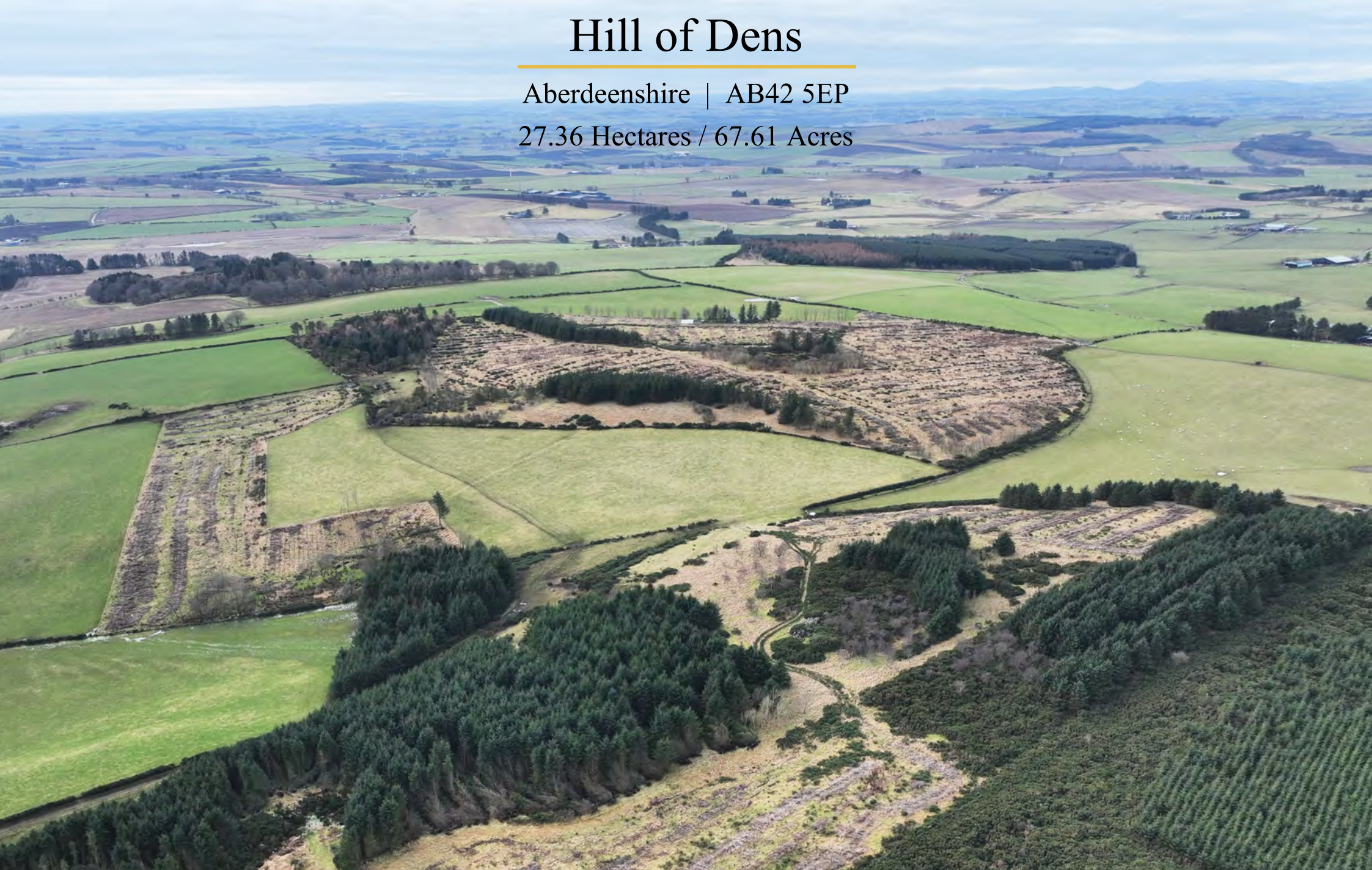


# Hill of Dens

Aberdeenshire | AB42 5EP

27.36 Hectares / 67.61 Acres





Hill of Dens



# Hill of Dens

27.36 Hectares / 67.61 Acres

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**Two commercial woodlands with a lochan.  
Potential for off-grid cabin/hut. Sporting rights included.**

- Commercial woodland investment opportunity.
- Secluded lochan, which can be used for wildfowling/duck flighting
- Young conifer crop and area to restock.
- Timber extraction routes through surrounding fields.
- Tax efficient asset. No income or inheritance tax payable on commercial forestry.

