

# The Sauchen Woodland Portfolio

Sauchen, Aberdeenshire



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CHARTERED LAND & FORESTRY AGENCY

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**Kirkhill Wood**

**Woodend**

**Ordhead Wood**

**ABERDEEN**



# The Sauchen Woodland Portfolio

Sauchen, Aberdeenshire

Area: 117.36 Hectares / 290.00 Acres

Freehold For Sale in 3 Lots or As a Whole

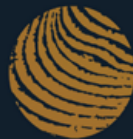
Lot 1 - Kirkhill Wood  
Offers Over £700,000  
Area: 53.66 Hectares / 132.59 Acres

Lot 2 - Ordhead Wood  
Offers Over £175,000  
Area: 18.65 Hectares / 46.08 Acres

Lot 3 - Woodend  
Offers Over £425,000  
Area: 45.05 Hectares / 111.31 Acres

- Desirable mixed commercial woodland investment portfolio
- High proportion of Sitka spruce with a diverse age range and mature timber
- Fertile free draining brown earth soils suitable for a wide range of species
  - Access to a well-established timber market in the region
  - Sporting rights included.

As a Whole - Offers over £1,300,000



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Selling Agent  
**Patrick Porteous**

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## Location

The Sauchen Woods consist of three primarily commercial conifer woodlands located only 2 miles to the north and west of the village of Sauchen in Aberdeenshire. Originally established as part of the nearby Cluny Estate Woodlands, each property has its own distinctive features and character.

Aberdeen lies just 10 miles to the east of Sauchen providing transport links for both rail and airlines with regular regional and some international flights from its airport as well as hosting a range of amenities, shops and hotels within easy reach.

Please refer to the location and sale plans to locate the properties and for directions by road.





## Lot 1 - Kirkhill Wood

53.66 Hectares / 132.59 Acres

Kirkhill Wood is surrounded by lovely countryside and estate policy woodland, just 2 miles to the northwest of Sauchen and to the west of Cluny Castle. Access is taken off the U110C single track public road leading up to Cluny Parish Church and then continue on to reach the woodland access track, shown at point A1 on the property plan. From hereon there is a servitude right of access for all purposes along the access track and through a locked gate to point A2 and up as far as A3 for vehicular access.

There is a network of old access tracks leading to other parts of the woodland that have been used for timber extraction and access for replanting, including a right to use the track A1 – A4 for timber extraction if required.

Much of the first rotation of woodland has been felled and then replanted between 2022 and 2023 with high yielding improved spruce crops now establishing well on the fertile soils. There is also a high volume of mature Sitka and Norway spruce that could be felled within the next few years to generate income to complete the cycle.

Areas of mature Beech and other mixed broadleaves provide character to this diverse woodland which provides great potential for a significant volume of timber to be harvested in the years to come.

