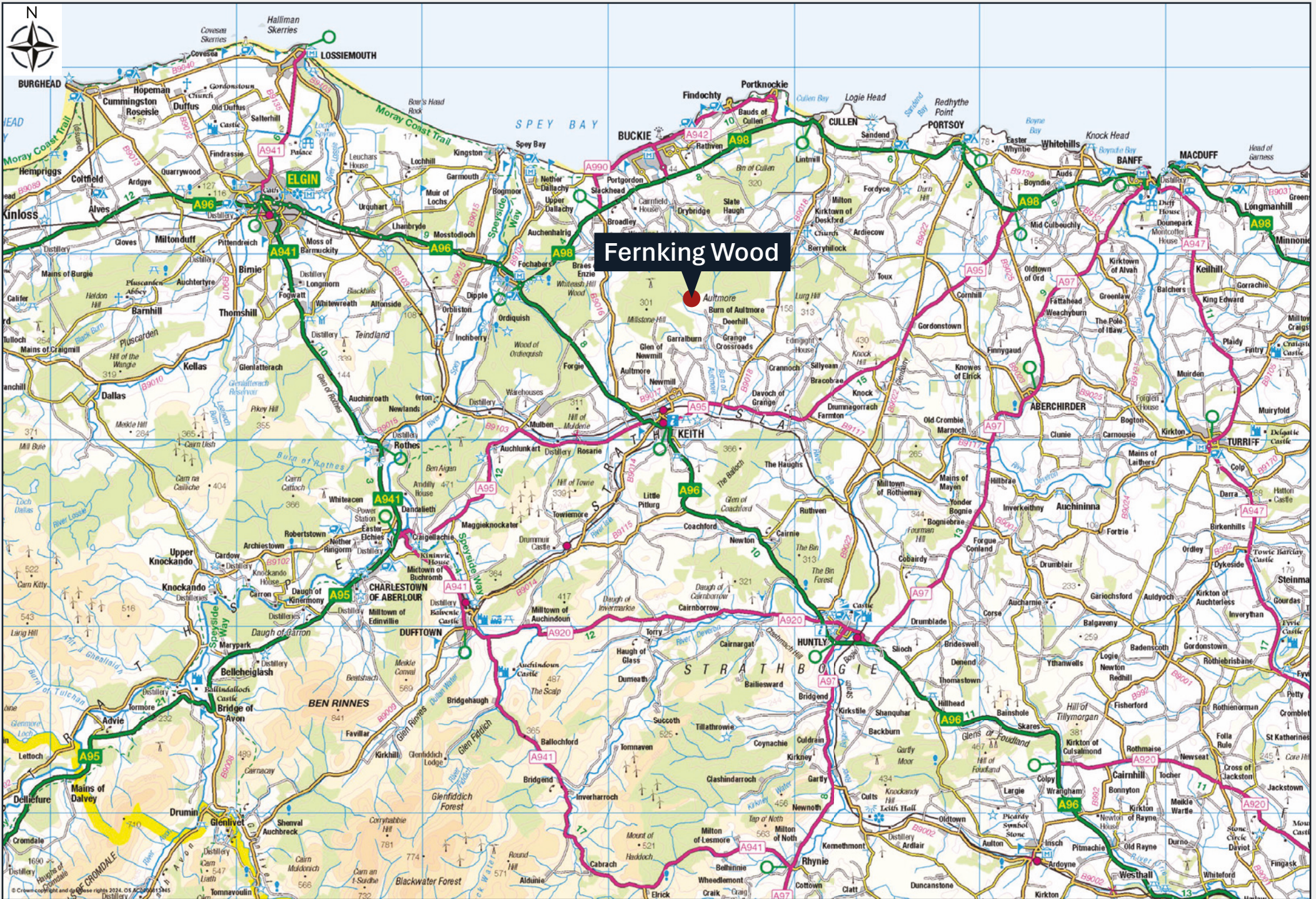


Fernking Wood

Near Keith, Moray



LANDFOR
CHARTERED LAND & FORESTRY AGENCY
www.landfor.co.uk



Fernking Wood

Fernking Wood

Near Keith, Moray

Area: 11.66 Hectares / 28.81 Acres

- A secluded area of recently felled land ready to be replanted
- Pretty location close to the town of Keith with access to the local timber market
- Potential to establish a range of tree species on fertile soils
- Great location for a small cabin in the country
 - Sporting rights included.