**FOR SALE AS A WHOLE**

**Offers Over £120,000**

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SOLE SELLING AGENTS  
GOLDCREST Land & Forestry Group  
18 Great Stuart Street, Edinburgh EH3 7TN  
0131 3786 122  
[www.goldcrestlfg.com](http://www.goldcrestlfg.com)  
Jock Galbraith MRICS & Emily Watson

## Location

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Hill of Dens woodlands are located at Stuartfield, 15 miles west of Peterhead and approximately 30 miles north of Aberdeen.

The property is shown on the location and sale plans within these particulars. The Grid Reference to the entrance is NJ 950 456, the What3Words code is // dwarves.orders.grinders and nearest postcode is AB42 5EP.



## Access

There are two access routes to the property A1-A2 & A3-A5. Both of these access tracks are only suitable for inspection/maintenance.

A servitude right of access between the two woodlands will be included as shown as A5-A6. In addition, servitude rights of access to haul timber to the public road will be granted to a purchaser over land which is owned by the vendor. See approximate routes marked A7-A12 on the Sale Plan.



## Description

### Hill of Dens – 27.36 Hectares / 67.61 Acres

The woodlands are tucked away in an attractive and secluded part of Aberdeenshire, surrounded by farmland and other forestry. The southern parcel was restocked in 2022. The restock crops have taken relatively well; however, some beating up is required. The northern section is awaiting restocking by an incoming purchaser. Some mature crops remain in the northern parcel and could now be harvested or left to grow in volume.

The lochan provides a habitat which is ideal for aquatic wildlife and offers wildfowling opportunities. In addition, there is a quarry in the northern wood which provides useful stone for road construction/maintenance.

The charming location and views make the property suited to a cabin/hut.

## Sporting Rights

Sporting rights are included with the sale.



## **Boundaries**

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The boundaries are to be maintained in a stock-proof condition at joint mutual expense with adjoining proprietors.

## **Wayleaves & Third-Party Rights**

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The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

## **Mineral Rights**

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Mineral rights are included except as reserved by Statute or in terms of the Titles.





## Viewing

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Viewing is possible during daylight hours, unaccompanied, so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

## Offers

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If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

## Sole Selling Agents

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**GOLDCREST Land & Forestry Group LLP**  
18 Great Stuart Street, Edinburgh EH3 7TN  
Tel: 0131 3786 122  
Ref: Jock Galbraith MRICS & Emily Watson

## Seller's Solicitors

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**Brown & McRae**  
Anderson House, 9-11 Frithside Street, Fraserburgh, AB43 9AB  
Tel: 01346 514 761  
Ref: Mhari Ritchie

## Authorities

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**Scottish Forestry**  
Grampian Conservancy  
Ordiquhill  
Portsoy Road  
Huntly AB54 4SJ  
Tel: 01466 794 542

