

# 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.



## **Sma' Glen Wood**

**Midmar, near Torphins, Aberdeenshire.**  
**1.88 acres of wooded valley glades for**  
**£11,000 (freehold)**

A small private wooded glen with burn-side grassland and good access in North Deeside.

## Sma' Glen Wood, Midmar, near Torphins, Aberdeenshire



### Description

Sma' Glen Wood lies in a secluded location at the end of a private track in rural North Deeside. Aberdeen is 40 minutes to the east and the Cairngorms are a similar distance to the west. Banchory and other Royal Deeside villages are about 20 minutes south. The immediate vicinity is a largely unvisited haven.

Sma' Glen Wood was historically fenced off from the improved fields above (all of which were planted with native hardwoods in 2005) giving it a semi-wild feel. It is composed of north-facing slopes of varying steepness which descend to an area of level ground adjacent to an attractive burn. The burn is included within the sale area.

The west part of the property is a mix of rough grassland and well-spaced full canopy rowan trees, below which is an open area of level streamside meadowland. Towards the centre is a stand of hardwoods dominated by birch and rowan above which is a small group of planted hardwoods dating back to 2005. The east end of the wood reverts to largely open grass and scrub.

The woodland is reached by a newly-built stone track leading to the private parking area at the top of the property. Descending from here you enter a private sylvan world with lovely framed views to east and west, the silence only punctuated by birdsong, moving water and the occasional 'bark' of a roebuck hidden in a thicket.

If you seek an affordable hideaway within striking distance of the city then this streamside property merits early viewing.

### If It Were Mine

would clear some of the whins, and consider some enrichment planting to diversify the tree species – a few oak on the west side would be lovely. The

streamside grassland would benefit from periodic strimming, and would also provide a terrific locus for camping and barbeques. And with such an abundance of rowan berries I'd have to make jelly every year (great in stews)!

### Residential Planning Permission

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

### Directions & Access

From Aberdeen head west on the A944, then fork left onto the B9119 just before Westhill, following 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.

Stay on the public road for a further 150 metres until you come to double timber gates on your left (**A** on the plan).

Please park keeping clear of all gateways. Climb the double gates (sorry, we do not give out keys for viewing) and walk down the hard track ahead of you for 220 metres almost to its end (**B** on the plan).

The entrance to Sma' Glen Wood is the new timber field gate within the deer fence to your right.

### Locators

OS Landranger map: Sheet 38.

National Grid Ref:

- Access point (A): NJ 667 070.

- Centre of wood: NJ 667 072.

Nearest postcode: AB51 7NN.

### Boundaries

The north boundary (**CD**) is the far bank of the burn.

The east boundary (**DE**) is a field-edge stock fence.

The south boundary (**BE**) is a deer fence.

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The west boundary (BC) is a derelict stock fence.

### **Sporting Rights**

The sporting rights are included. They are not let.

### **Rights of Way**

There is right of access to the property at all times for all purposes over the route **AB** on the plan with maintenance 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 2005 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.

### **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.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### **Viewing**