Freehold For Sale - Offers over £40,000



LANDFOR

CHARTERED LAND & FORESTRY AGENCY

Selling Agent

Patrick Porteous



+44 (0)7444559510



patrick@landfor.co.uk



www.landfor.co.uk





Location

Fernking Wood is located approximately 5 miles to the north of the popular town of Keith in Morayshire on Fernking Hill in a lovely, secluded part of Morayshire with views across the surrounding farmland to the south. The A96 passes through Keith providing swift access to Aberdeen, the nearest city and airport, 54 miles to the southeast. Keith has a range of shops and local amenities within easy reach of the property. Please refer to the location and sale plans to locate the property and the nearest postcode is AB55 6UH.

Description

Fernking was originally established in 1989 with Sitka spruce as a commercial conifer crop which was felled over the past year. This was carried out under a felling permission (FPA-10018) to fell 9.55 hectares of the woodland, leaving a balance of 2.11 hectares consisting of scattered open ground, mixed broadleaves and some conifer to the south of the felled area.

The land is fertile and slopes down to the Burn of Fernking which runs along the western boundary and now that the land is cleared of woodland there are lovely views south and the potential to redesign the woodland. There is currently approval for Fernking to be replanted with Sitka spruce, Norway spruce and mixed native broadleaves or there is scope for it to be converted to a wider mix of species to create a more mixed or native woodland.

The land is to be replanted before the 30 June 2026 so there is time to consider various options as well as designing the woodland to enjoy the tranquillity, views and look into the potential to build a cabin, subject to local authority approval.

A copy of the felling permission is available from the Selling Agent on request.



Access

There are several unclassified public roads leading north from Keith towards Fernking that merge on to a single track road leading past Garralburn Farm to Fernking. Please use What3Words and reference [flinch.breezes.thatched](#) to find the private access road entrance and then Fernking using [evaporate.classics.adjusting](#) or refer to the maps. A servitude right of access exists over the access road leading from the public road at point A1 to point A2 and up to A3 next to Fernking Croft. The access is currently suitable for vehicles with good ground clearance with a right to improve the track.



Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

Sporting & Mineral Rights

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

Boundaries

Where the woodland boundary adjoins agricultural land the stock fences are to be maintained at joint equal expense with the neighbouring proprietors.

Third Party Rights & Burdens

The access track between points A1-A2-A3 is shared with the proprietor of the intervening land and Fernking Croft for access with maintenance shared according to user. Part of a core public path, known as the Fishwives Path, follows the same route and then heads north towards Buckie. The Property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights within the title.

Viewing & Offers

Viewing is possible at any time during daylight hours and please have access to the maps as the mobile phone signal can be unpredictable and please be aware of potential 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.

Anti-Money Laundering Regulations

Prospective purchasers will be required to produce identification sufficient to comply with anti-money laundering, terrorist financing and transfer of funds regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the Seller.

Taxation

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

Authorities

Scottish Forestry

Grampian Conservancy
Portsoy Road, Huntly, Aberdeenshire, AB54 4SJ

Tel: 0300 067 6210

Moray Council

High Street, Elgin, Moray, IV30 1BX

Tel: 0300 123 4561

Selling Agent

Patrick Porteous

Landfor Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn, Perthshire PH2 9HL

