

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.



Amara Croft

Ruthven, Huntly, Aberdeenshire. A diverse and attractive property in the heart of Strathisla. 17.8 acres for sale as a whole for £195,000 or in lots from £14,000 (freehold)

Lot 1: 6.49 acres £85,000, Lot 2: 2.16 acres £20,000 (sold), Lot 3: 2.83 acres £29,000 (sold), Lot 4: 5.25 acres £47,000 (sold), Lot 5: 1.06 acres £14,000

A delightful mix of woodlands and paddocks in beautiful countryside.

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Amara Croft, Huntly, Aberdeenshire



Description

Amara lies in Strathisla, on level and gently sloping ground a stone's throw from the River Isla in the heart of rural Aberdeenshire. Four miles to the south is the historic market town of Huntly, home to the dramatic ruins of Huntly Castle and the Glendronach distillery. Aberdeen is an hour to the southeast and Inverness is 90 minutes to the west (both via the A96).

This sheltered and attractive croft boasts a variety of land uses. The croft area itself has three main fields plus a number of smaller paddocks and enclosures along with a good area of hardstanding near the entrance. It is screened from the road by woodland and the maturing broadleaves to the west provide good shelter.

Much of Amara lies on near-level ground except for the southeast fields which rise gently to give a broad view over surrounding countryside.

Access is taken directly off the public road via a well-found hard track.

Amara offers the rare chance to acquire a diverse and compact property with a wide range of commercial and recreational opportunities in a most lovely area.

Lot 1

Lot 1 comprises the main croft area. It is principally given over to grass with three fenced fields and a number of smaller paddocks including a grass horse arena. The four loose boxes and old static caravans (currently served by phone and internet) at the edge of the hardstanding are included in the sale. A reliable private water supply arising within the property feeds the caravans and a number of locations round the croft.

There is a stand of mature spruce between the croft and the road, along with a narrow band of mixed

broadleaves to the west of the drive. Storm Arwen blew a good number of the spruce last winter and a felling licence is now in place for their clearance.

Lots 2-5

The west side of the croft is given over to mixed broadleaf woodland which is being offered in four discrete lots of between 1.06 and 5.25 acres. Lot 2 fronts the public road. Lots 3-5 will be granted access through Amara Croft if sold separately from it. Please note that Lot 5 will not be sold separately in advance of Lot 1.

The woods were planted to an imaginative and natural design in the 1990s with a mix of native and exotic species including ash, oak, sycamore, birch, alder and willow. Most of the woodland floor is uncluttered and readily accessible on foot with patches of woody shrubs and regenerating saplings atop soft grasses.

If It Were Mine

Opportunities here are as wide as your imagination! The loose boxes and grass arena suggest equestrian use, while the fields and enclosures have supported a range of livestock from pigs and goats to sheep and geese. The woods invite quiet enjoyment but they have also been used in the past for forest school and bushcraft events.

A part-finished timber folly invites completion as a locus for recreation in lot 4 and there is scope for to create a pond in one or two damper areas of the woods.

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

To View This Woodland

Viewing this property is strictly by appointment. Please telephone the Woods4Sale office to

Amara Croft, Huntly, Aberdeenshire



make an appointment, 01248 364 362.

Residential Planning Permission

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

Nearest Postcode

AB54 4SP (This is for the local area, not specific to the woodland).

What3Words

Entrance gate: ///frightens.eggshell.talents

Ordnance Survey Grid References

OS Landranger Series Sheet No: 29

- Entrance gate: NJ 528 467

Directions & Access

- Head north from Huntly on the B9022 for just over 4 miles.
- Immediately before the bridge over the River Isla, turn left onto the minor county road signed for Ruthven and Cairnie.
- The turning into Amara Croft is a double wooden gate on your left after 280 metres.
- Please do not drive into Amara Croft. There is a layby 100 metres east of the access gate.

Please do not set off to view the wood without calling the office on 01248 364362 as per the viewing arrangements above.

Boundaries

Apart from the roadside, all external boundaries are fenced.

The woodland lot boundaries are as below:

Lot 2:

- The east boundary runs along the fence on the

west side of the access drive to lot 1, then cuts west across to the midline of a ditch, then south down the ditch.

- The south boundary is marked by blue-topped posts on the south side of the powerline wayleave.
- The west boundary is the field edge stock fence.
- The north boundary is the roadside verge.