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### **Contact**

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

### **How to Buy this Woodland**

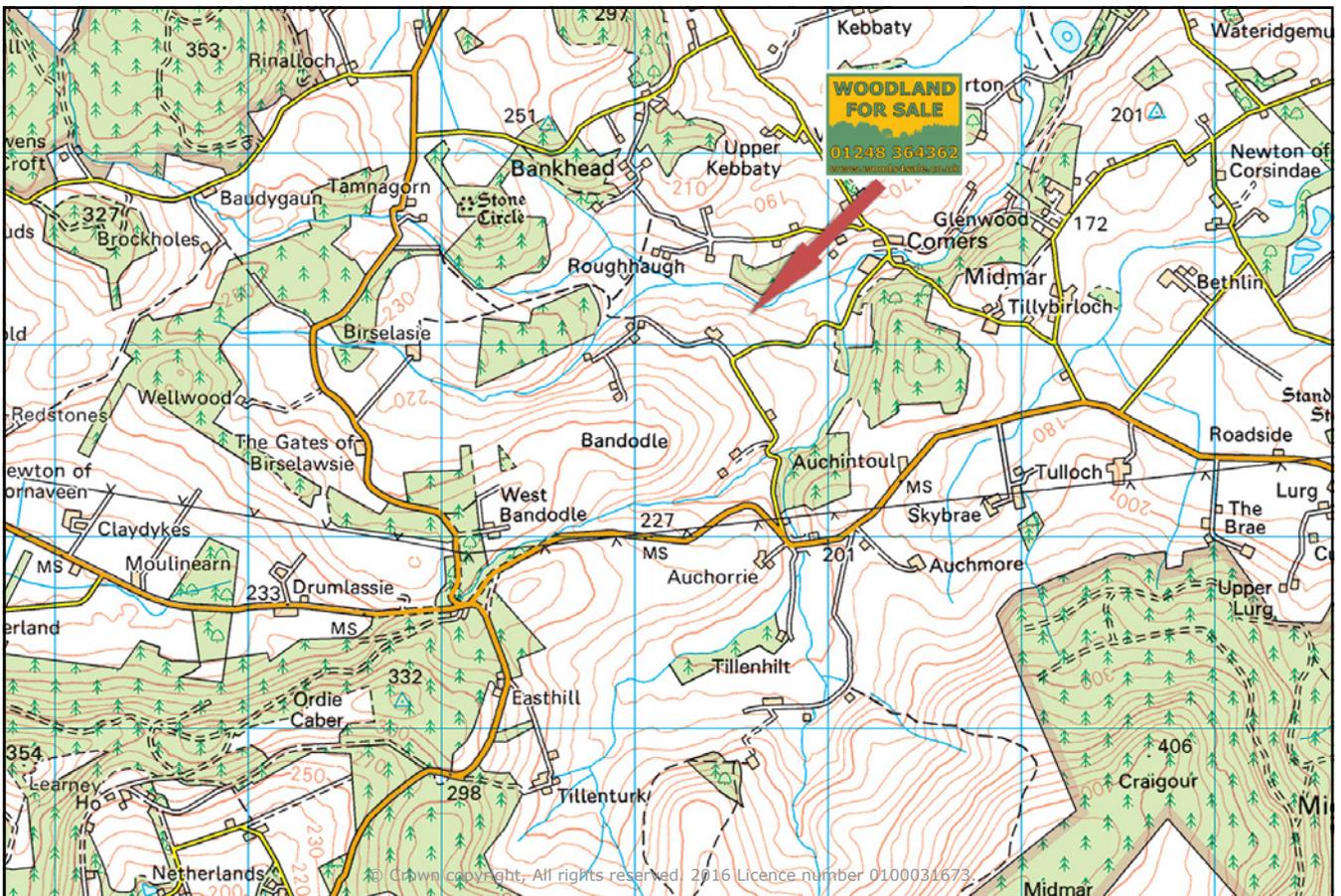
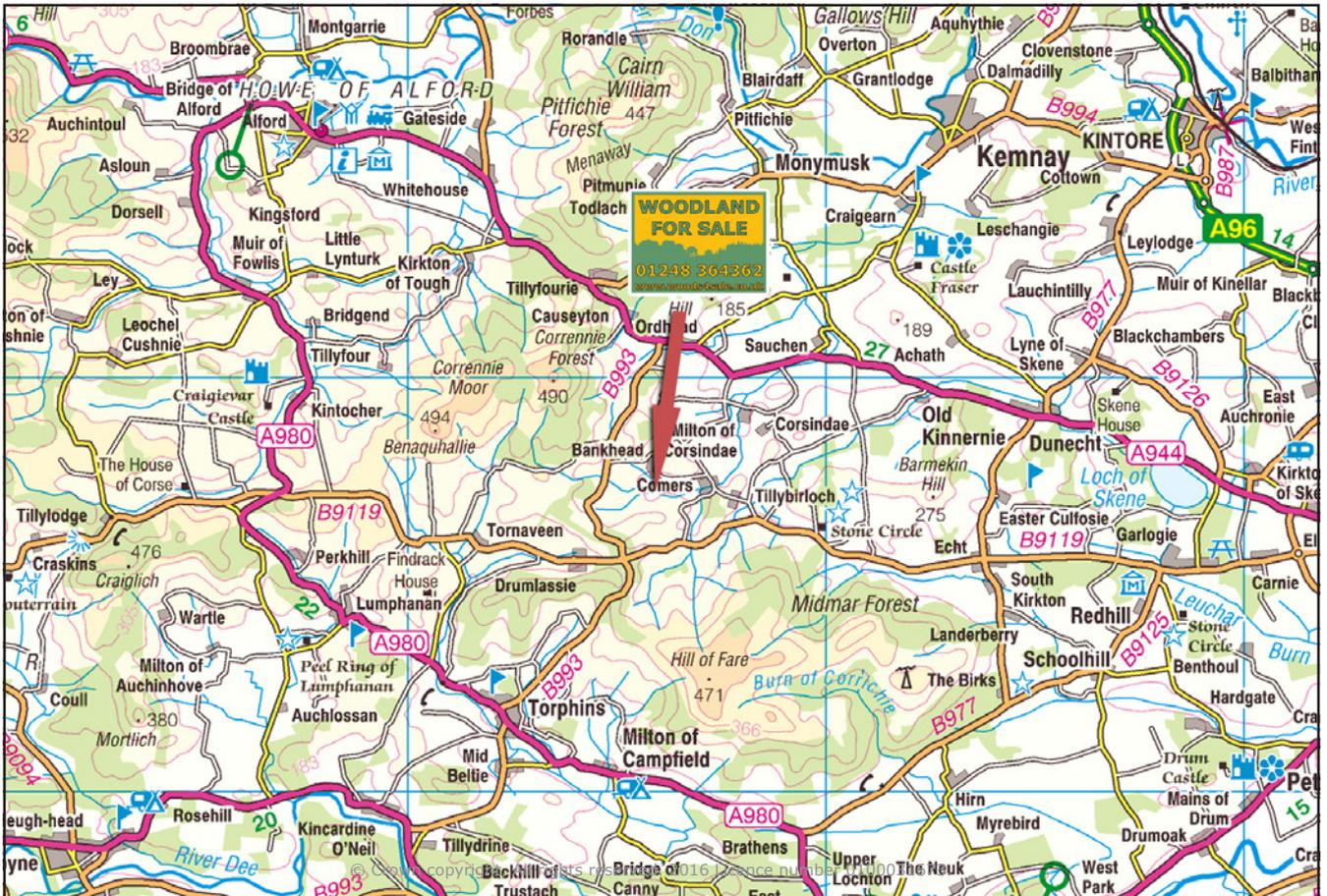
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please 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 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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