

FOR SALE

Ardlawmill Woodland

New Aberdour, Fraserburgh, AB43 6NB

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

Ardlawmill Woodland comprises approximately 110 acres (44.9 ha) or thereby of semi-mature commercial woodland close to Fraserburgh, NE Scotland.

Selling Agents

Davidson & Robertson	Tel:	0131 449 6212
Riccarton Mains	Fax:	0131 449 5249
Currie	Email:	sales@dr rural.co.uk
Midlothian	Web:	www.drrural.co.uk
EH14 4AR		





Offices across Scotland and Northern England

Ardlawmill Woodland

New Aberdour, Fraserburgh, AB43 6NB

www.drrural.co.uk

Situation

Ardlawmill (also known as Ardlaw Hill) lies approximately 0.5 miles to the south of New Aberdour, 10 miles to the west of Fraserburgh and 43 miles to the north of the City of Aberdeen in NE Scotland.

Access

The woodland is accessed along a minor road at the northern end of the woodland. The access track, highlighted in orange, is considered suitable for forestry vehicles although some upgrading may be required for felling operations. Purchasers are advised to take advice in this respect.

Directions

From New Aberdour, travel south towards New Byth and New Pitsligo. After approximately 100 yards turn right at ACDC Glamping and follow the unclassified road to Ardlawmill Woodland. Limited parking is available adjacent to Allwyns Croft.

Description

Ardlawmill Woodland comprises approximately 110 acres (44.9 ha) or thereby of commercial woodland. The majority of the woodland is Sitka Spruce and Larch understood to be planted in 2000, together with more recent planting in 2006/07 and open space. The woodland is well established with the semi-mature conifers considered suitable for thinning in the next few years. Purchasers should be aware that SSE electricity transmission lines cross the property.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Aberdeenshire Council, Town House, 34 Low Street, Banff, AB45 1AY. Tel: 01467 530700.
E: banffandbuchanamo@aberdeenshire.gov.uk

Scottish Forestry

Grampian Conservancy, Portsoy Road, Huntly, AB54 4SJ
Tel: 0300 0676210
E: Grampian.cons@forestry.gov.scot

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Masson & Glennie, Broad House, Broad Street, Peterhead, AB42 1HY

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

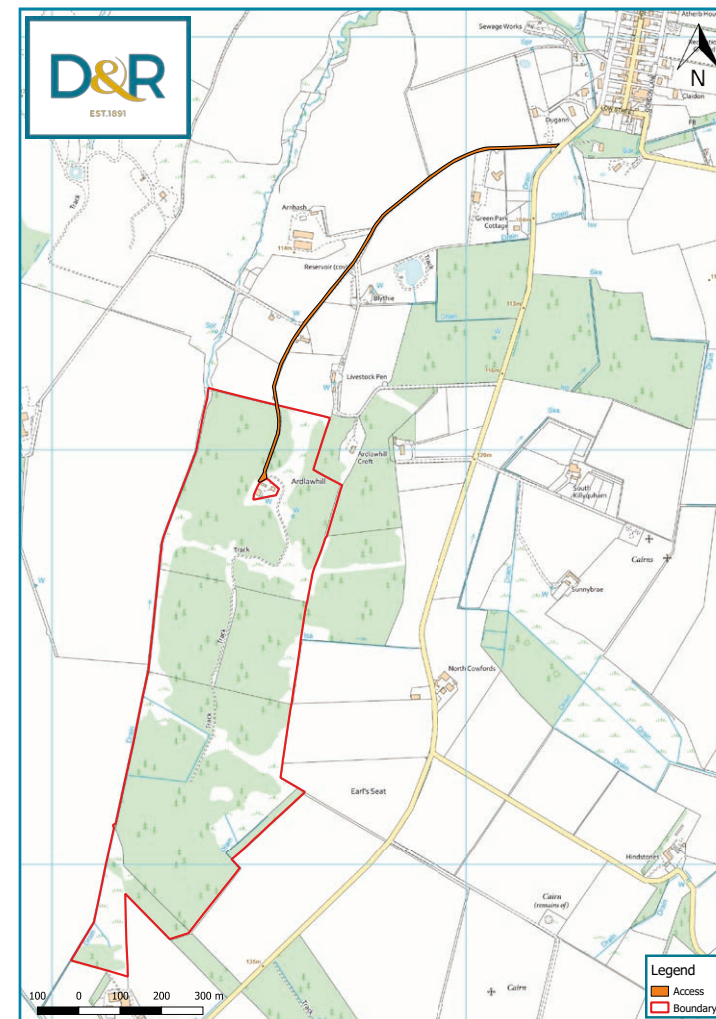
Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

There are SSE electricity transmission lines that cross the property.



PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.