

WOODS 4 SALE

Phone: 01248 364 362
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.



Denfield Copse

Springfield, near Aberchirder, Aberdeenshire. 1.1 acres of young mixed broadleaf planting for £12,500 (freehold)

A young plantation of scattered trees and shrubs on level ground with direct road access.

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Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Denfield Copse, Aberchirder, Aberdeenshire



Description

Denfield Copse forms the western section of a young woodland composed of mixed broadleaves and scattered shrubs dating from about 2015. The property occupies level ground and enjoys a bright aspect with open views over adjacent farmland to the southwest including a distant glimpse of Benachie. Huntly is about 12 miles to the south from where the A96 makes easy connection to Aberdeen and Inverness.

The trees and shrubs were planted in random fashion and at a light and variable density giving a natural look. Birch, oak and alder feature along with a variety of shrubs including hazel, hawthorn, and rosa rugosa.

Like its neighbours, Denfield is progressively reverting to a more natural state and is already providing refuge to an increasing variety of birds and mammals. We saw stoats, roe deer and buzzards during our visit along with plenty of smaller songbirds.

With direct road frontage, a secluded location, level ground and a light planting density, Denfield is an ideal starter property for anyone seeking a rural refuge.

Please note: The vendors will only consider a sale to parties who viewed by appointment.

If It Were Mine

I'd remove and dispose of the tree tubes wherever they are constricting the growing stems. There's scope to further enrich the planting with additional native trees and shrubs in some locations, but I'd also maintain a small clearing as a locus for camping and recreation.

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 make an appointment, 01248 364 362.

Residential Planning Permission

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

Nearest Postcode

AB54 7QY (This is for the local area, not specific to the woodland).

What3Words

- Entrance (A) : ///imported.acrobatic.delays
- Centre of wood: ///stumps.coasters.regret

Ordnance Survey Grid References

OS Landranger Series Sheet No: 29

- Entrance (A): NJ 576 537
- Centre of wood: NJ 576 538

Directions & Access

- From Huntly head north on the B9022.
- Continue for 9½ miles then turn right at the T junction onto the A95.
- After one mile, near the scattered settlement of Gordonston, turn right onto the minor road signed for Ordiquhill Church (shortly after the 40mph sign).
- After 1/3 mile fork right immediately before Ordiquhill Church.
- Continue for 1.3 miles to arrive at the woodland entrance - a deer gate with a Woods4Sale sign (A on the plan).

PLEASE DO NOT DRIVE INTO THE WOOD.

Denfield Copse, Aberchirder, Aberdeenshire



Boundaries

- The east boundary (**AD**) is marked by blue-topped posts. It will be fenced prior to completion of sale.
- The southwest boundary (**AB**) is the deer fence adjacent to the road.
- The northwest and north boundaries (**BCD**) are fenced.

Sporting Rights

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

Fencing Liabilities

As is usual in Scotland, the maintenance of field-edge fences is shared equally with neighbours to stock height.

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
 - (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.
- Confirmation of how you will fund the purchase.
- 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. 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.

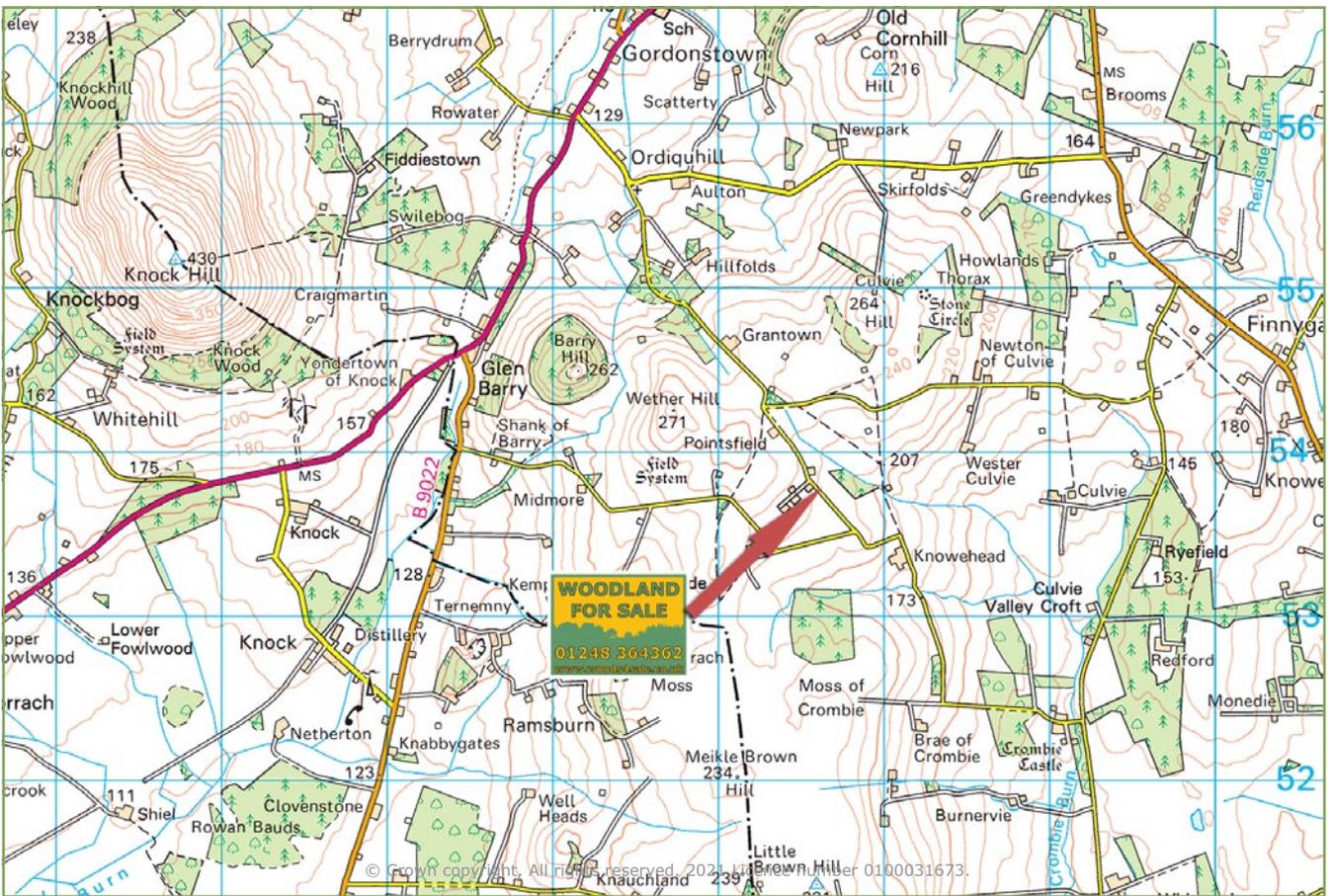
Denfield Copse, Aberchirder, Aberdeenshire



