Shiels Wood
Midmar, near Torphins, Aberdeenshire.
7.87 acres of young plantation hardwoods for £36,000 (freehold)

Established hardwoods benefitting from extensive level ground, privacy and excellent access.
Shiels Wood lies near the heart of a larger broadleaved property in a private location midway between two famous Scottish salmon rivers: the Dee and the Don. The southern part of the wood is on level ground, falling gently away to the north to give attractive views of the Pitfichie Hills. Aberdeen is 40 minutes to the east and the Cairngorms National Park is a similar distance to the southwest. Banchory and other Royal Deeside villages are about 20 minutes to the south. The immediate vicinity is a largely undiscovered haven.

The wood is comprised of native broadleaf species planted on former grazing land in 2006. The mixture is dominated by oak, birch and ash, with elements of rowan, hazel, hawthorn and alder plus the occasional holly. The planting has been well-managed such that the trees are now established.

This young property is now very much a wood, and associated wildlife is beginning to take up home here with roe deer, foxes and badgers all in evidence. The air was alive with a range of bird calls when we visited, from woodland songsters to moorland birds like curlew and lapwing in adjacent fields.

Shiels Wood is well-served by a stone track with 2WD access into private parking areas at the southwest and southeast corners. These in turn link to internal rides further facilitating good access across much of the wood.

Young woods provide an affordable means to woodland ownership. Shiels, with its generous acreage and well established crop also promises plenty of woodcraft in the coming years.

If It Were Mine
Now that the trees are established, the first job would be to release them from their protective guards. Reducing deer fences to stock height would allow freer movement of the deer and enhanced views out.

I might be tempted to boost the understory with patches of additional native shrubs and perhaps diversify the ground flora by introducing some woodland associates.

High summer BBQs and camping would also be on the list.

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.

Locators
OS Landranger map: Sheet 38.
National Grid Ref:
- Centre of wood: NJ 663 071.
Nearest postcode: AB51 7NN.
This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access
• From Aberdeen head west on the A944, then fork left onto the B9119 just before Westhill.
• Follow this road for 6½ miles to Echt.
• Continue west on the B9119 for a further 4.9 miles and then after crossing a stone bridge on a right hand bend, fork right onto a minor county road signed for Comers.
• Follow this road through some S bends for 2/3 mile until you come to a right-angled bend in the road, with a hard track straight ahead of you and a Woods4sale sign adjacent (point A on the plan).
• Drive down the hard track ahead of you for 200 metres then turn right shortly after the house (C) and park in front of the gate (H) with a Red Rock Forestry sign on it.
• **PLEASE DO NOT DRIVE INTO THE WOOD BEYOND THIS POINT.**
• Enter the wood via the track forking to your left, or walk a further 200 metres down the main track to enter at the deer gate (D).
**Boundaries**
- The northwest boundary (EF) is marked by a deer fence periodically marked with red tops.
- The northeast boundary (FGHC) is an old stone wall.
- The south boundary (BCD) is the field edge fence to the south of the track.
- The short southwest boundary (DE) is the northeast side of the track.

**Sporting Rights**
The sporting rights are included. They are not let.

**Rights of Way**
- There is a right of access for all purposes to the property over the track AB and DE.
- A right of access is reserved to adjacent properties over the routes BCD, CG and CH.
- Maintenance of all shared tracks is according to use.

**Fencing Liabilities**
As is usual in Scotland, all boundary fencing is mutually shared with adjacent proprietors.

**Other Liabilities**
Some native trees were planted in 2006 under SFGS contract 031900646. The trees are now well established and all grants have been paid, but an incoming owner will be required to sign a Transfer of Obligations Form and a Successor’s Form, undertaking to maintain these areas as woodland. For more information please contact Woods4sale.

**Third Party Rights**
A right is reserved to lay and maintain a water pipe across the property as marked FG on the plan.

**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 property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the ‘Buying a Woodland’ section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not 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.

**Woods4Sale Interest**
Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

**Contact**
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.