Tel: 074445 59510

Email: patrick@landfor.co.uk

Seller's Solicitor

Adam Smith

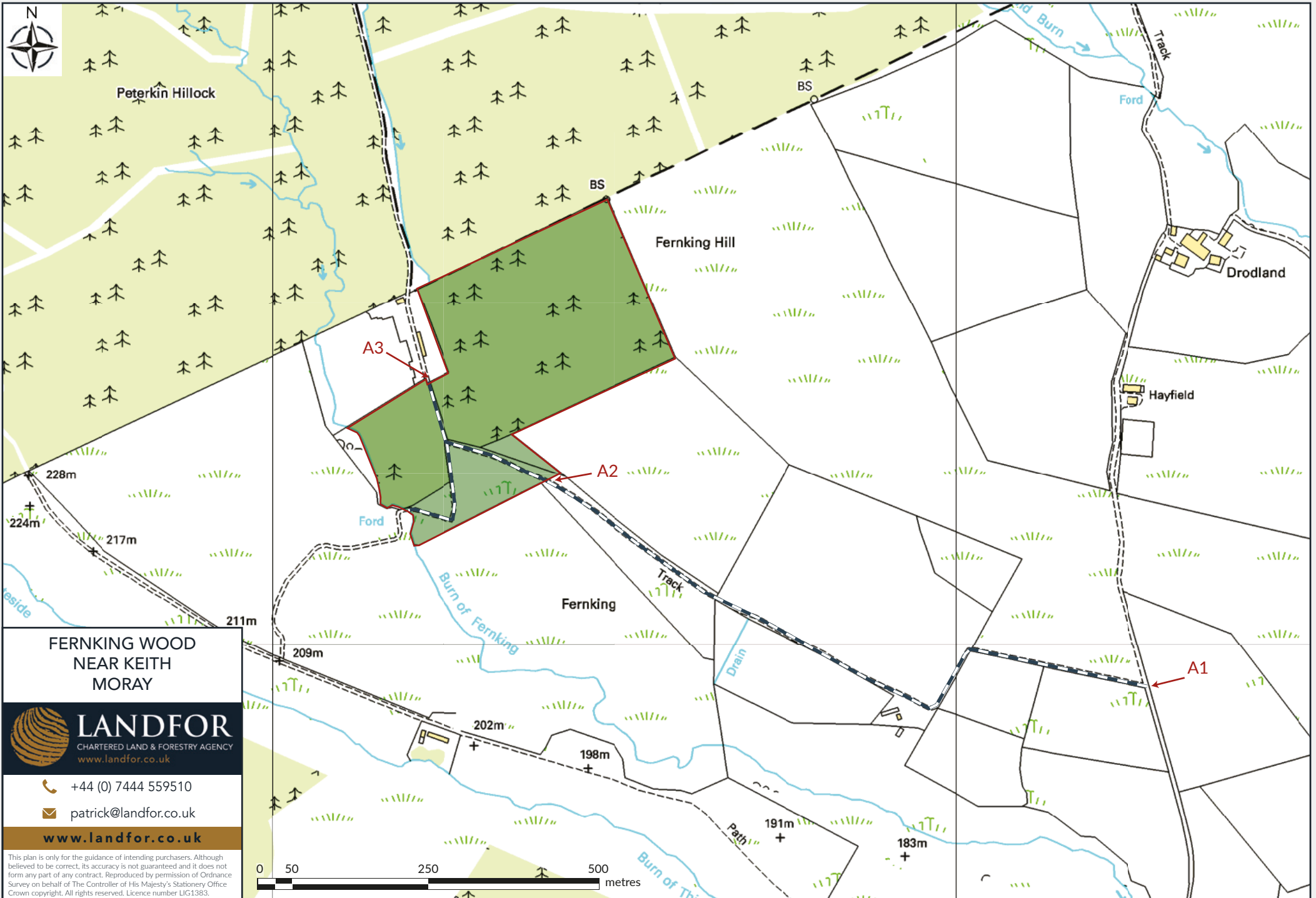
W&AS Bruce, 8 Hunter Street, Kirkcaldy, KY1 1ED

Tel: 01592 204 774

Email: adam@wasbruce.co.uk

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: The sale brochure (brochure prepared in September 2024), 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 Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.



FERNKING WOOD
NEAR KEITH
MORAY



LANDFOR
CHARTERED LAND & FORESTRY AGENCY
www.landfor.co.uk

+44 (0) 7444 559510

patrick@landfor.co.uk

www.landfor.co.uk

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationary Office Crown copyright. All rights reserved. Licence number LIG1383.





LANDFOR

CHARTERED LAND & FORESTRY AGENCY

www.landfor.co.uk