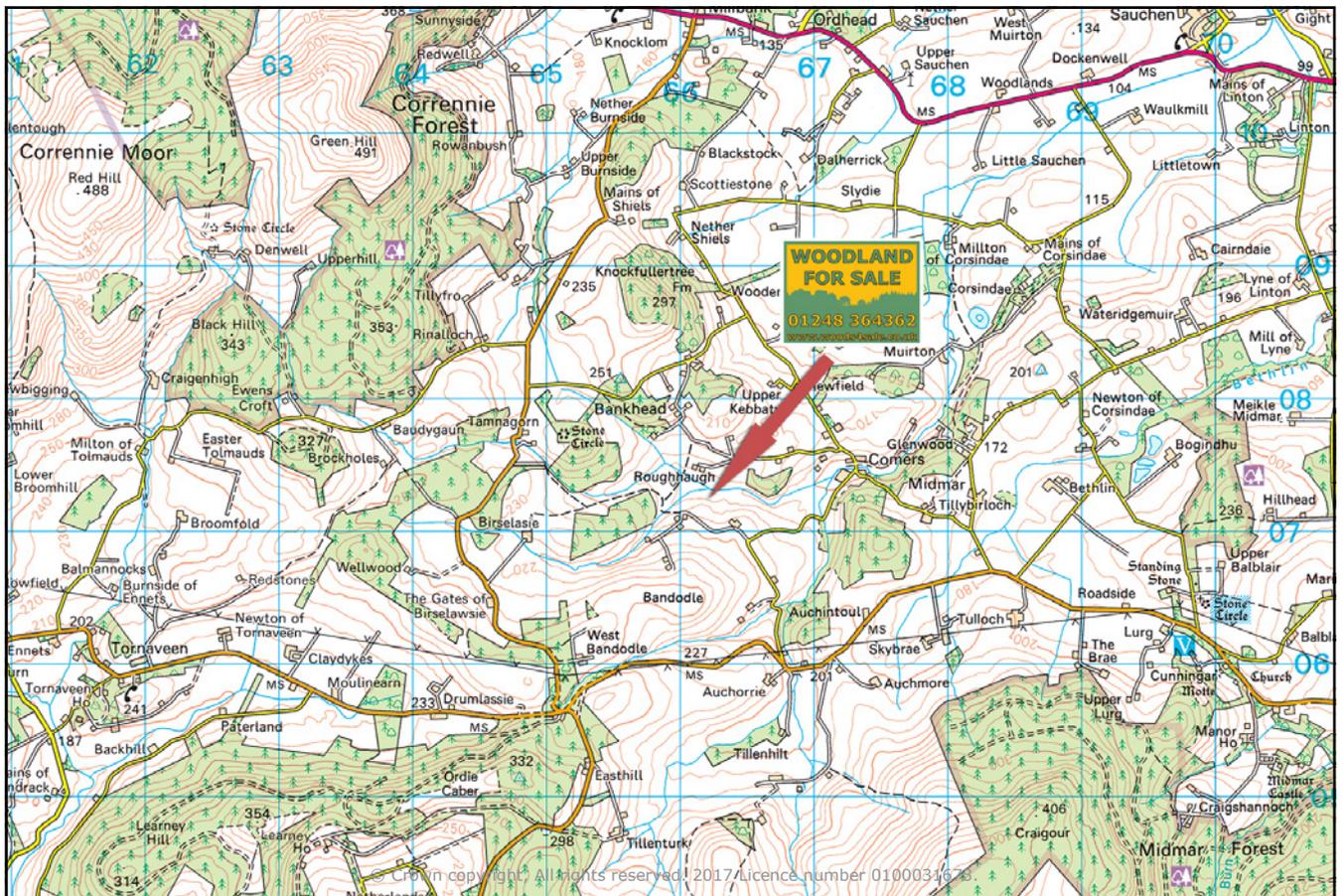
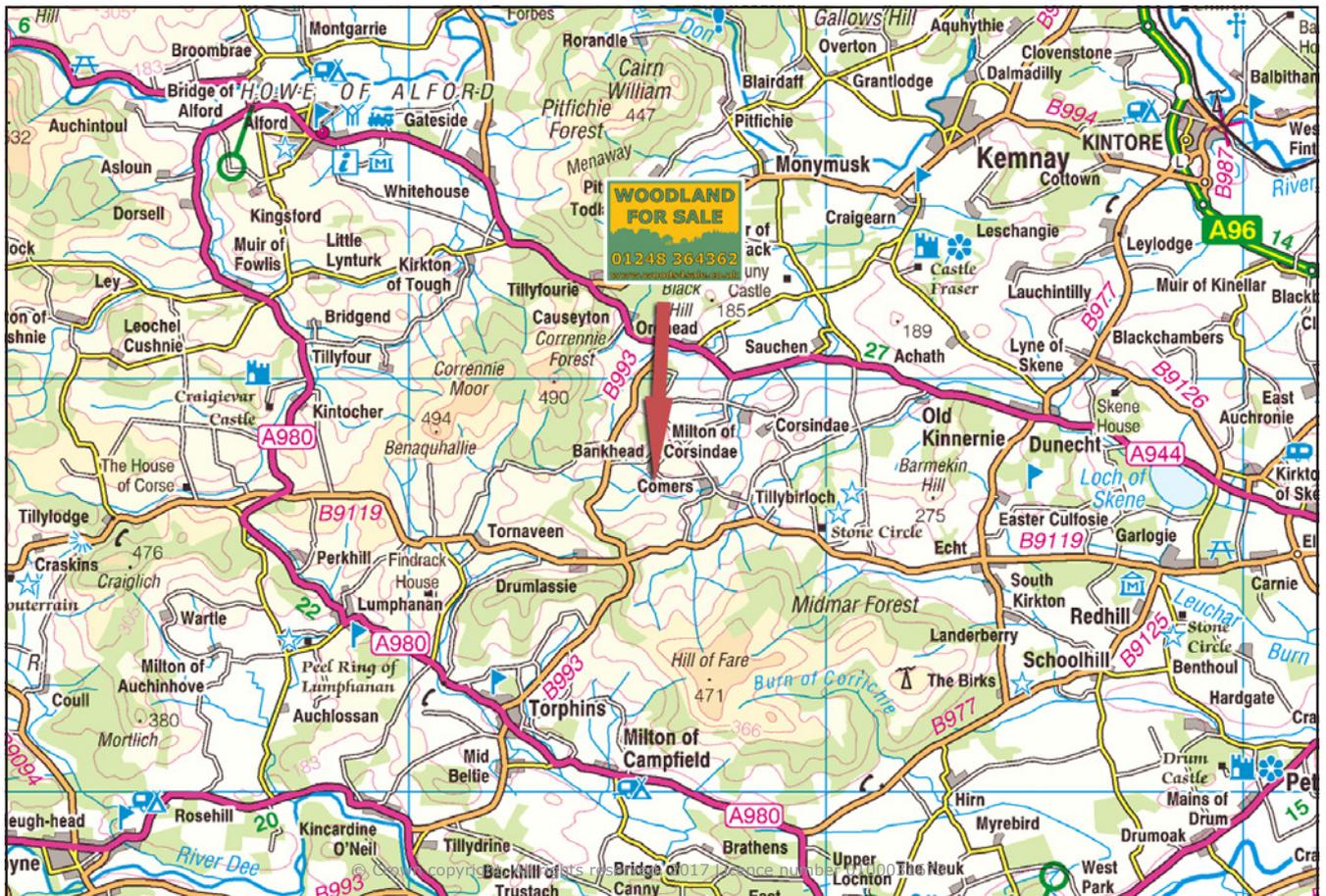
### Woods4Sale Interest

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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