

WOODS 4 SALE

Phone: 01248 364 362
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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.



Kebbaty Wood

Midmar, near Torphins, Aberdeenshire.
4.63 acres of young established mixed
hardwoods for £18,500 (freehold)

Plantation hardwoods on gently sloping ground with good access and stream frontage.

Kebbaty Wood, Midmar, near Torphins, Aberdeenshire



Description

Kebbaty Wood occupies the north fringe of a larger broadleaved wood in a private location midway between two of Scotland's most famous salmon rivers: the Dee and the Don. It lies on gentle north-facing slopes with views over to the Pitfichie Hills. Aberdeen is 40 minutes to the east and Cairngorms National Park 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 wood, comprised of native broadleaf species, was planted on former grazing land in 2006. For the most part the young crop was protected by a deer fence, apart from the northern fringe towards the stream where the trees were tubed. All the trees are now well established and growing well above a grass sward which affords easy access to most areas.

The mixture is dominated by oak, birch and ash, with increasing amounts of birch and alder on lower level ground as you approach the stream. Minor species include hazel and the occasional rowan. The streamside itself is a mosaic of planted trees and open grassland.

Rather than needing protection from the deer, the growing stems now afford shelter to the roe deer that frequent the wood. The evolving woodland habitat is also increasingly attracting a range of woodland songsters and we also noted a diverse range of other birds including woodcock, pheasant, herons and geese.

Kebbaty is well-served by a new stone track providing 2WD access to a private parking area at the southwest corner of the property. As the wood approaches production phase this will also serve for the extraction of forest produce.

In the meantime the new owner can enjoy steering the development of this young and secluded property which offers an attractive and affordable route into woodland ownership.

If It Were Mine

The growing trees no longer need the protective tubes, so an early job would be their removal. The deer fence towards the north boundary is also redundant so I'd dismantle it to give unobstructed access to the stream. More ambitiously I might also consider digging a pond on the streamside flats.

Residential Planning Permission

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

Directions & Access

- From Aberdeen head west on the A944, then fork left onto the B9119 just before Westhill.
- Follow 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 200 metres and then turn down the stone track to your right (**B**) shortly after the house.
- Walk downhill about 140 metres to the end of this track (**C**).
- Kebbaty Wood is ahead of you.

Locators

OS Landranger map: Sheet 38.

National Grid Ref:

- Access point (A): NJ 665 069.

- Centre of wood: NJ 663 073

Nearest postcode: AB51 7NN.

Boundaries

The west boundary (**CD**) is a remnant stone wall with old fencing above.

The north boundary (**DE**) is the burn (stream).

The east boundary (**EF**) is the remnant stone wall

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beneath the powerline.

The southeast boundary (**CF**) is for the most part the southeast side of the woodland ride, indicated by white-topped posts.

Sporting Rights

The sporting rights are included. They are not let.

Rights of Way

There is a right of access for all purposes to the property over the track **ABC**.

Maintenance of all shared tracks is according to use. There are no public rights of way within this wood.

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.

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.

Viewing

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.

