



## Knappach Wood, Huntly, Aberdeenshire

Available in lots from 10.67 acres, from £97,500 (freehold)



**Nearest postcode:** AB54 6HX **OS Map No:** 29 NJ 543 417 **What3Words:** Entrance: [///nicer.grins.spit](https://www.what3words.com/en/nicer.grins.spit)



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### ***A stunning riverside woodland of variety, charm and tranquillity.***

*Lot 1 (Lairds Wood): 10.67 acres. £97,500*

*Lot 2 (Meeting of the Waters): 12.13 acres. £115,000*

*Total Area: 22.8 acres. £212,500*

Knappach Wood lies at the confluence of the Rivers Bogie and Deveron just north of the historic market town of Huntly in rural Aberdeenshire. The proximity of the A96 gives good regional access. Aberdeen is less than an hour's drive to the southeast while Inverness is a little over 90 minutes to the west.

The woodland is almost a mile long being located between river and railway. Access from Huntly is via a lengthy stone-metalled track leading to the only woodland entrance – an underpass beneath the railway line (approx 2.3 metres high x 2.6 metres wide). Consequently Knappach enjoys an unusual degree of privacy despite being less than a mile from Huntly as the crow flies.

The vendor planted the wood himself in the 1990s with a mix of native broadleaf species. The trees have been judiciously maintained since and the result is a vigorous and well-established woodland of great charm. There are significant stands of oak which are flourishing in the rich alluvial soils. You will also find planted stands of birch and cherry plus lesser elements of wych elm, rowan, willow and ash. Scattered among the planted trees are a few larger individual stems including Scots pine, sycamore, willow and beech.

The local wildlife appreciates this tranquil haven. Roe deer frequent the glades and the adjacent river attracts a variety of birds including kingfishers and dippers. Patience may also reward you with a view of one of the resident otters and a glimpse of the ospreys which return annually to the river. There are also two 'ready-to-flood' ponds (one in each lot) which if filled should attract more waterfowl and insects.

Woodlands combining so many amenity credentials are rare. If you seek sylvan glades, a riverside location and privacy aplenty then look no further!

The wood is offered as a whole or in two lots:

#### **Lot 1 (Lairds Wood)**

Lairds Wood is a mix of level riverside terraces and modest slopes rising up to the railway line on its east side. Oak is the dominant planted species here, with a sizeable stand near the entrance. Further north this gives way to an attractive mosaic of open ground amidst a scattering of individual broadleaves and conifers.

An unsurfaced track leads from the entrance to the middle of the wood.

#### **Lot 2 (Meeting of the Waters)**

Meeting of the Waters has a wider variety of planted broadleaves in various locations. It is fully stocked apart from a few smaller open areas towards the south. Most of the wood is on a level riverside terrace. It is well served by an unsurfaced track which runs almost the entire length of the wood.

Lot 2 has the added benefit of ownership to the middle of the River Bogie at the south end with attendant fishing rights.



### **Our Forester's Thoughts**

#### **Alastair says...**

*"If living nearby I would spend a good deal of time here.....and if further afield then many a weekend! Camping, barbeques and family adventures all beckon.*

*A forester's shed would be a useful addition. I might also consider a deck situated to take advantage of views across the river.*

*The ash are sadly suffering from die-back (as they are throughout Britain) but they will at least provide excellent fuel for the camp fire and hearth. As the stands mature there will be scope to progressively thin them, thereby enhancing the form of the retained stems and further boosting my log store.*

*Finally I would want to consolidate a few damper lengths of the internal track with some stone to ensure year-round access."*

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





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### Directions

- Huntly lies on the A96 Aberdeen to Inverness road.
- Turn north off the A96 onto the road signed for Huntly Railway Station. This is about a mile east of the main Huntly junction roundabout.
- After ¼ mile turn right onto a shared driveway almost directly opposite the station carpark entrance (**X** on the 2nd OS map).
- Keeping left on the drive, enter the farm track ahead of you and continue north (parallel to the railway line) for ¾ mile.
- Enter a conifer woodland (**Y**) and (keeping left where possible) continue for a further ½ mile until you see a Woods4Sale sign on a tree (**Z**).
- Swing left for 30 metres to enter the woodland via the railway underpass (**A**).

