



Scone Den, Scone, Perthshire

9.85 acres, £115,000 (freehold)



Nearest postcode: PH2 7PQ **OS Map No:** 58 NO 145 255 **What3Words:** Entrance ///pocket.ranks.else



Lofty oak and beech with extensive river frontage and a sheltered paddock

As its name implies, Scone Den occupies an attractive gulley straddling a small burn that links with the larger Annaty Burn on its northern boundary. It is close to the south side of Scone but due to topography the village is hidden from view and the wood presents a rural aspect with views over adjacent fields to the south and east. The county town of Perth is two miles to the southwest from where motorways and trunk roads give easy access to Edinburgh, Dundee and beyond.

Scone Den, which is described as being 'Long Established of Plantation Origin', is dominated by magnificent mature oak and beech stems, giving way to lime and alder nearer to the banks of the Annaty Burn. The woodland floor beneath is largely free of entangling vegetation, being dominated by areas of grass

and moss dotted with ferns and woodland flowers. The sub-canopy is composed of a light covering of woody shrubs including hazel, hawthorn, holly and elder along with groups of young saplings from the parent trees.

A well-found path meanders along the south side of the wood through the den from the southeast access point, linking with the village via a couple of substantial pedestrian bridges. The secluded northeast corner of the property includes a sheltered paddock with stream frontage.

This high amenity wood has broad appeal, whether it be silviculture, conservation or quiet enjoyment.

Our Forester's Thoughts

Alastair says...

"Where to start? I might erect a fence to give privacy to the northeast section of the wood where I might also consider carving out a pond on the riverside flats. The northeast boundary of the paddock needs fencing, after which it presents a range of options from grazing and hutting to additional woodland planting."

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

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Directions

- From Perth head for northeast for Scone on the A94.
- Midway between Perth and Scone turn right onto the minor road signed for Bonhard and Pitroddie.
- After one mile you will pass an electricity sub-station on your left.
- The entrance to Scone Den (**A**) is a metal personnel gate 100 metres further on the left.

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.

Rights of Way

- Access is taken directly off the public roads at **A** and **E**.
- There is right of access for forestry purposes along the edge of the adjacent field **ABCD**, subject to the repair of any surface damage caused.
- A council-maintained footpath runs through the property **AE** as indicated on the plan.



Boundaries

- The northwest boundary (**DE**) is the riverbank.
- The northeast boundary (**CD**) is an unfenced line across a field. Point **C** is at the northeast end of the woodland. Point **D** is next to a stock watering point opposite a white cottage across the river.
- The east boundary (**ABC**) is the field-edge stock fence.
- The southeast boundary (**AG**) is the roadside verge.
- The south boundary (**FG**) is a derelict field edge fence.

Sporting Rights

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

Fencing Liabilities

Field boundary maintenance (**ABC** and **FG**) is believed to be shared equally with neighbours.

Residential Planning Permission

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

Contracts and Grants

The vendors have worked alongside the Forestry Commission to create a comprehensive Urban Woodland Management Plan which is valid for just over 8 years, providing a new owner with plenty of scope to take it over if so desired. They will be happy to pass on further details to the new owner.

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

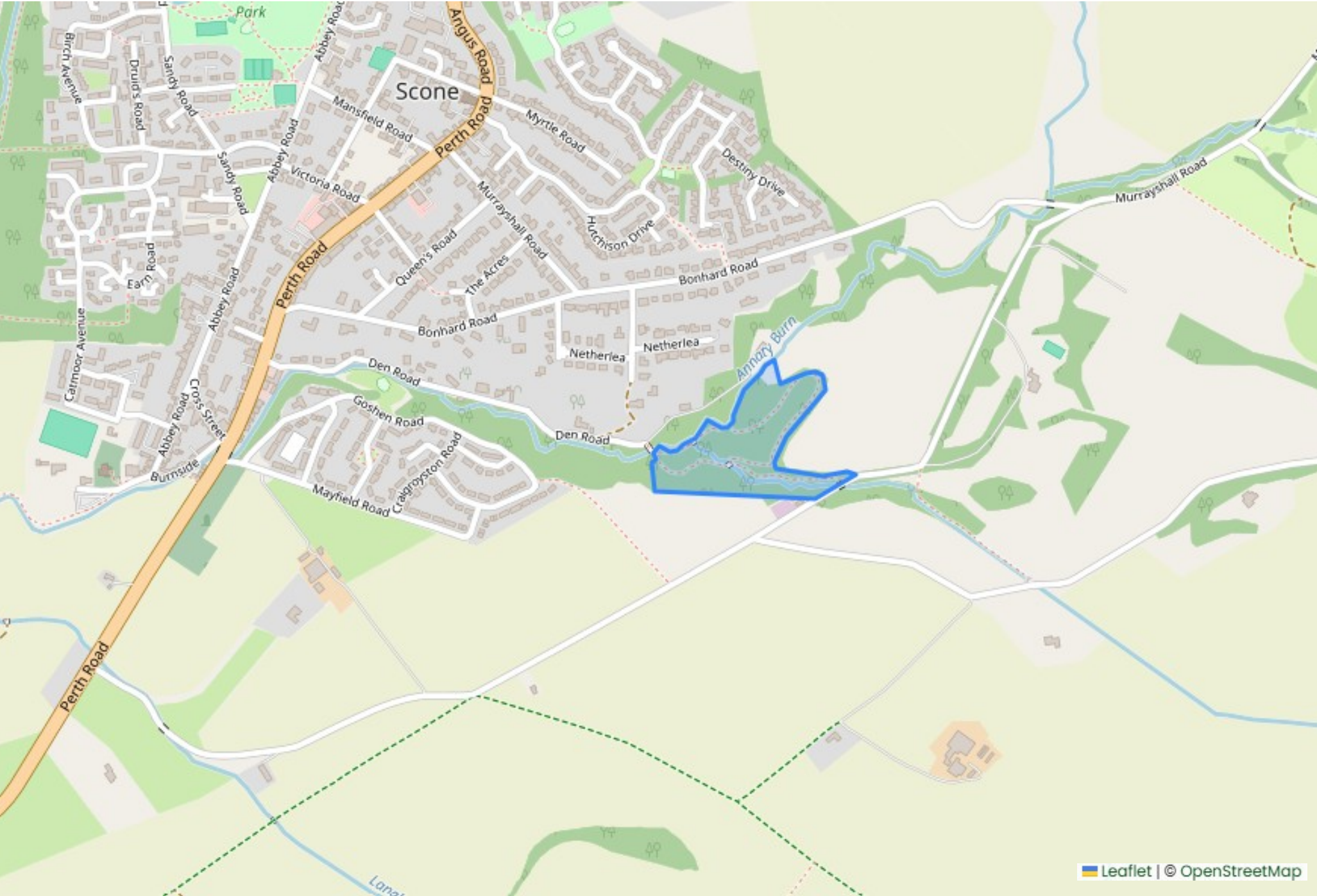
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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



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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		

0 100m

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