

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.



Isla Wood

Ruthven, Huntly, Aberdeenshire. A gorgeous riverside woodland on the banks of the River Isla. 3.45 acres for sale as a whole for £63,000 or in lots from £18,000 (freehold)

Lot 1: 1.57 acres £27,000, Lot 2: 0.94 acres £18,000, Lot 3: 0.94 acres £18,000.

Riparian broadleaves with 270 metres of riverbank and direct frontage to a quiet county road.

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

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Isla Wood, Huntly, Aberdeenshire



Description

Isla Wood lies on the south bank of the River Isla close to its confluence with the River Deveron 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).

The woodland occupies a level terrace and has wide panoramic views over the river to a gently undulating mosaic of farmland and woods beyond.

Isla Wood contains a mix of maturing species including birch, sycamore, alder, willow and poplar. Beneath the canopy are a number of regenerating saplings and a scattering of woody shrubs. The woodland floor is largely uncluttered and most areas are readily accessible on foot. A ditch cuts through the west section, beyond which is an area of open ground.

All lots have the benefit of direct frontage to a quiet minor county road. There is a small hard-standing area at the east end enabling off-road parking.

Quiet accessible broadleaf woods with river frontage are rare to the market. Parcels at under £20,000 are rarer still.

If It Were Mine

This is unequivocally an amenity wood offering quiet enjoyment by the river - BBQs and the odd night under canvas (plus the opportunity of fishing the Isla and Deveron for a small annual fee) are all in prospect for the new owner(s).

A few fallen stems will provide for the campfire which I suspect would get frequent use.

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

What3Words

Entrance (point **A**): [///genius.frightens.addicted](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 29

- Entrance (point **A**): NJ 530 467

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.
- Isla Wood is now on your right.
- There is a lay-by opposite the middle of the wood about 100 metres from the junction.

Boundaries

- The north boundary is the riverbank.
- The east and south boundaries are the public road verges.

Isla Wood, Huntly, Aberdeenshire



- The west boundary is at the edge of an arable field indicated by plain wooden posts at either end (**A** and **B**).
- The boundary between lots 1 and 2 is indicated by a line of red-topped posts.
- The boundary between lots 2 and 3 is indicated by a line of blue-topped posts.

Sporting Rights

The sporting rights are included in the sale. Fishing on the Rivers Isla and Deveron is available to local property owners for a small annual fee.

Rights Of Way

- Access is taken directly off the adjacent minor public road.

Fencing Liabilities

There are no known fencing obligations.

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;
 - (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.