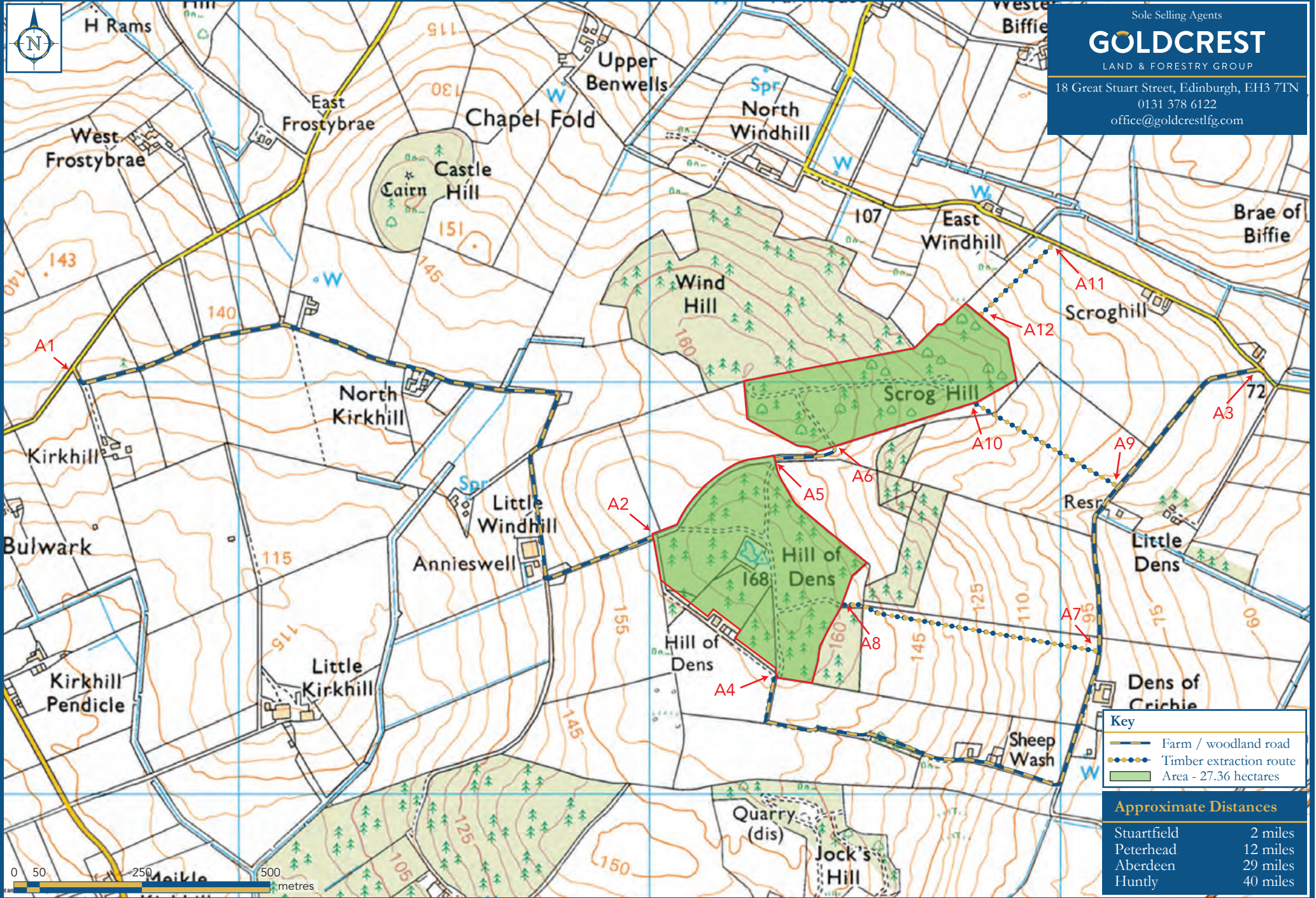
**Aberdeenshire Council**  
Gordon House  
Blackhall Road  
Inverurie  
AB51 3WB  
Tel: 01467 533200

## Financial Guarantee/Anti Money Laundering

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All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.



Sole Selling Agents

**GOLDCREST**  
LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN  
0131 378 6122  
office@golderestlfg.com

**Key**

- Farm / woodland road
- Timber extraction route
- Area - 27.36 hectares

**Approximate Distances**

Stuartfield	2 miles
Peterhead	12 miles
Aberdeen	29 miles
Huntly	40 miles



# GOLDCREST

LAND & FORESTRY GROUP

**18 Great Stuart Street**

**Edinburgh, EH3 7TN**

**0131 3786 122**

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## IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in March 2024) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective 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. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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[www.goldcrestlfg.com](http://www.goldcrestlfg.com)