

# BALNAGOWAN FOREST

Near Aboyne, Aberdeenshire



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## BALNAGOWAN FOREST

Near Aboyne, Aberdeenshire

90.30 Hectares / 223.13 Acres

Freehold for Sale - Offers Over  
£785,000

- A stunning Pine Forest with a significant volume of timber.
- Second rotation crops establishing and land to be replanted.
- Good access and close to a well-established timber market.
- Deer stalking with sporting rights included.



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Selling Agent  
**Patrick Porteous**

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## Location

Balnagowan Forest sits just to the north of Aboyne within Royal Deeside, an area renowned for its stunning scenery, woodland and the river Dee that flows alongside Aboyne. The area is also well known for growing high quality timber on the fertile and sheltered mineral soils and conveniently located for access to local sawmills with a James Jones & Son's sawmill located next to Aboyne and Cordiners sawmill in nearby Banchory.

To locate the forest please refer to the location and sale plans for the property and for directions you could use what3words reference pepper.sharp.gathering.



## Description

The forest extends over approximately 90.30 hectares / 223.13 acres of the free draining plateau and southern slopes of Balnagowan Hill. First planted in 1956 with predominantly Scots pine along with some Japanese larch and Norway spruce.

Over the years selective thinning has taken place on a 7 - 10 year cycle with the last thinning carried out in 2014 which has produced a good crop of timber with a significant volume now maturing. Some clear felling and replanting was completed between 2020 and 2021 within the core of the forest and this newly established crop of Scots pine and Norway spruce is establishing with the benefit of some additional natural regeneration that will produce a good second rotation crop, adding further diversity to the forest.

Some recent storm damage occurred around the edge of the young crop which has just been harvested leaving a wind firm edge and the opportunity to replant this ground with the next rotation.

The following table summarises the current species growing by area and please contact the Selling Agent for further information.

<b>Planted</b>				
<b>Species</b>	<b>1956</b>	<b>2020</b>	<b>2021</b>	<b>Area (Ha)</b>
Scots pine	43.88			43.88
Mixed conifer	0.32	5.35	20.50	26.17
Japanese larch	4.75			4.75
Native broadleaves	0.24		1.30	1.54
Felled land				8.17
Open ground				5.79
<b>Total</b>	<b>49.19</b>	<b>5.35</b>	<b>21.80</b>	<b>90.30</b>





## Access

Follow the B9094 public road from Aboyne towards Tarland for approximately 1.2 miles to reach the forest entrance, located next to Balnagowan Farm, as shown on the sale plan at point A1. Then drive up the shared forest access road to reach the edge of Balnagowan Forest and continue on along to the entrance, shown at point A2. Access into the forest continues along a network of rough four wheel drive tracks from point A3 which have been used for timber extraction.

There is also a right of access along the shared forest road and track as far as point A4. Please note that access across the neighbouring proprietors' land is granted by way of a servitude right of access with the right to upgrade and improve with maintenance shared according to user. Timber has been regularly hauled down onto the B9094, which is an approved timber haulage route.

## Forest Management

The property is currently managed on behalf of the owner by David Hardie of Tilhill, 43 Clachnaharry Road, Inverness IV3 8RA. Felling and restocking permission was granted by Scottish Forestry and the purchaser will be expected to take on the legal obligation for replanting the felled land before 30 June 2025.

## Sporting & Mineral Rights

The property includes the sporting rights with some exciting Roe and Red deer stalking which is currently let on an annual culling licence from 1st April 2022, providing an income of £2,000 plus VAT.

The mineral rights are included, except as reserved by statute.



## Boundaries

In the absence of any provisions within the titles, where the boundaries are fenced their maintenance and replacement is shared at joint equal expense with the neighbouring proprietors. Please note that the sale plan boundary replicates the title boundary and the property will be sold as per the title.

## Third Party Rights & Burdens

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

## Authorities

### Scottish Forestry

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

### Aberdeenshire Council

Woodhill House  
Westburn Road  
Aberdeen,  
AB16 5GB  
Tel: 0345 608 1208



## Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and to obtain the locked gate access code. Please also be aware of hazards within the property when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property at any time and it is vital that prospective purchasers register their interest with the Selling Agent 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.

