

Bahill Wood

Huntly, Aberdeenshire



LANDFOR

CHARTERED LAND & FORESTRY AGENCY

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Bahill Wood

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Huntly, Aberdeenshire

24.36 Hectares / 60.19 Acres

Freehold for Sale

Offers Over £160,000

A well located, accessible woodland with far reaching views and the potential to produce an excellent timber crop and mixed woodland.



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Selling Agent

Patrick Porteous



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Location

Bahill Wood is located just a mile south of the market town of Huntly in Aberdeenshire. Surrounded by good quality agricultural land, highlighting the potential of the land within Bahill Wood to grow good timber and a mixed woodland with a range of species.

To locate the property please refer to the location and sale plans.



Description

The woodland was planted in 1955 with a mix of Scots pine, Larch, Norway spruce, Sitka spruce and Douglas fir. Following some recent felling and thinning that took place in 2019, there is now approximately 7.06 hectares of the original timber crop remaining and a further 3.00 hectares of native broadleaved woodland established along the northern face and around the edge of the woodland. A new loading bay was constructed to extract timber and now creates a useful access, which could be extended into the woodland.

The felling extended over two sections, totalling 14.30 hectares, leaving some very fertile land to be replanted which will produce an excellent timber crop, with the following species approved for replanting by Scottish Forestry. Sitka spruce (9.80 Ha), Scots pine/Hybrid larch (3.60 Ha) and mixed Broadleaves (0.90 Ha). However, this species mix and design could be changed by way of an amendment, if necessary.

Woodlands of this size are rarely available for sale in this region and there may be the opportunity to place a cabin or two in the woodland to enjoy the calming effect of the woodland and its far reaching views across the surrounding countryside.



Access

Turn off the A96, just south and east of Huntly on to the minor public road signposted Bahill and follow the single track road south and up to Bahill Wood, as shown on the sae plan. The access point (A1) is located at the northern corner of the woodland, where a purpose built loading bay has been constructed for the extraction of timber. This is also currently being used by a local firewood merchant for the storage of Mulch and firewood.

Woodland Management

There is an approved Forestry Grant Scheme (FGS) contract for replanting the 14.30 hectares of felled land. The area is scheduled to be replanted within the 2021 claim year and will need to be claimed before 28 February 2022 and then a grant payment of £7,865 will be payable.

The purchaser will be expected to accept this replanting obligation and will be able to amend the current FGS contract with Scottish Forestry when ownership of the land is transferred. A copy of the Felling Licence and FGS replanting contract is available from the Selling Agent on request.

Sporting & Mineral Rights

The sporting rights are included with some Roe deer stalking and rough shooting within the woodland. The mineral rights are included, except as reserved by statute.

Boundaries

The boundary is mainly stock fenced and where required, maintenance and replacement will be shared with the neighbouring proprietors at joint equal expense. If wishing to heighten any fences to a deer proof standard this will be at the purchaser's sole expense.

Third Party Rights & Burdens

The Property will be sold subject to and with the benefit of all rights, burdens, reservations, and any third-party rights within the title.

Authorities

**Scottish Forestry
Grampian Conservancy**
Portsoy Road
Huntly
Aberdeenshire, AB54 4SJ
Tel: 0300 067 6210

Aberdeenshire Council
25 Gordon Street
Huntly
AB54 8AL
Tel: 0345 608 1208

Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

Viewing & Offers

If wishing to view the woodland, please take a copy of the sale brochure and plan. Please also be aware of hazards within the property when viewing.