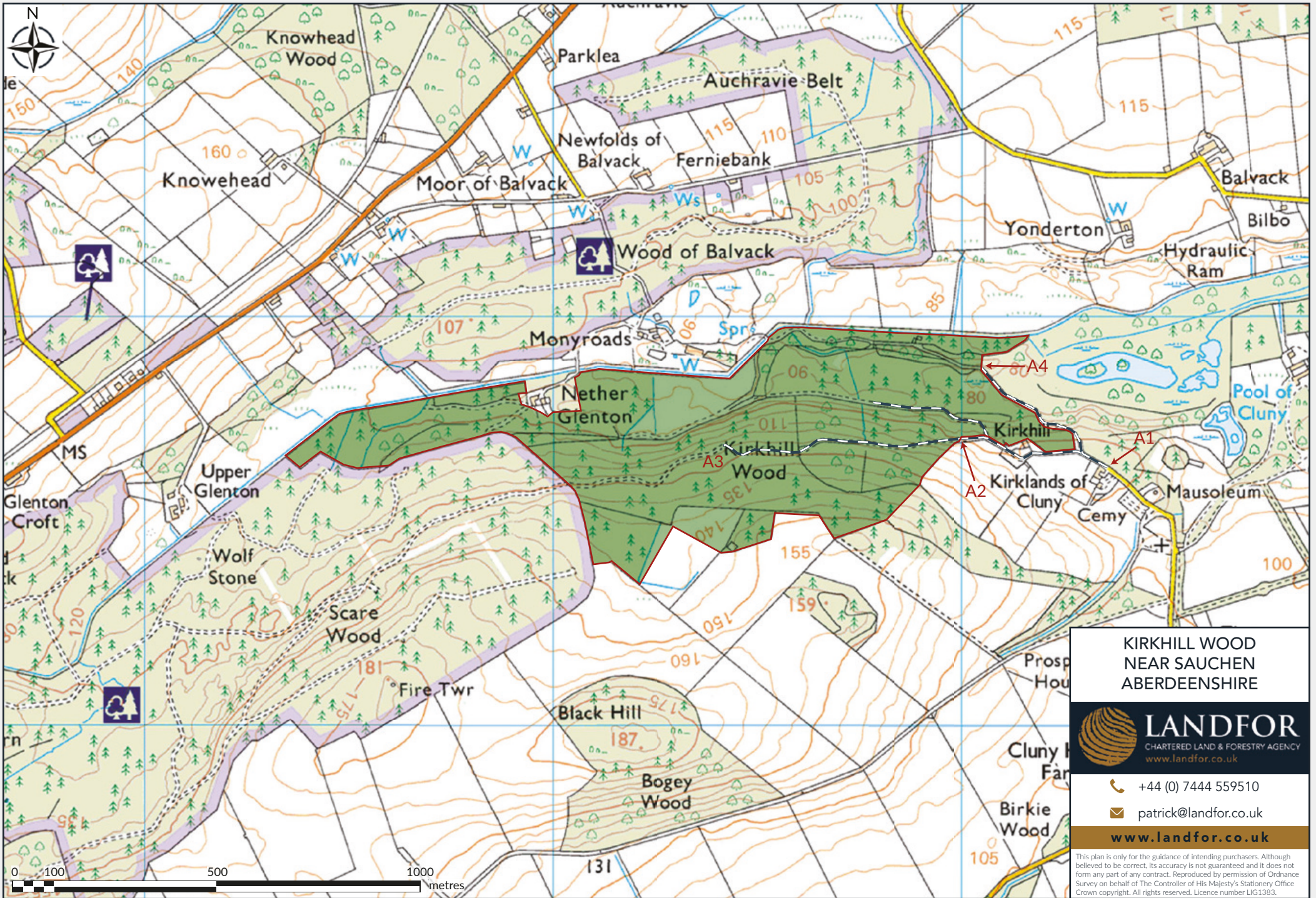


Species	1900	1970	1975	1979	1986	2000	2022	2023	Total
Sitka spruce				1.27	3.22	0.71	20.50	5.66	31.36
Norway spruce					2.68		2.63		5.31
Sitka spruce/Broadleaves		3.81							3.81
Mixed broadleaves	1.94	0.47	1.71	2.24					6.36
Mixed broadleaves/Open ground		0.28							0.28
Open ground									6.54
<b>Total</b>	<b>1.94</b>	<b>4.56</b>	<b>1.71</b>	<b>3.51</b>	<b>5.90</b>	<b>0.71</b>	<b>23.13</b>	<b>5.66</b>	<b>53.66</b>









