

FOR SALE

Woodland at Newlands

Banchory Devenick, Aberdeen, AB12 5YB

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

Description

The woodland at Newlands comprises 22.04 acres (8.92 hectares) or thereby of approximately 25-year-old native broadleaf and Sitka Spruce trees with areas of open space. The woodland is well established with semi-mature conifers which could be thinned. There is currently planning permission granted over the hardcore yard area for the construction of a forestry building workshop / store.

Selling Agents

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





Offices across Scotland and Northern England

www.drrural.co.uk

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Situation

The property lies approximately 6 miles south west of Aberdeen, 13 miles north of Stonehaven and 16 miles east of Banchory.

Access

The woodland is accessed along a public road to the northern end of the woodland. There is good roadside access and an area marked out for the proposed timber workshop which could be utilised as a stacking and loading area for future felling operations.

Directions

When following the A92 north, take the exit towards Portlethen Shopping centre. At the roundabout take the 3rd exit and at the next roundabout take the 1st exit onto Muirend Rd. Follow this road and take the 3rd exit at the next roundabout staying on Muirend Rd. Take the 1st exit at the next roundabout and follow Cookston Rd. for 0.4 miles before turning left. Follow this road for 2.2 miles and turn right and the woodland will be on the right hand side.

Development

Planning permission has been deemed not required (Prior Approval Not Required) for the construction of a hardwood yard area and adjacent Forestry Building workshop / store (APP/2016/0744).

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

Abereenshire Council, Woodhill House, Westburn Rd, Aberdeen, AB16 5GB

Scottish Forestry

Grampian Conservancy, Portsoy Road, Huntly, AB54 4SJ.
Tel: 0300 067 6210
E: Grampian.conc@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 mis-statement 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

Raeburn Christie Clark & Wallace LLP, 12-16 Allbyn Place, Aberdeen, AN10 1PS

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

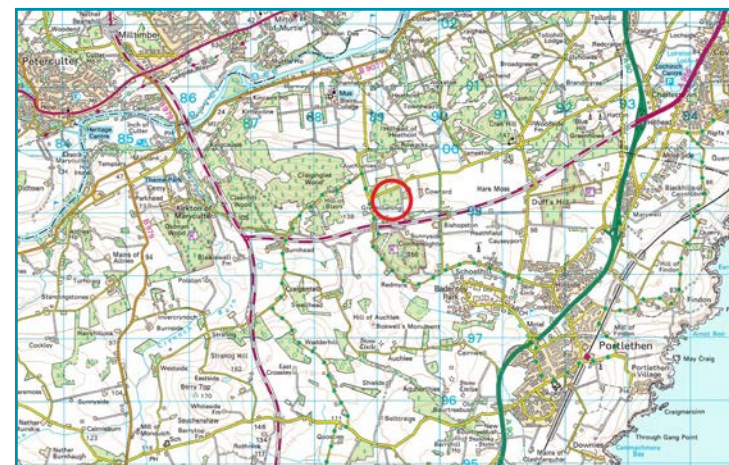
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing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



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.