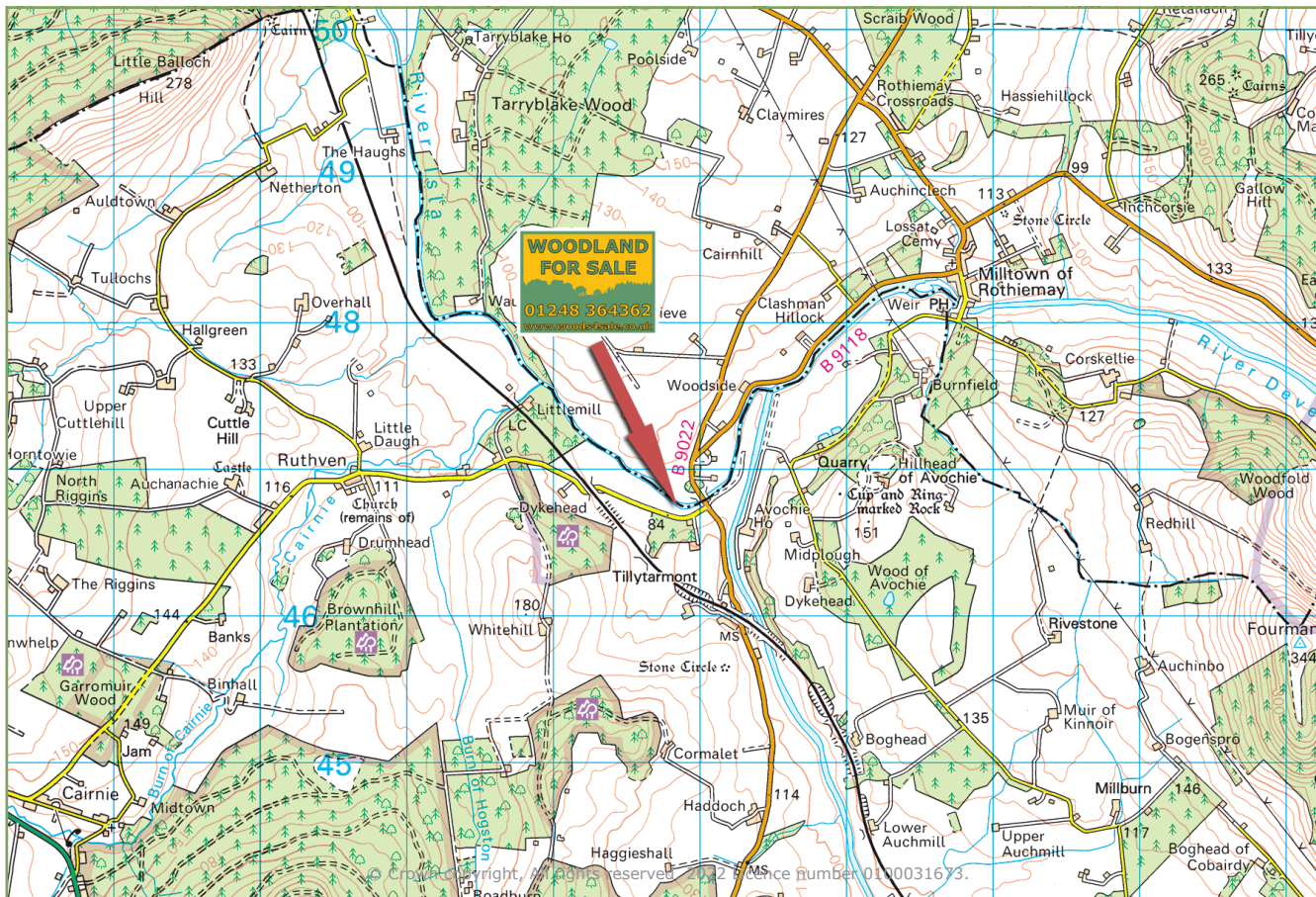
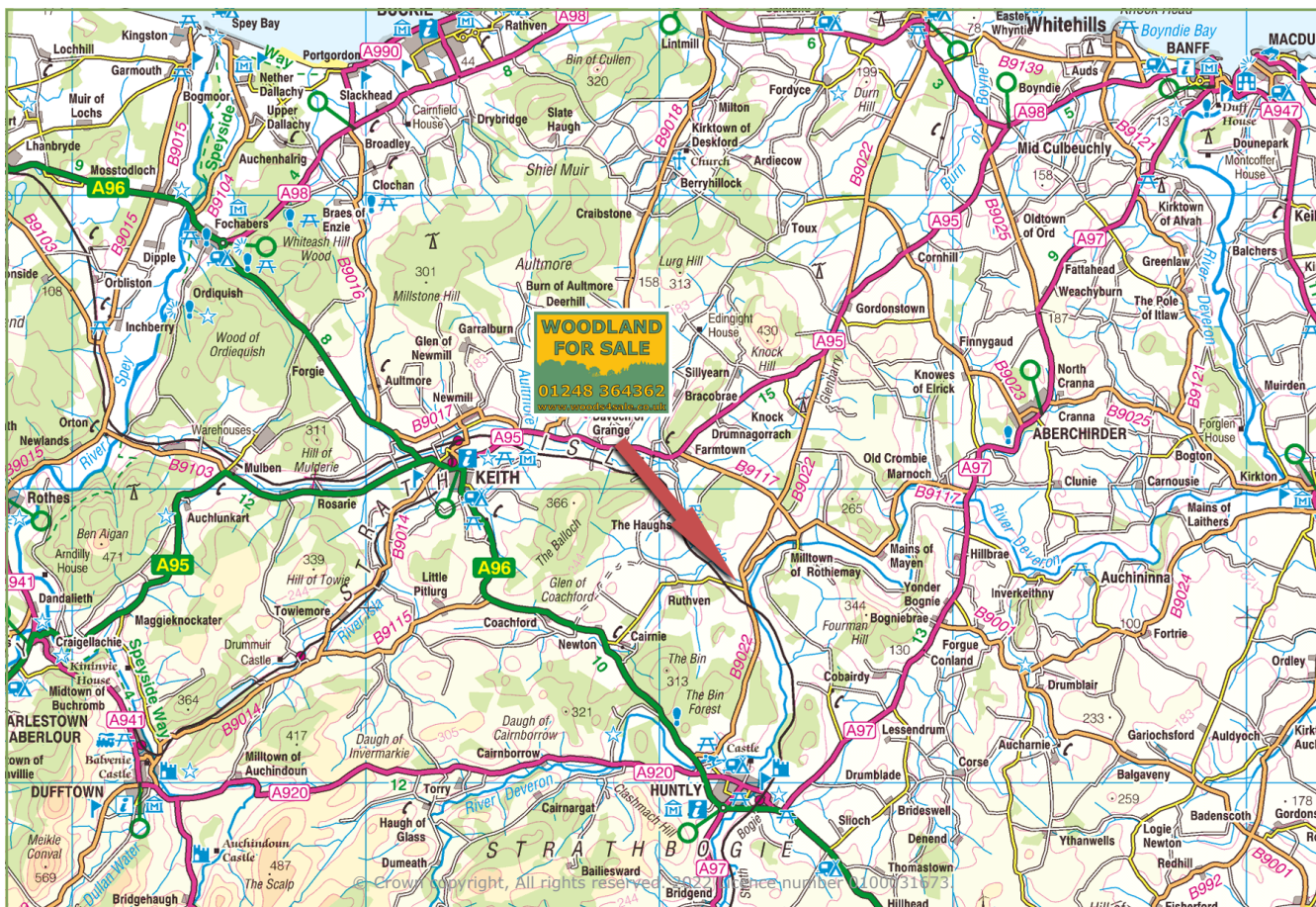
Note

Plans, areas and particulars are for reference only. 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		