

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.



Rawes Wood

Longforgan, near Dundee, Perthshire. Mixed hardwoods in a quiet location. 4.80 acres for £49,000 (freehold)

An attractive and diverse maturing broadleaf woodland benefitting from direct public road access.

SALE

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Rawes Wood, Dundee, Perthshire



Description

Rawes Wood is situated in the Carse of Gowrie on the north side of the River Tay. The village of Longforgan is a mile to the north, as is the A90 which gives ready access to Dundee (5 miles to the east) and Perth (15 miles to the west).

Rawes Wood and the surrounding arable fields lie on level ground, and thus there are wide views to the hills on either side of the Tay both to north and south.

The wood was planted under a Woodland Grant Scheme in 2003/04 and thanks to the fertility of the site it is now well established, with the trees forming a continuous overhead canopy and the stems swelling nicely. The principal species is oak, but a healthy spread of other species makes this a robust wood in the face of climate change and tree pests. The mix includes lime, birch, alder, ash and rowan, plus a variety of woody shrubs and the occasional Scots pine for winter colour.

The maturing woodland habitat is increasingly a refuge for birds and animals alike. Roe deer, hares and woodland songsters were all in evidence when we visited. With direct access off a minor country road and a generous acreage, this developing wood offers great potential to the incoming owner.

Rawes is a remarkably quiet and secluded wood, yet Dundee city centre is only a little over 5 miles away, making this the ideal bolthole from city life.

If It Were Mine

The young trees have established well and would benefit from a light thinning over the next few years. High pruning some of the retained stems would enhance tree form and long-term value. There are also some redundant tree guards on site which I'd remove and recycle.



Rawes would make an excellent woodland for family recreation and enjoyment.

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

DD2 5HQ (This is for the local area, not specific to the woodland).

What3Words

Entrance (point **A**): `///unsettled.snug.fluffed`
Centre of wood: `///stag.entry.acting`

Ordnance Survey Grid References

OS Landranger Series Sheet No: 80 & 81.

- Entrance (point **A**): NO 307 282
- Centre of wood: NO 308 281

Directions & Access

- The village of Longforgan is immediately south of the A90 about 3 miles west of the outskirts of Dundee.
- From the west side of Longforgan head south on Janet Forbes Road passing Castle Huntly on your right.
- Continue south for ½ mile to a 'T' junction.
- The entrance to Rawes Wood is the wooden gate

Rawes Wood, Dundee, Perthshire



directly in front of you (point **A** on the plan).

- Please park nearby where safe to do so and enter the wood on foot.

Boundaries

- The north boundary (**AB**) is the roadside verge.
- The southeast boundary (**BC**) is a field edge fence.
- The southwest boundary (**AC**) is a stock fence adjacent to a paddock.

Sporting Rights

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

Rights Of Way

- Access is taken directly from the public road via the field gate at point **A** on the plan.
- There are no public rights of way in the wood.

Fencing Liabilities

As is usual in Scotland, boundary fences are maintained at mutual expense with neighbours.

Contracts & Grants

The plantation was established through the Woodland Grant Scheme. The incoming owner will be obliged to sign a Successors Form taking on the contract obligations to maintain the woodland until 2032/33. A copy of the contract is available on request to the agent.

Third Party Rights

There are third party rights to inspect, maintain and renew any service media that may cross the property. A clawback agreement exists until November 2041 whereby 25% of the uplift in value due to planning consent (except that related to forestry) shall be payable to a previous owner.



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.

Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

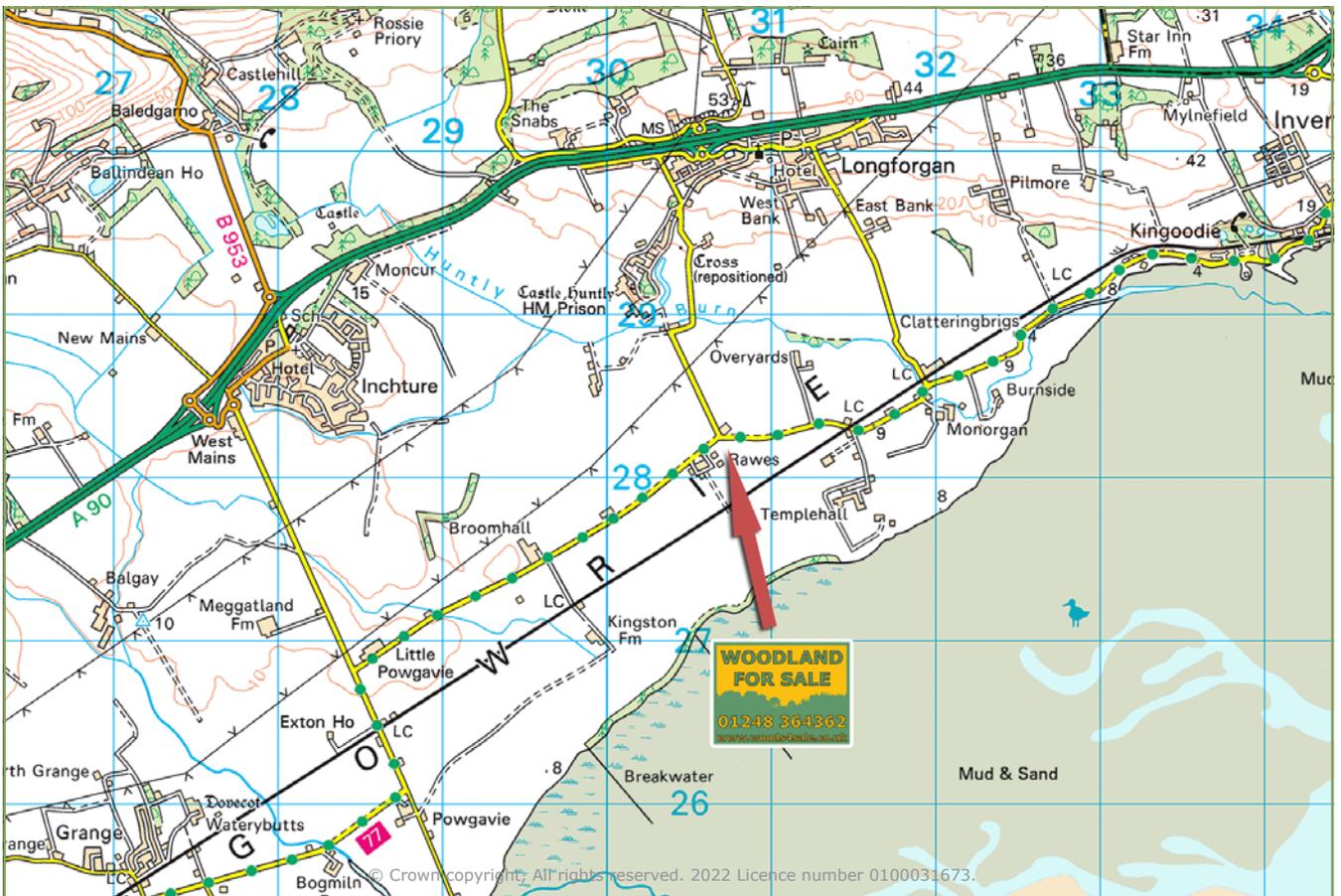
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Contact

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		