A closing date for offers may be set at any time and offers must be submitted in Scottish Legal Form before they can be formally accepted. The seller also reserves the right to sell the property at any time and so it is vital that purchasers register their interest with LANDFOR as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Seller's Solicitor

James Herbertson

Burnett & Reid Solicitors & Estate Agents,
Suite A, Ground Floor, 9 Queen's Roa
Aberdeen, AB15 4YL
Tel: 01224 644 333

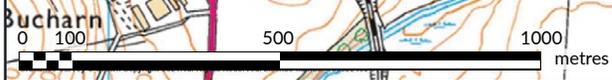
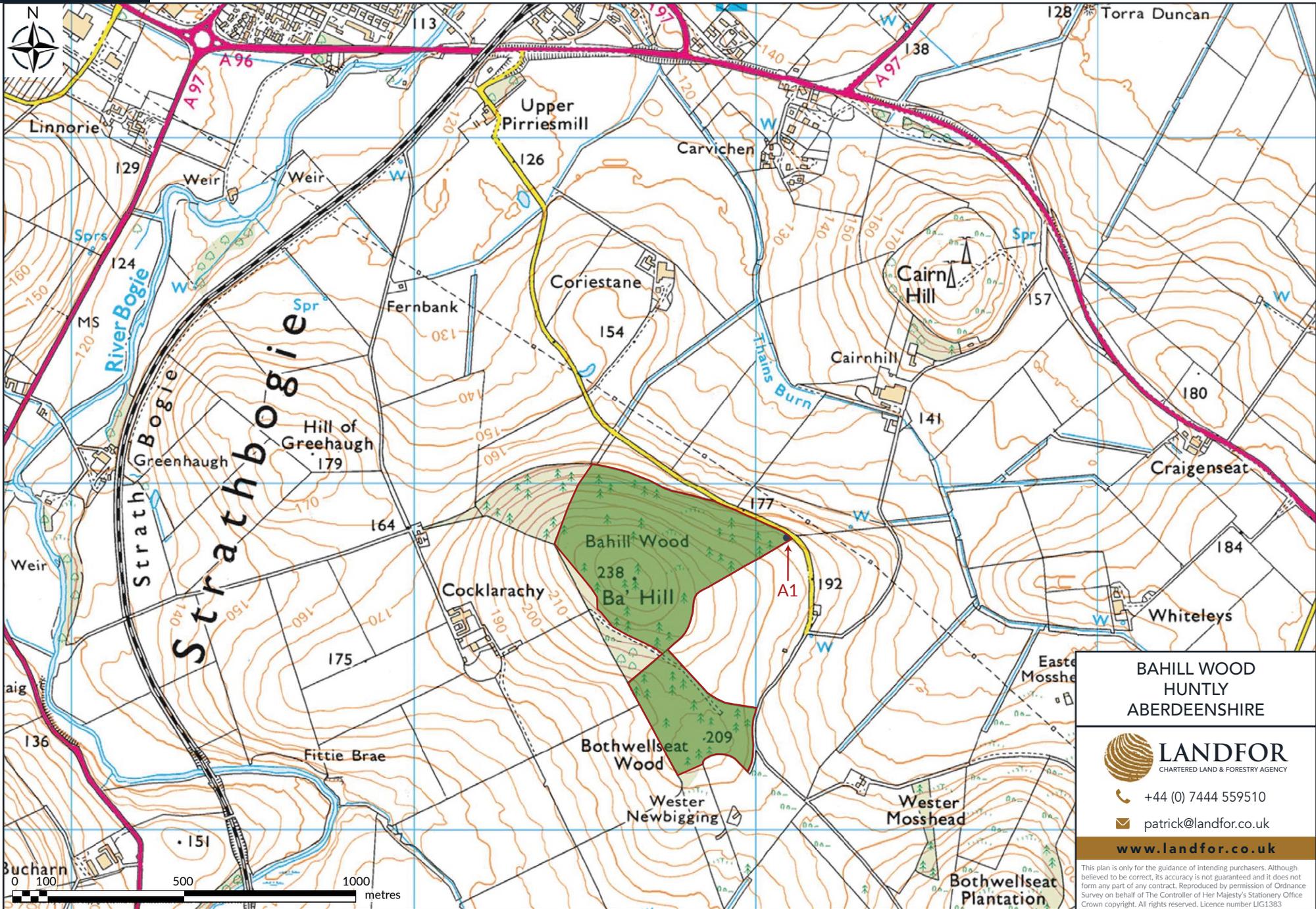
Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds to satisfy the regulations.



Important Notice

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