Contact

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

How to Buy this Woodland

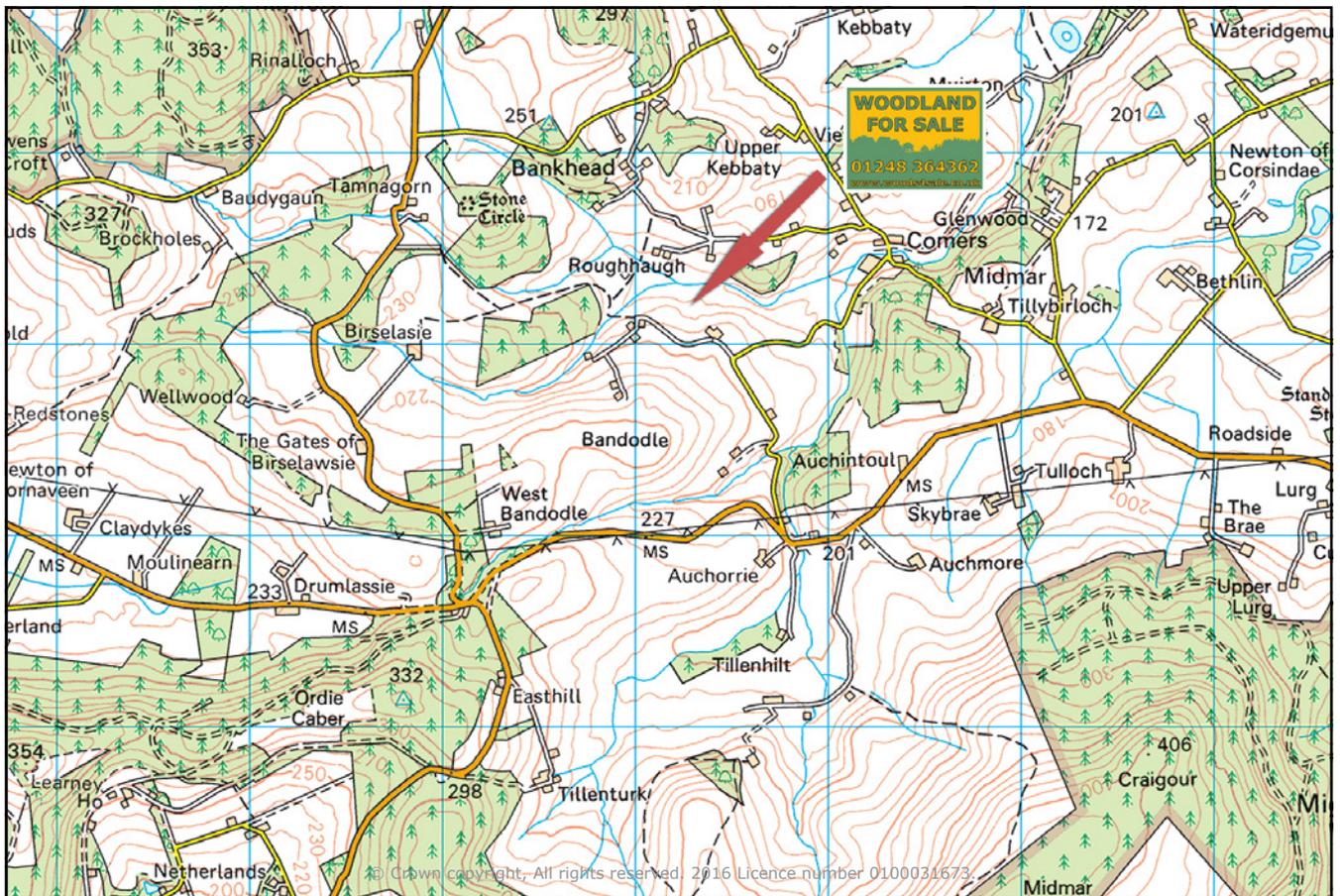
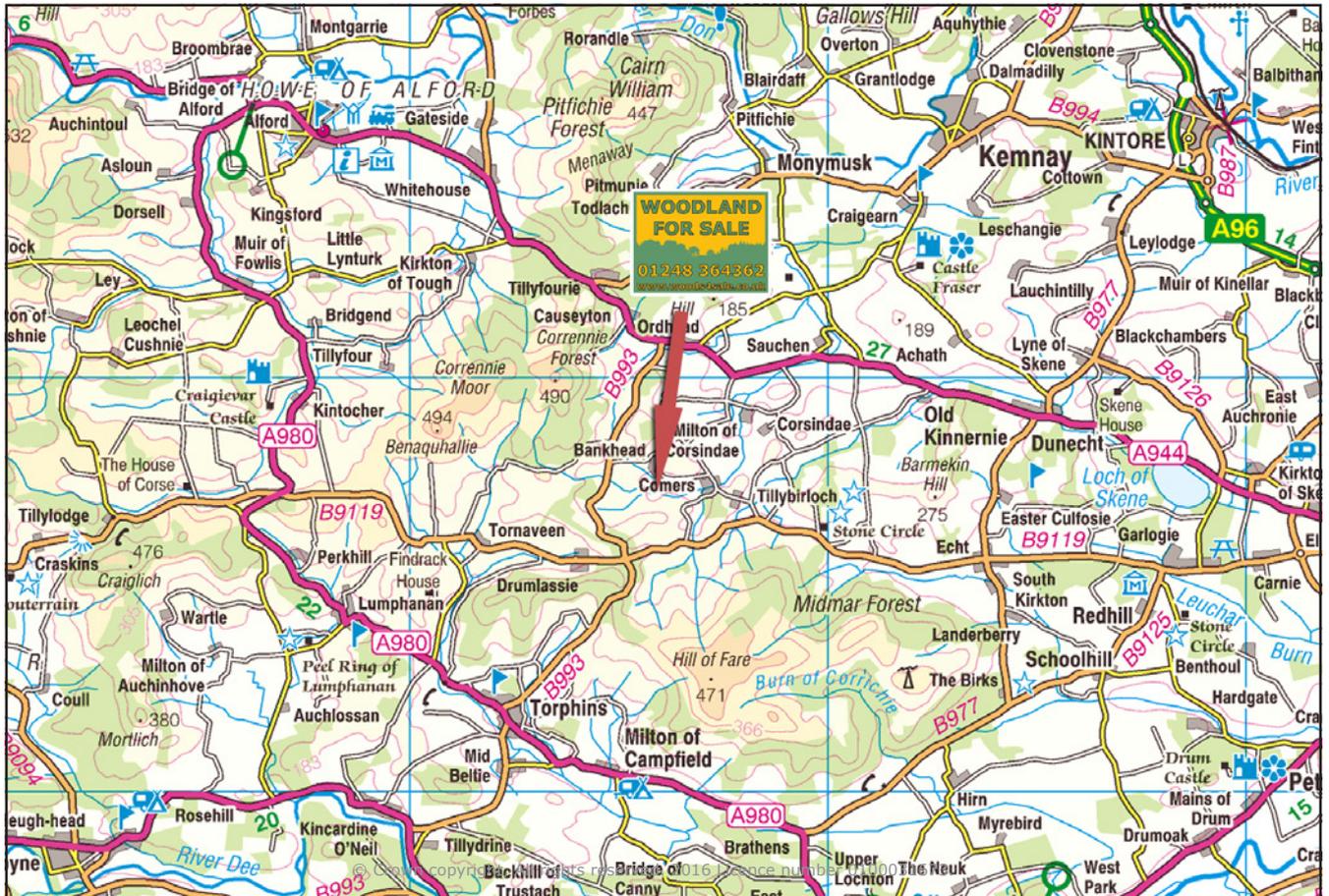
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please 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.

