



Artamford Wood, near Deer, Aberdeenshire



Woods4Sale

Available in 3 lots from 2.75 acres, from £22,000 (freehold)

Nearest postcode: AB53 6QB **OS Map No:** 30 NJ 897 479 **What3Words:** Woodland Entrance [///shorten.gates.guests](https://www.what3words.com/?q=Woodland+Entrance+shorten.gates.guests)



A verdant haven of mixed age broadleaves with good access.

Artamford lies just to the east of New Deer, a small attractive granite village in the rich farming area known as the Howe of Buchan. Aberdeen is 30 miles to the south. Fraserburgh and Peterhead are both about a 25-minute drive to the north and east respectively.

The wood occupies level ground and is variously surrounded by fields and other woodland. There is excellent access into the wood from the public road via a well-found tarmac drive. This connects to a stoned track giving year-round 2WD access to all lots.

Stand-alone broadleaved woods are rare in this part of the country. As such Artamford presents an opportunity to secure an evolving woodland of great charm and undoubted amenity.

Lots 1 and 2 are composed of a mix of planted and regenerated broadleaves dominated by birch and rowan among which you will also find the occasional alder and conifer along with some woody shrubs including hawthorn, elder and broom.

Lot 3 is a mix of mature broadleaves dominated by sycamore and beech.

If sold separately, access will be granted to lots 2 and 3 via the track in lot 1. Please note that the vendor may require lot 3 to sell in advance of lots 1 and 2. Please speak to the agent if this affects your decision to purchase.

Lotting information

Lot 1	3.06 acres	£25,000
Lot 2	2.75 acres	£22,000
Lot 3	5.31 acres	£39,000
Total Area	11.12 acres	£82,500*

* This represents a discount of £3,500 if sold as a whole

Our Forester's Thoughts

Alastair says...

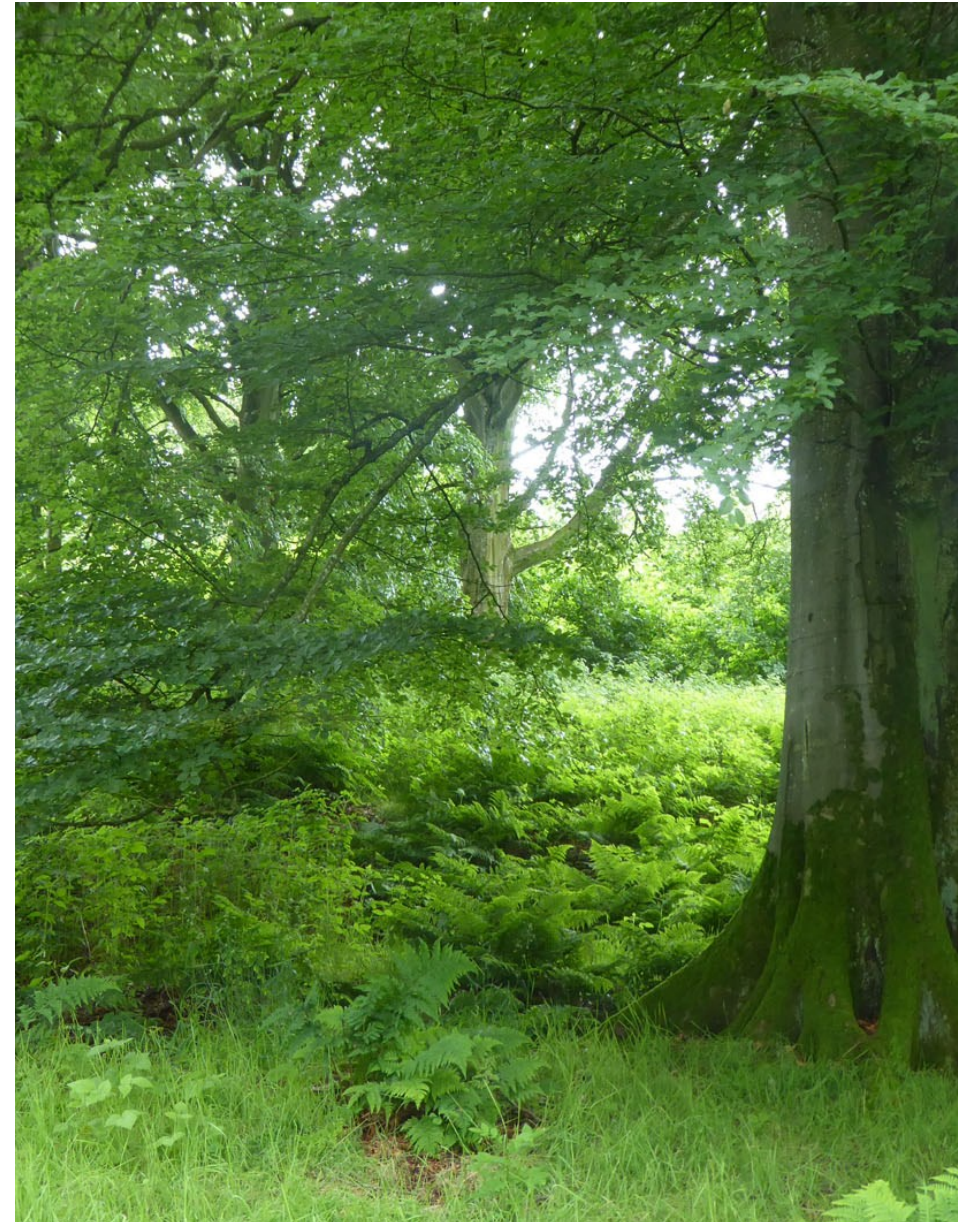
"I would cut a few meandering paths through the younger woodlands to enhance internal access and then remove the tree tubes as the emerging stems swell.

