

Ordiefauld Wood

Inverurie | Aberdeenshire

48.76 Hectares / 120.49 Acres





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48.76 Hectares / 120.49 Acres

A high-quality commercial conifer woodland.
Well located in Aberdeenshire.

- Excellent performing crops with Yield Class assessed at 24+
- Fertile and productive soils
- Accessed via an Agreed Timber Transport Route
- Little management input required
- Well-located for timber processors

Freehold for Sale as a Whole

Offers Over £875,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Jon Lambert MRICS

Location

Ordiefauld Wood is located circa 3 miles east of Inverurie in Aberdeenshire. The property is surrounded by productive farmland and the area benefits from soils and climatic conditions which are excellent for conifer production. The woodland is easily accessible for multiple major sawmills located in north-east Scotland. The centre of Aberdeen is 15 miles southeast from the property. Aberdeen provides an international airport and train station.

The property is shown on the location and sale plans within these particulars. The nearest postcode is AB51 0LL and What3Words: preheated.undercuts.bridges



Access

Access to Ordiefauld Wood is taken off the B933, shown as point A1 on the sale plan. The B993 is classified as an Agreed Timber Transport Route and has previously been used to extract the thinnings from this property. From A1, a shared access road leads to a turning area/loading bay at A3 with that part of the access road shown A1-A2 on the sale plan being owned with the Wood. Access rights over the remainder of the shared access road are as set out in the title.



Description - Ordiefauld Wood - 48.76 Hectares / 120.49 Acres

Ordiefauld Wood is a well-managed commercial woodland which was planted in 1998 with predominantly genetically improved Sitka spruce. The soils are fertile, free draining brown soils and the land is classified as grade 3.2 for agriculture. The site is gently sloping, it rises from circa 105 to 145 meters above sea level, with a southerly aspect. The crops have performed extremely well and are estimated to be growing at Yield Class 24 and above. Two thinnings have previously been carried out and the woodland should produce a high volume of quality timber as it matures. There is a small area of windblow.

A summary of the crop composition is shown in the table below. Further information is available from Goldcrest Land and Forestry Group upon request.

Species	Planting Year		Total
	1998	N/A	
Sitka spruce	31.21		31.21
Japanese Larch	2.73		2.73
Windblow	1.17		1.17
Broadleaves	5.17		5.17
Open ground		8.09	8.09
Total	40.28	8.09	48.37





Sporting Rights

Sporting rights are included in the sale. The current owner has in place a deer management agreement which runs until June 2025.

Boundaries

Boundary fences are maintained to a stockproof condition at joint equal expenses with the adjoining land owners.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

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

Designations

According to our online searches, there are no designations which affect the property. Interested parties should carry out their own searches.



Forest Grants & Management

The woodland is managed under a Forest Plan, copy available from Goldcrest. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewing is by appointment only. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing. There are locked gates, please contact the Selling Agents for the combination codes.

Offers

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.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS & Jock Galbraith MRICS

Seller's Solicitors

Brodies LLP

58 Morrison Street, Edinburgh EH3 8BP

Tel: 0131 228 3777

Ref: Clare Dunlop

Measurements

The property will be sold as per the Title area which totals 48.76 Hectares / 120.49 Acres. Any red line boundary on the photographs within this brochure are for illustration purposes only and may not be accurate.

Authorities

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

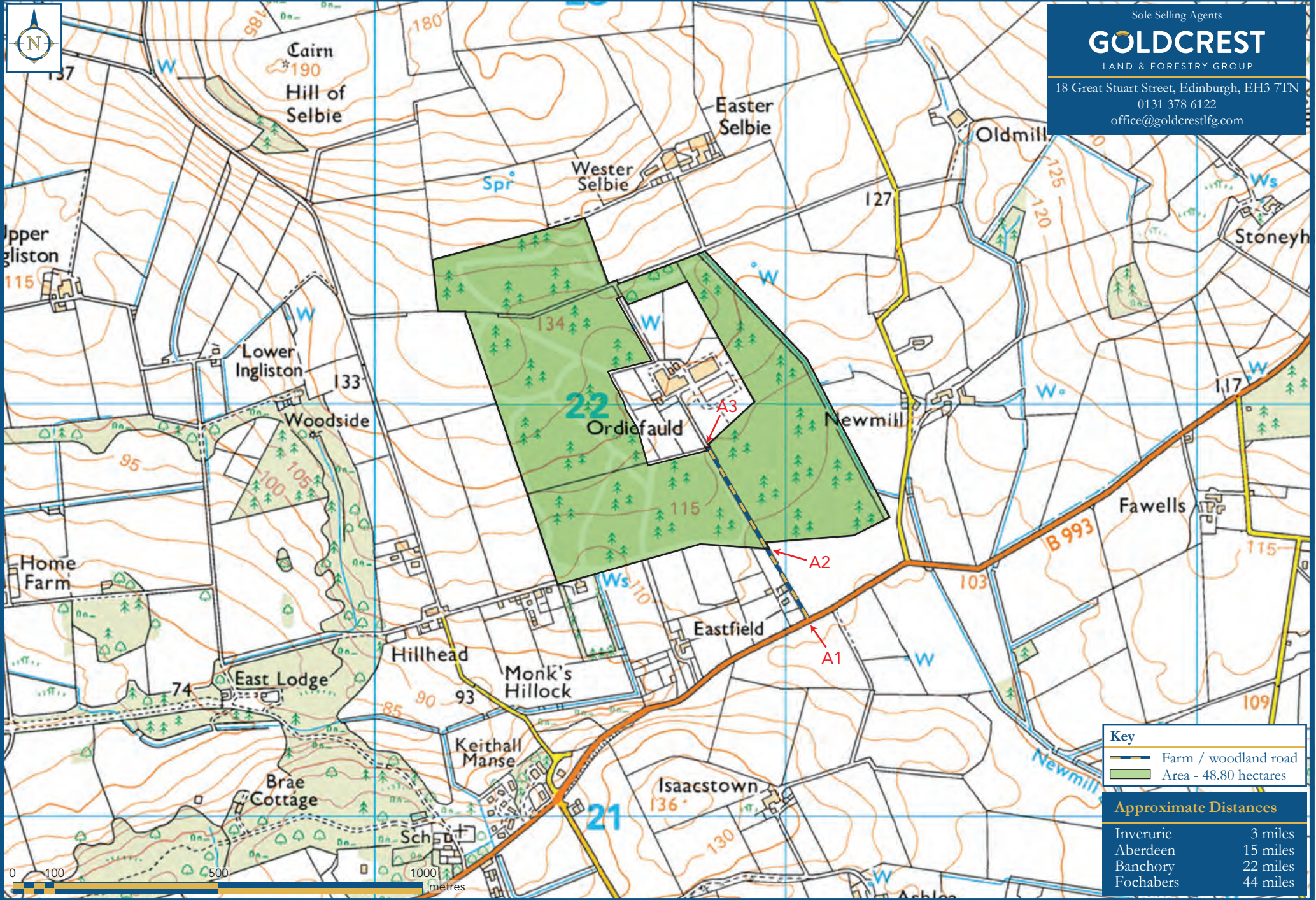
Financial Guarantee/Anti Money Laundering

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.

Taxation

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.



Sole Selling Agents
GOLDCREST
 LAND & FORESTRY GROUP
 18 Great Stuart Street, Edinburgh, EH3 7TN
 0131 378 6122
 office@golderestlfg.com

Key

- Farm / woodland road
- Area - 48.80 hectares

Approximate Distances

Inverurie	3 miles
Aberdeen	15 miles
Banchory	22 miles
Fochabers	44 miles

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