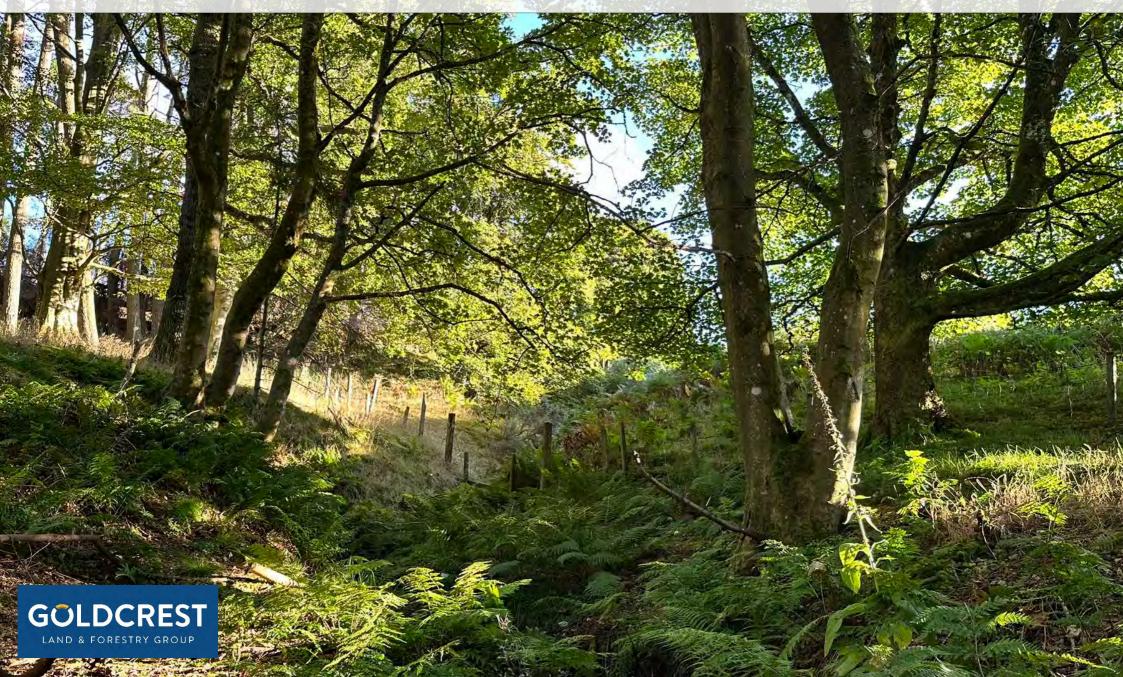
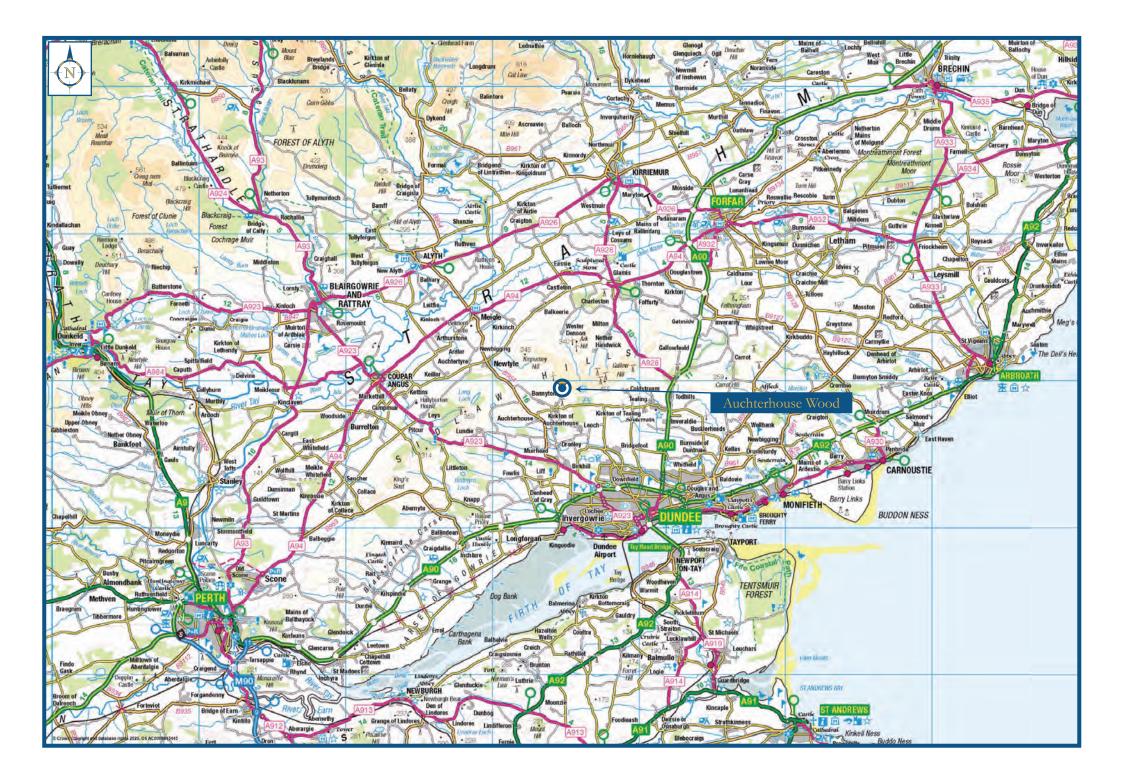
## Auchterhouse Wood