KIRK HILL WOOD  
NEAR SAUCHEN  
ABERDEENSHIRE



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## Lot 2 - Ordhead Wood

18.65 Hectares / 46.08 Acres

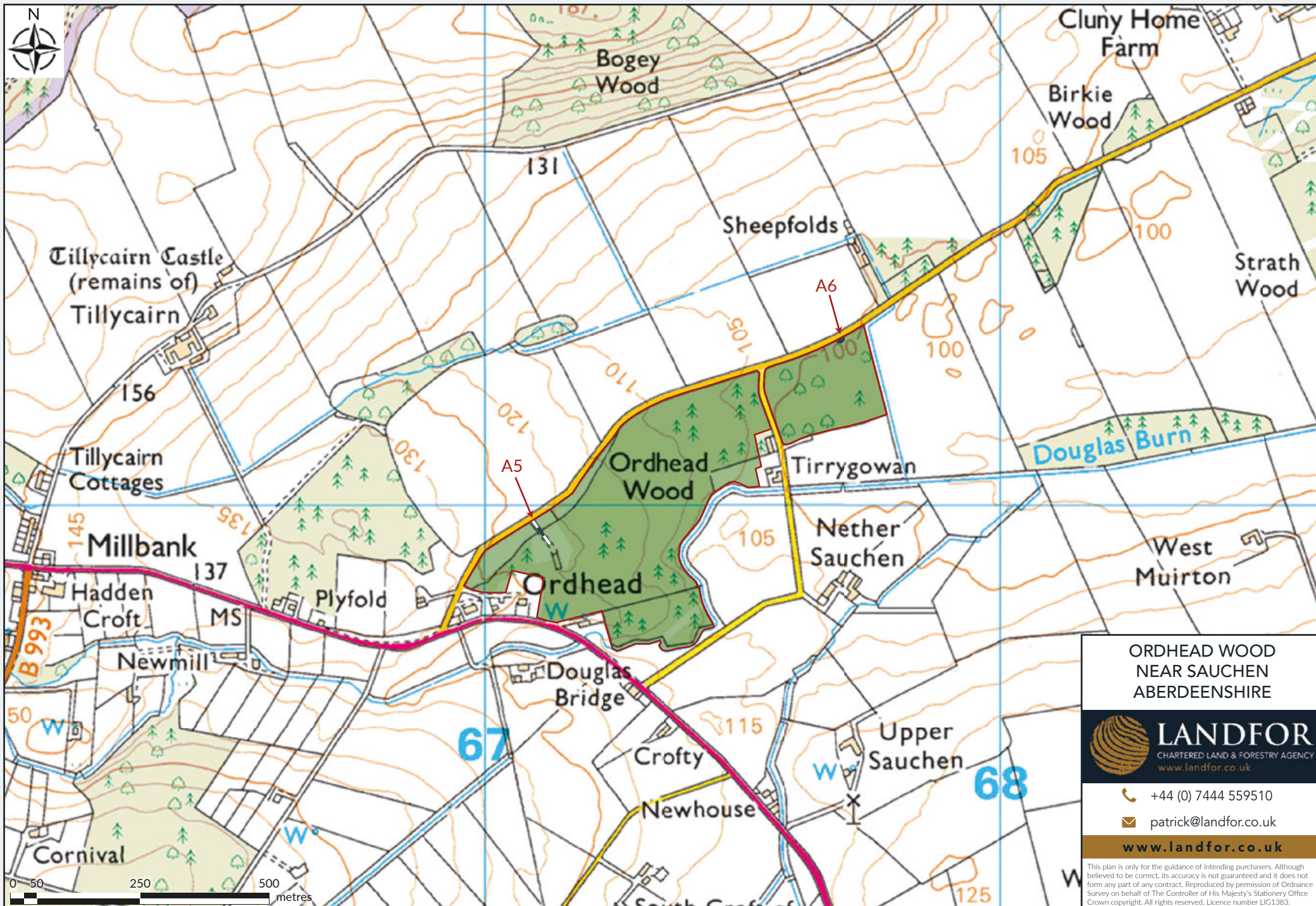
Located 2 miles to the west of Sauchen lies Ordhead Wood, an attractive mixed woodland where approximately 50% of the woodland was recently felled and replanted in 2023 with Sitka spruce that is establishing well and showing an excellent growth rate. There is also an attractive mixed broadleaved woodland separated by a public road that has great charm with a variety of species and habitats that could provide a good supply of fuel wood from thinning.

Access into the main area of woodland is taken off the C109C Cluny Road at point A5 on to a purpose built access suitable for timber extraction. The broadleaved woodland to the east is accessed via a gated entrance off the Cluny Road at point A6, as shown on the property plan.



Species	1900	1975	2023	Total
Sitka spruce		0.32	7.34	7.66
Scots pine			1.49	1.49
Mixed broadleaves	3.52	5.04		8.56
Open ground				0.94
<b>Total</b>	<b>3.52</b>	<b>5.36</b>	<b>8.83</b>	<b>18.65</b>









## Lot 3 - Woodend

45.05 Hectares / 111.31 Acres

The majority of this woodland was felled several years ago and subsequently replanted between 2022 and 2023 with mainly high yielding Sitka spruce. The crop is growing very well and showing good potential for a high yield class growth rate in future. There remains some attractive shelterbelts of mature Scots pine, Larch and mixed broadleaves which will provide income from felling and access is well developed for managing the property.

To the north of the woodland is an area of open ground up to the Ton Burn with some wetland which could be planted and enhanced for wildlife and sporting purposes, including Roe deer stalking.

The principal access is located at point A7 where there is a purpose built access and loading area next to the C109C, an approved timber haulage route. Additional access points are located along this road, as shown on the property plan at points A8-A9, A10-A11 and A12-A13. These have third party rights of access and shared with neighbouring proprietors.



