

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



Folds Copse

Springfield, near Aberchirder, Aberdeenshire. 5.40 acres of young woodland and open ground for £32,000 (freehold)

A habitat-rich property combining natural birch thickets, planted broadleaves and moorland vegetation.

SOLD

Folds Copse, Aberchirder, Aberdeenshire



Description

Folds Copse forms the northern part of a young woodland composed of mixed broadleaves and scattered conifers dating from about 2010. The wood occupies level ground and enjoys a bright aspect with open views over adjacent farmland to the north and east. Huntly is about 12 miles to the south from where the A96 makes easy connection to Aberdeen and Inverness.

Folds can be broadly separated into two contrasting areas. The southeast section is planted with a variety of mixed broadleaves and a scattering of conifers, while the north part has been left to 're-wild' resulting in a natural mosaic of birch, heath and raised bog (so beloved by the late ecologist David Ballamy).

The broadleaves in the southeast were planted in random pattern and at varying density to mimic a natural wood. Here species include birch, rowan and Scots pine plus occasional oak, ash (sadly succumbing to the ubiquitous ash die-back) and cherry along with a few woody shrubs. Approaching the mid-section of the wood there is a well-established stand of alder straddling a small seasonal stream.

Beyond this the character of the land changes to a rich natural environment. Thanks to the surrounding deer fence the vegetation has developed into a diverse habitat with pockets of natural birch, heather and blaeberry. Surrounding these slightly-raised 'islands' you will find open areas of wet moorland vegetation populated with species like willow, moor grass, bog myrtle, rushes and ruby-red sphagnum moss.

Access is taken via an unsurfaced track from the main gate on the public road which should support vehicular use in drier conditions.

In contrast to the surrounding farmland Folds has developed into a wonderfully diverse habitat and

goes to show what can be achieved by re-establishing native woodland cover and allowing nature to take its course.

If It Were Mine

The first job would be to remove and dispose of the tree tubes before they constrict the growing stems. I'd then remove the small areas of diseased ash (which will at least make good firewood) and the consequent clearing could make an attractive locus for camping and BBQs.

Conservationists will find much to occupy them as this interesting property progressively supports an increasing range of insects and wildlife as it reverts to a more natural state.

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

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.

Nearest Postcode

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

What3Words

Entrance: ///tutorial.luring.hunches

Folds Copse, Aberchirder, Aberdeenshire



Ordnance Survey Grid References

OS Landranger Series Sheet No: 29

- Entrance (**A**): NJ 577 537
- Centre of wood: NJ 577 539

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 1.4 miles to arrive at the woodland entrance gate at the end of a deer fence on your left (**A** on the plan).
- Enter at **A** on foot and follow the grass ride (adjacent to a line of orange-topped posts on your right) to enter Folds Copse at the break in the deer fence (**B**).
- PLEASE DO NOT DRIVE INTO THE WOOD.

Boundaries

- The southeast boundary (**BC**) is a line of red-topped posts.
- The northeast boundary (**CD**) is the line of a drain just outside the deer fence.
- All other boundaries (**DEFB**) are defined by deer fences.

Sporting Rights

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

Rights Of Way

- There is a right of way at all times for all purposes over **AB**.

- A shared maintenance clause covers all shared rights of way with liability according to use.

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.

Folds Copse, Aberchirder, Aberdeenshire



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.

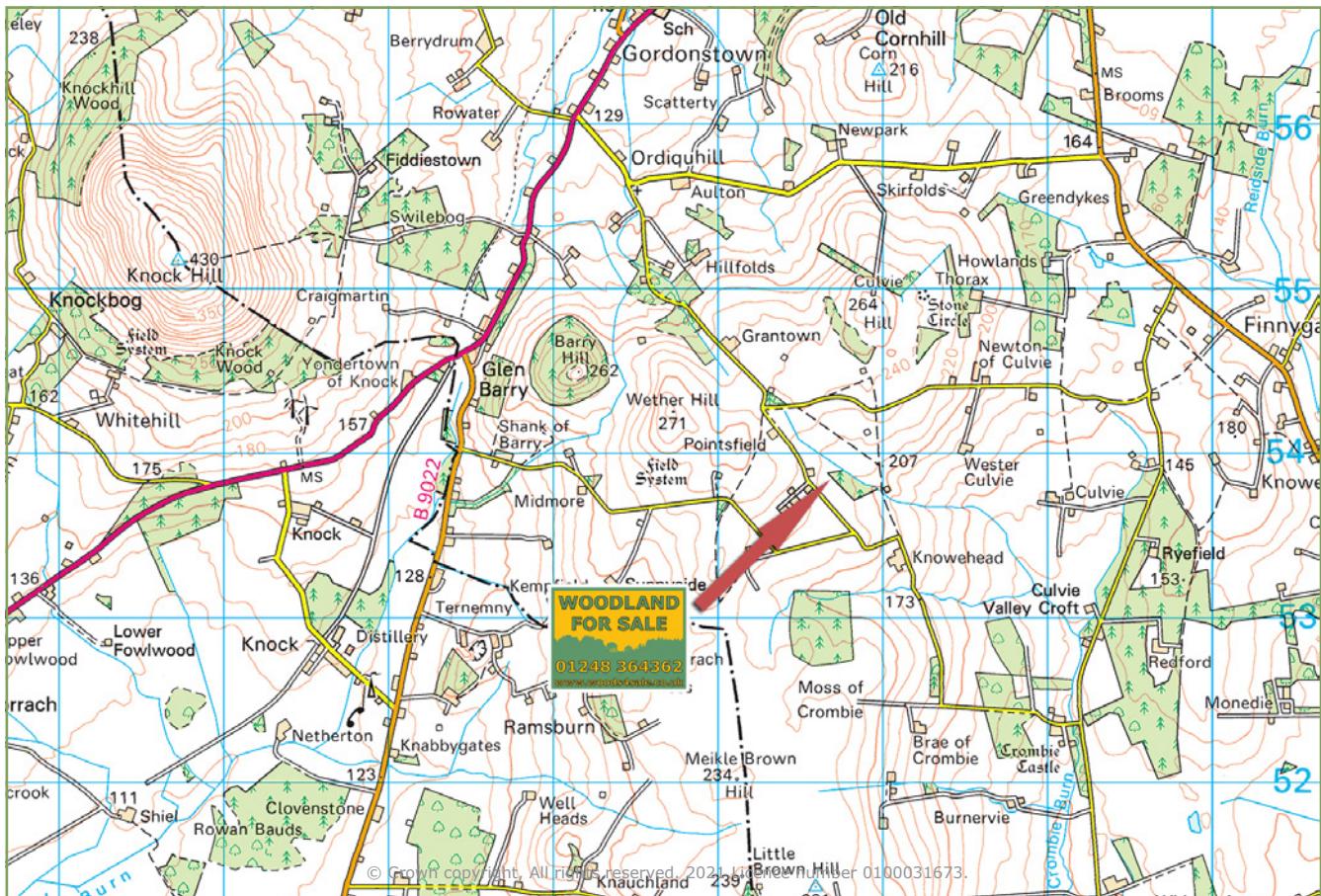
Note

Plans, areas and particulars are for reference only. 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		