**PLEASE NOTE: The access track is rough in parts. A 4WD vehicle is recommended. If in doubt you should park your car near the station and walk to the wood.**

### Boundaries

#### Lot 1 (Lairds)

- The west boundary is 30 feet (9.15 metres) back from the Deveron riverbank.
- The short north boundary is a fence.
- The east boundary is the railway fence.
- The south boundary (**AB**) is a line of blue-topped posts.

#### Lot 2 (Meeting of the Waters)

- The west boundary (**CD**) is the midline of the River Bogie and (**BC**) 30 feet (9.15 metres) back from the Deveron riverbank.
- The short south boundary is a fence at the edge of the wood.
- The east boundary is 2 feet west of the railway fence.
- The north boundary (**AB**) is a line of blue-topped posts.



### Rights of Way

- *There is a right of access over the route **XYZA**.*
- *If sold in lots a right of access will be granted to lot 1 across lot 2 over the short length of entrance track at **A**.*

### Residential Planning Permission

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

**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.**



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### 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

### Sporting Rights

- The sporting rights are owned and included in the sale. They are not let.

### Fencing Liabilities

- Boundary fences to north and south are mutually maintained with neighbours.
- The recently renewed railway fence on the east boundary is owned by Network Rail.

### 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.





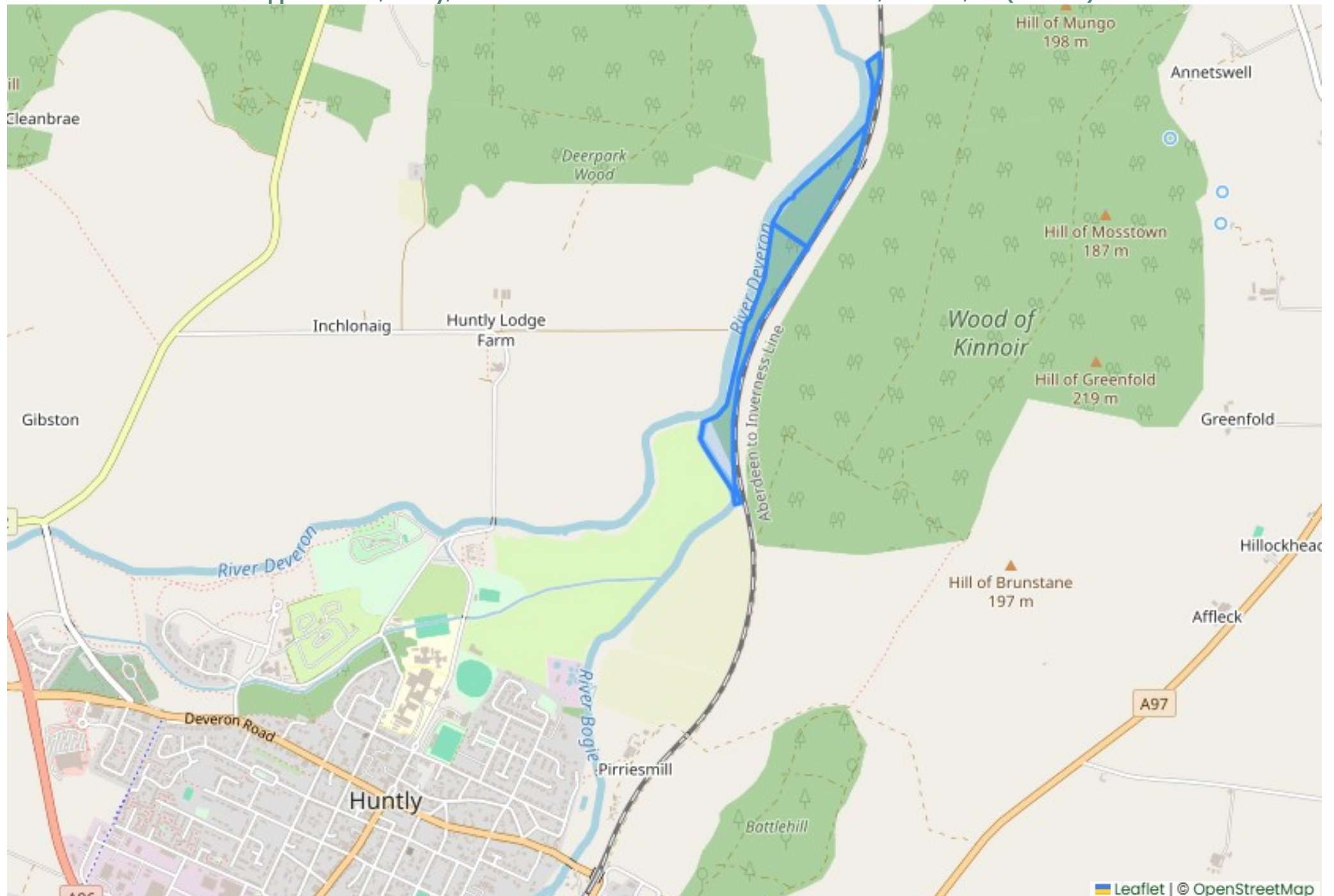
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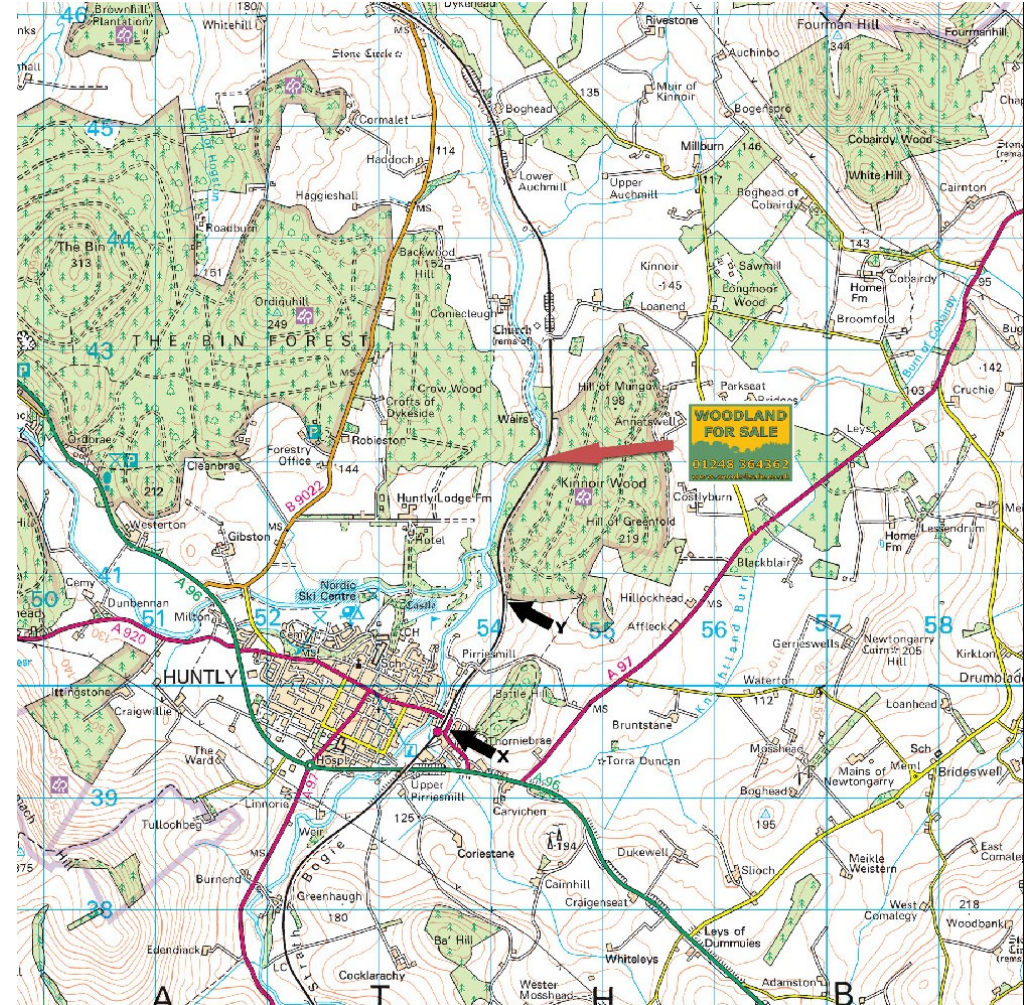


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**Legend**

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		



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**Woods4Sale**

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