Lot 3:

- The east boundary is the line of a ditch.
- The south boundary is marked by red-topped posts.
- The west boundary is a field edge stock fence (except for the south section which is an old stone wall within woodland).
- The north boundary is a line of blue-topped posts on the south side of the powerline wayleave.

Lot 4:

- The east side is the stream.
- The southwest boundary is the rail-side fence.
- The northwest boundary is the field edge fence.
- The northeast internal woodland boundary is variously a stone wall and red-topped posts.

Lot 5:

- The east boundary is a line of orange-topped posts at the edge of the track.
- The north and south boundaries are fenced.
- The west boundary is the line of a ditch.

Sporting Rights

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

Rights Of Way

- Access is taken directly off the adjacent minor public road.
- A right of access is reserved to others over the track **AB**.

Amara Croft, Huntly, Aberdeenshire



- Maintenance of all shared tracks is according to use.

Fencing Liabilities

Existing boundary fences are maintained mutually with neighbours.

Restrictive Covenants By The Transferees

A number of Restrictive Covenants will apply unless the property is sold as a whole.

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
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (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 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).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

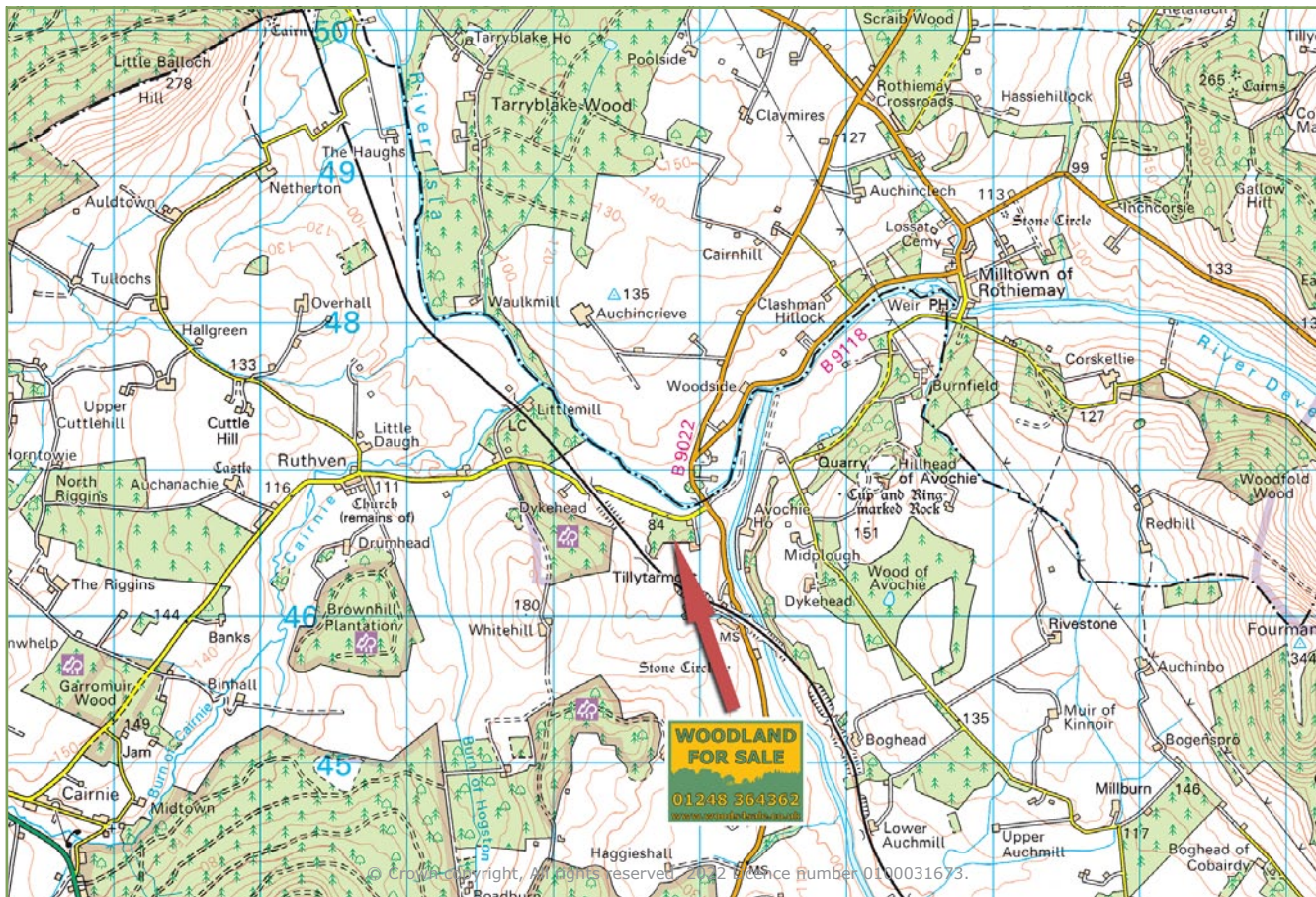
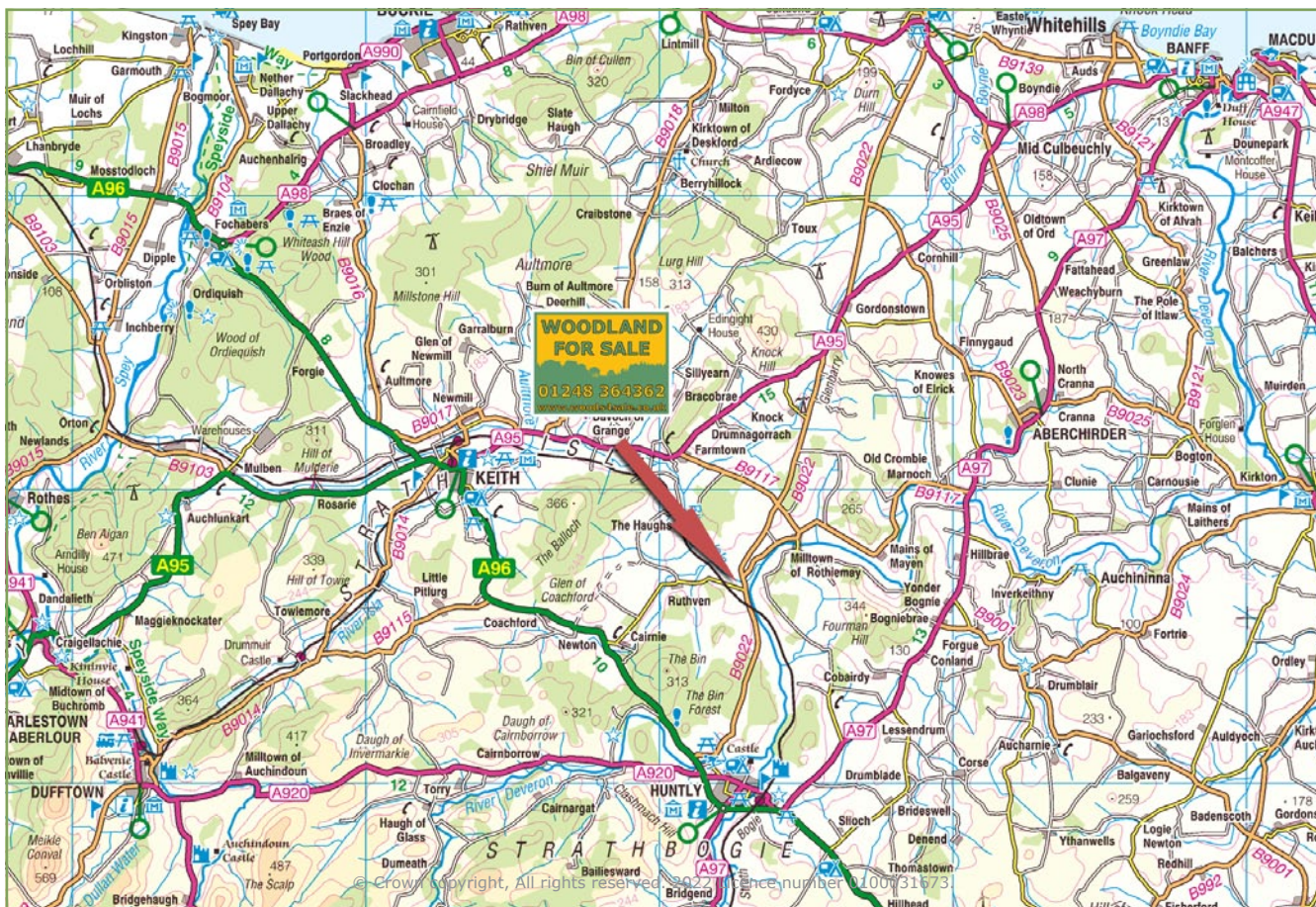
Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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Legend

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