Auchterhouse | Angus 8.20 Hectares / 20.26 Acres







## Auchterhouse Wood 8.20 Hectares / 20.26 Acres

An excellent opportunity to purchase an attractive mixed woodland, well located in Angus.

- Charming woodland with some impressive specimen trees
- Fertile and productive soils
- Potential for residential development and or cabin/hut
- Some windblown timber and some mature timber ready for extraction

Freehold for Sale as a Whole
Offers Over £50,000

**Goldcrest Land & Forestry Group** 

18 Great Stuart Street, Edinburgh EH3 7TN 0131 3786 122 www.goldcrestlfg.com Jock Galbraith MRICS & Emily Moore

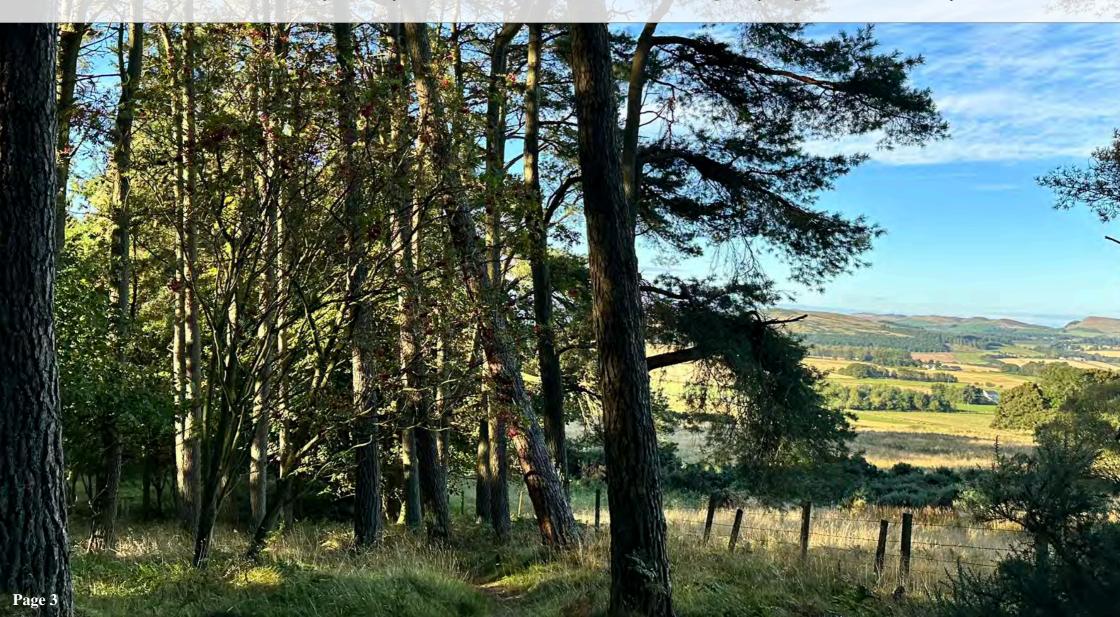
#### Location

Auchterhouse Wood is located in the attractive Angus Glens, circa 9 miles from Dundee city centre. The property is surrounded by stunning hills and farmland. Dundee provides amenities and train station.