## Selling Agent

### Patrick Porteous

**Landfor Chartered Land & Forestry Agency**  
16 William Street South West Lane  
Edinburgh, EH3 7LL  
Tel: 074445 59510  
Email: patrick@landfor.co.uk

## Seller's Solicitor

### Grierson Dunlop

**Turcan Connell**  
Princes Exchange  
1 Earl Grey Street  
Edinburgh, EH39EE  
Tel: 0131 228 8111

## 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.

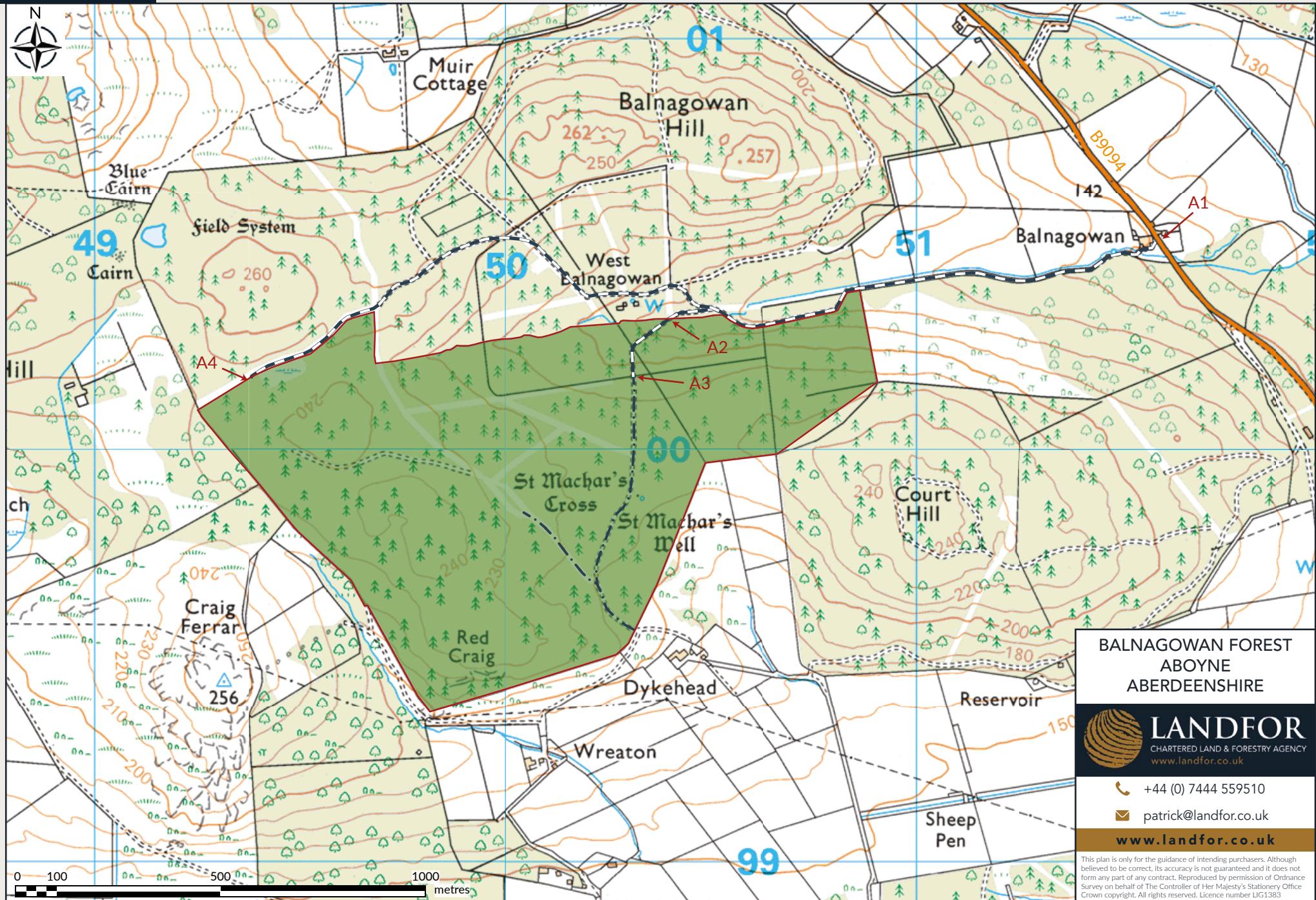
## Taxation

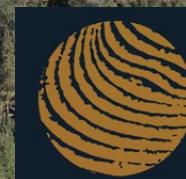
Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

## Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: This sale brochure (prepared in June 2022), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at 16 William Street South West Lane, Edinburgh, EH3 7LL, Scotland.







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