There are a few fallen stems in the mature stands which would provide an abundant supply of firewood as well as providing gaps for restocking with a range of bird-friendly trees and shrubs.

Finally I'd want to create a small clearing for quiet recreation – woodland camping and BBQs certainly appeal."

Please remember some management operations require approval and/or a licence.

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You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Directions

- Drive north from Aberdeen on the A90 to Ellon and then follow the A948 to New Deer.
- On reaching New Deer turn right onto the A981 signed for Strichen and Fraserburgh.
- Continue out of the village for ¾ mile, then turn left at the Crossroads (**F** on the plan) signed for Strichen, Fraserburgh and New Pitsligo.
- After 250 metres park in the layby on your left, just after the tarmac drive for Bog of Artamford (**A**).
- Walk up the drive for 50 metres then turn left onto the stoned track to enter Artamford Wood (**B**).
- Lot 1 is to your right and lot 2 is to your left as you walk up the stone track.
- Walk to the end of the stone track (**E**) to enter lot 3.

Rights of Way

All Lots

- *There is a right of way at all times and for all purposes along the track **AB**.*

Lot 1

- *A right of way is reserved along **BE** for the benefit of Lots 2 & 3.*

Lots 2 & 3

- *There is a right of way at all times and for all purposes along the track **BE**.*
- *For all lots, a maintenance clause covers all the shared rights of way with liability according to use.*

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.



Boundaries for the woodland as a whole

- The northeast boundary (**ABC**) is the southwest verge of the tarmac drive.
- The east and south boundaries (**AFG**) are just outside the woodland edge on the roadside verges.
- The southwest boundary (**GH**) is indicated by a line of blue-topped posts.
- The west boundary (**CDH**) is the centre line of a ditch between two stock fences.

Boundaries for lots 1,2 & 3

- The boundary between lot 1 and lot 2 (**BE**) is the east side of the stone track indicated periodically with red-topped posts.
- The boundary between lot 1 and lot 3 (**DE**) is marked by a line of blue-topped posts.
- The boundary between lot 2 and lot 3 (**EF**) is marked by a line of orange-topped posts.

Sporting Rights

The sporting rights are believed to be owned and included in the sale.

Fencing Liabilities

It is assumed that there is joint liability for field edge boundaries..

Third Party Rights

There is a purchase right of pre-emption over the hatched area within lot 3 and the access track thereto, as indicated on the plan. The holder of this right has been approached and does not intend to invoke it.

Other Liabilities

An overage (clawback) agreement will be put in place for a period of 20 years whereby 30% of the increase in the value of the land attributable to securing certain types of planning permission will be payable.

Restrictive Covenants

The following Restrictive Covenants will apply if the woodland is sold in lots :

The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- (ii) use the Property as a commercial campsite; or
- (iii) unreasonably damage the said tracks
- (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

How To Buy

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



The map shows a section of the Scottish Highlands, specifically the area around Maud and New Deer. A yellow box with the text "WOODLAND FOR SALE" and the phone number "01248 364362" is prominently displayed. A red arrow points to a specific area of woodland near the village of Maud. The map includes numerous place names, such as New Deer, Maud, Auchreddie, and Auchmunziel. It also features a grid system with letters B, U, and C, and numbers 86, 87, 88, 89, 90, 91, 92, 93, 94. The map is a detailed topographical representation, showing roads, rivers, and various settlements.

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