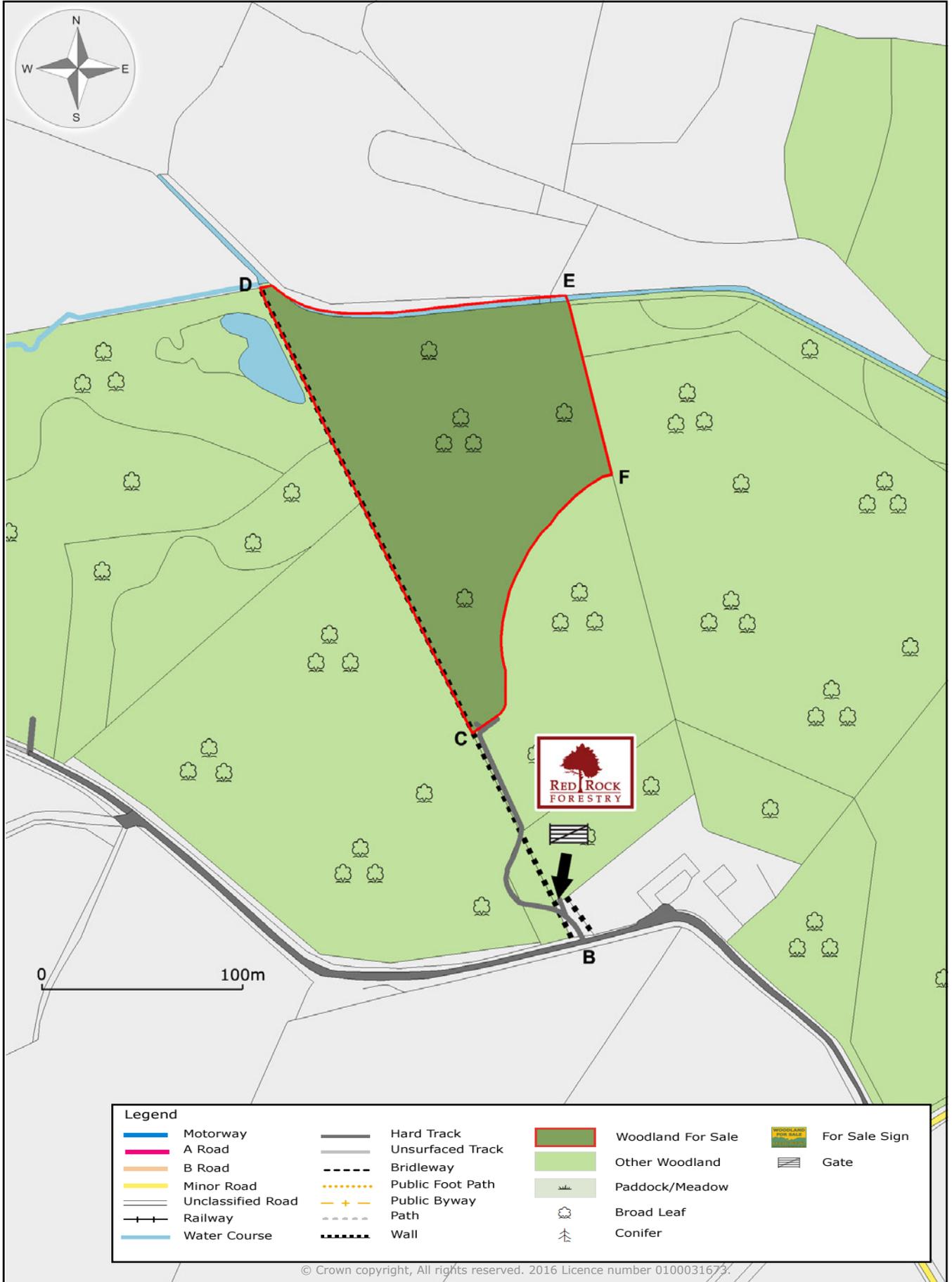
Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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