Contact

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

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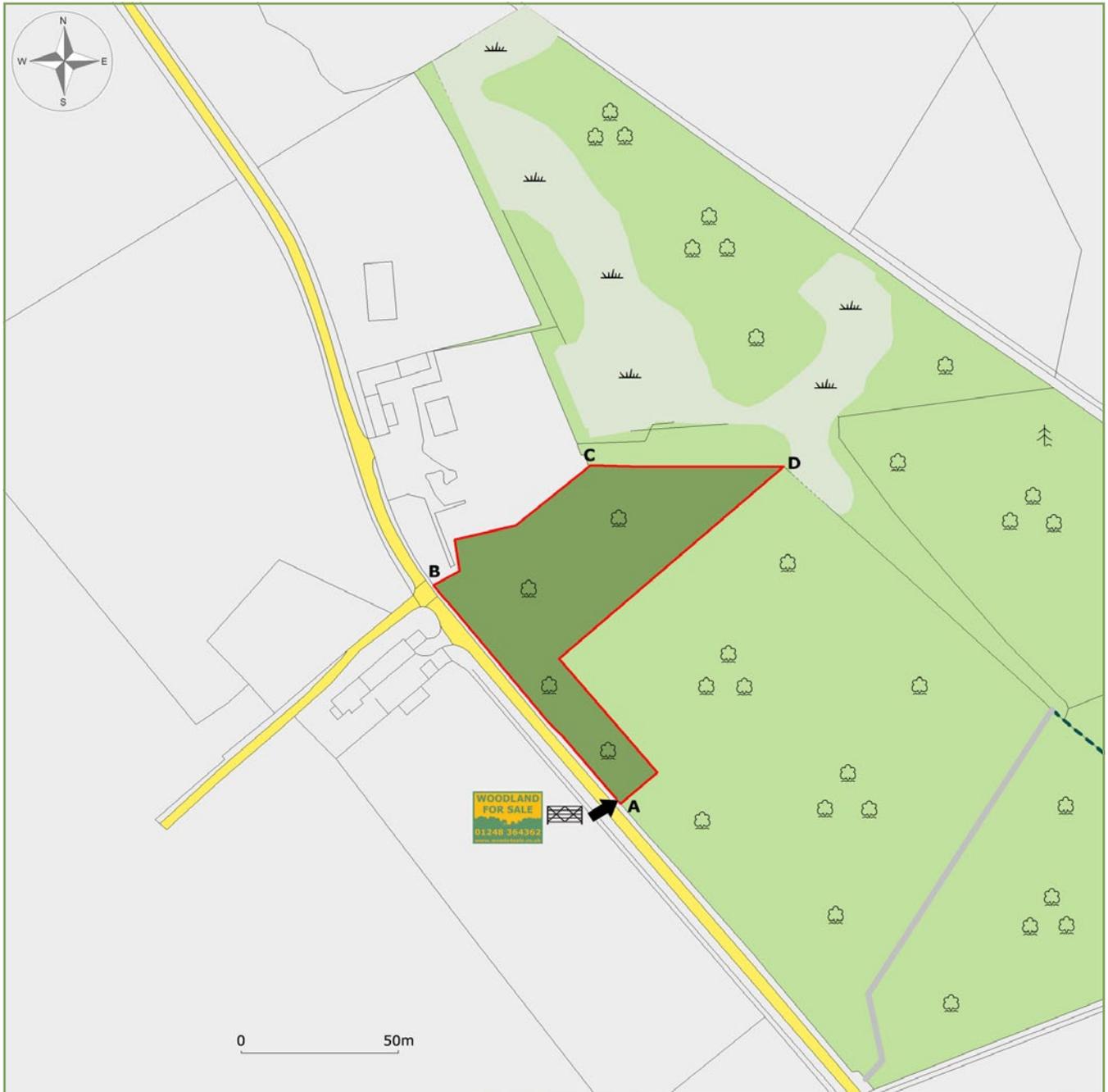


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Legend

 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		

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