



## Park Wood, Drumoak, Aberdeenshire

**15.29 acres, £75,000 (freehold)**

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**Nearest postcode:** AB31 5AX **OS Map No:** 38 NO 794 983 **What3Words:** Entrance (B): ///choppers.troubled.fines





***Maturing mixed broadleaves and pine close to the River Dee.***

Park Wood lies on level ground half a mile south of the small village of Drumoak, close to the River Dee. The proximity of the A92 at Drumoak means Aberdeen city centre is a half hour drive, while the city bypass 15 minutes away gives ready access to north and south. The attractions of the Cairngorms National Park and Royal Deeside to the west are close at hand.

This standalone wood is dominated by elegant stands of maturing silver birch. A number of other broadleaf species are dotted through including rowan, beech and sycamore. A particularly attractive feature is the small stands of mature Scots pine fringing the south and west edges.

Direct frontage to the adjacent public road promises easy access and management going forward. The woodland itself is level, clean and easily

walked thanks to established paths and an absence of entangling vegetation. There are attractive views to the south and west across open fields.

Park Wood is a beautiful Deeside woodland with high amenity. The new owner has the prospect of enjoying and shaping its development in the years to come.

**Our Forester's Thoughts**

**Alastair says...**

*"A sensitive thinning would enable the development of a most elegant birch woodland as well as yielding a healthy volume of firewood."*

*Woodland camping and BBQs of a summer's eve would certainly be a regular feature."*

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



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### Directions

- Head west from Aberdeen on the A93.
- Pass through Peterculter and continue for 3½ miles to the village of Drumoak.
- In the middle of the village turn left onto a no-through-road.
- Drive down the hill for 600 metres and park near the turning area where you emerge from the woodland at **B**.
- A number of woodland paths enter the wood's eastern boundary from the public road.

### Rights of Way

- Access is taken directly off the adjacent public road at **B** on the plan below.
- There are no public rights of way within the wood but in line with Scottish legislation the public are entitled to access the woodland subject to the Scottish Outdoor Access Code.



### Boundaries

- The north boundary (**AD**) is a relic stock fence above a small stream.
- The east boundary (**AB**) is the roadside verge.
- The south and west boundaries (**BCD**) are defined by stone walls.

**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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### Sporting Rights

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

### Fencing Liabilities

It is usual in Scotland for external boundaries to be mutually maintained with neighbours.

### Residential Planning Permission

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

### Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- I. use the Property for any sort of racing whether with motorcycles car or other vehicles
- II. use the Property as a commercial campsite
- III. 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.

*Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.*

### 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





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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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