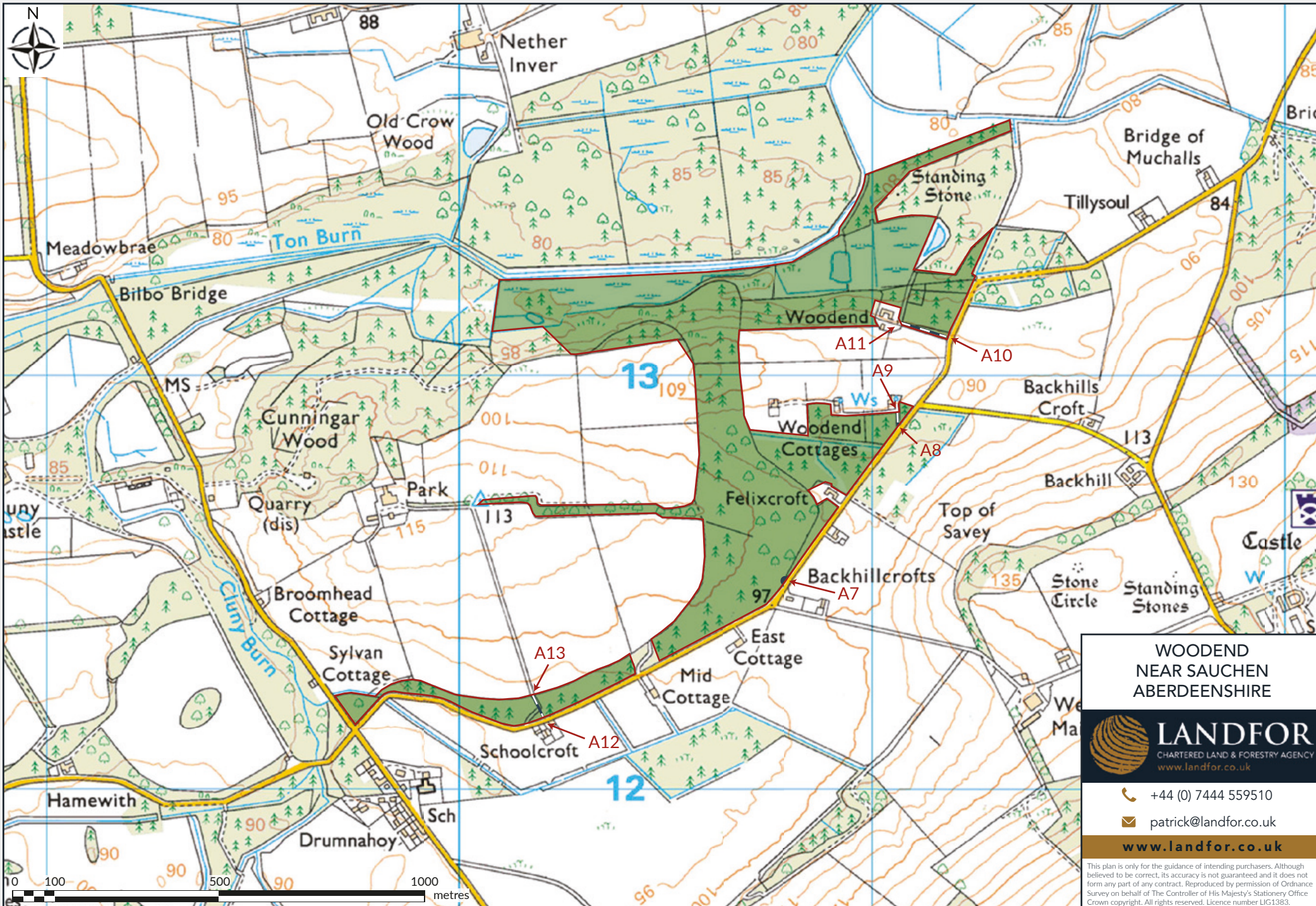
Species	1950	1975	1980	1985	2000	2010	2022	2023	Total
Sitka spruce			2.15		0.68		10.85	4.70	18.38
Norway spruce							1.62		1.62
Scots pine		2.77						1.53	4.30
Larch/Open ground		5.07							5.07
Scots pine/Norway spruce		0.34							0.34
Sitka spruce/Broadleaves				1.25					1.25
Mixed broadleaves/Open ground	1.19					0.10			1.29
Open ground									12.80
<b>Total</b>	<b>1.94</b>	<b>8.18</b>	<b>1.71</b>	<b>1.25</b>	<b>0.68</b>	<b>0.10</b>	<b>12.47</b>	<b>6.23</b>	<b>45.05</b>





*Please contact the Selling Agent for further information and to obtain copies of the woodland crop data and maps.*







## Sporting & Mineral Rights

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Each property includes the sporting rights with the opportunity for some good Roe deer staking and rough shooting of game birds in season. The mineral rights are also included, except as reserved by statute.

## Boundaries

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Where the property boundaries adjoin agricultural land and are stock fenced, these are to be maintained at joint equal expense with the neighbouring proprietors or as stated in the title.

## Third Party Rights & Burdens

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The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights within the title. This includes private water supplies and overhead electricity line servitudes.

## Planning & Development

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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.

### 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.

## Viewing & Offers

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Please contact the Selling Agent to arrange a viewing in advance of your visit and please do not park in front of shared access routes. Please also be aware of possible hazards within the properties 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.

## Finance & Anti-Money Laundering

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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.

## Taxation

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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.

## Authorities

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### 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

## Selling Agent

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### Patrick Porteous

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

Tel: 07444559510

Email: patrick@landfor.co.uk

## Seller's Solicitor

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### Graeme Leith

Brodies LLP, 58 Morrison Street, Edinburgh, EH3 8BP.

Tel: 0131 228 3878

Email: graeme.leith@brodies.com





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