The property is shown on the location and sale plans within these particulars. The nearest postcode is DD3 0RE and What3Words: hazy.motorist.risen

#### Access

Access to Auchterhouse Wood is taken via The Brae public road. Just before the entrance to Auchterhouse Park, on the right is a parking area which leads to a footpath into the woodland.

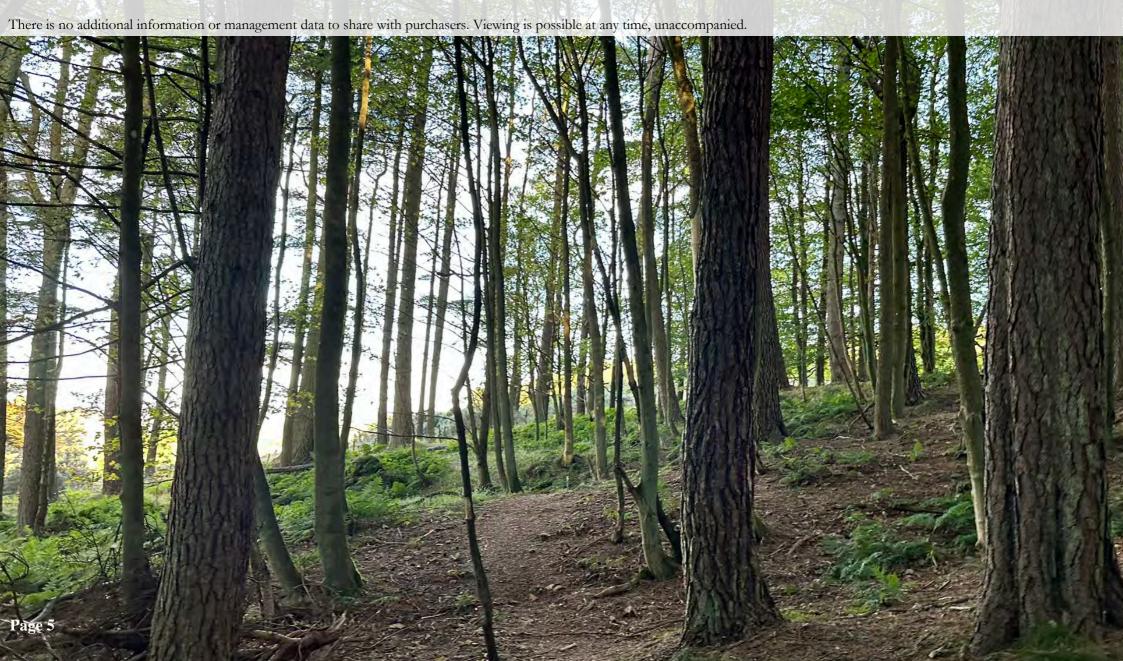




#### Description

Auchterhouse Wood is an attractive, mixed woodland that lies at the foot of Auchterhouse Hill. The wood has been left to grow naturally for many years, there is wind damage in the northern part of the property which has affected approximately 2.37 hectares. There are some impressive stands of large timber which are beautiful and hold commercial value. Subject to obtaining felling permission from Scottish Forestry, the mature and windblown trees are ready for extraction, presenting an opportunity to restructure the woodland.

The property is stunning and tranquil, it is well suited for a cabin or hut development.





#### Forest Grants & Management

There are no woodland grants in place.

For information on current grants available, please visit the following websites:

https://forestry.gov.scot

https://www.ruralpayments.org/publicsite/futures

### Viewing

Viewing is possible at any time. For your own personal safety, please be aware of potential hazards when viewing.

#### Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

### **Selling Agents**

**GOLDCREST Land & Forestry Group LLP** 

18 Great Stuart Street, Edinburgh EH3 7TN Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

#### Seller's Solicitors

Caesar & Howie

27 Mar Street, Alloa, FK10 1HX

Tel: 01506 815 904 Ref: Asia Thomson

#### **Authorities**

**Scottish Forestry** 

Perth & Argyll Conservancy Upper Battleby Perth, PH1 3EN

Tel: 03000 676 005

#### Perth & Kinross Council

Pullar House 35 Kinnoull Street Perth, PH1 5GD Tel: 01735 476 000

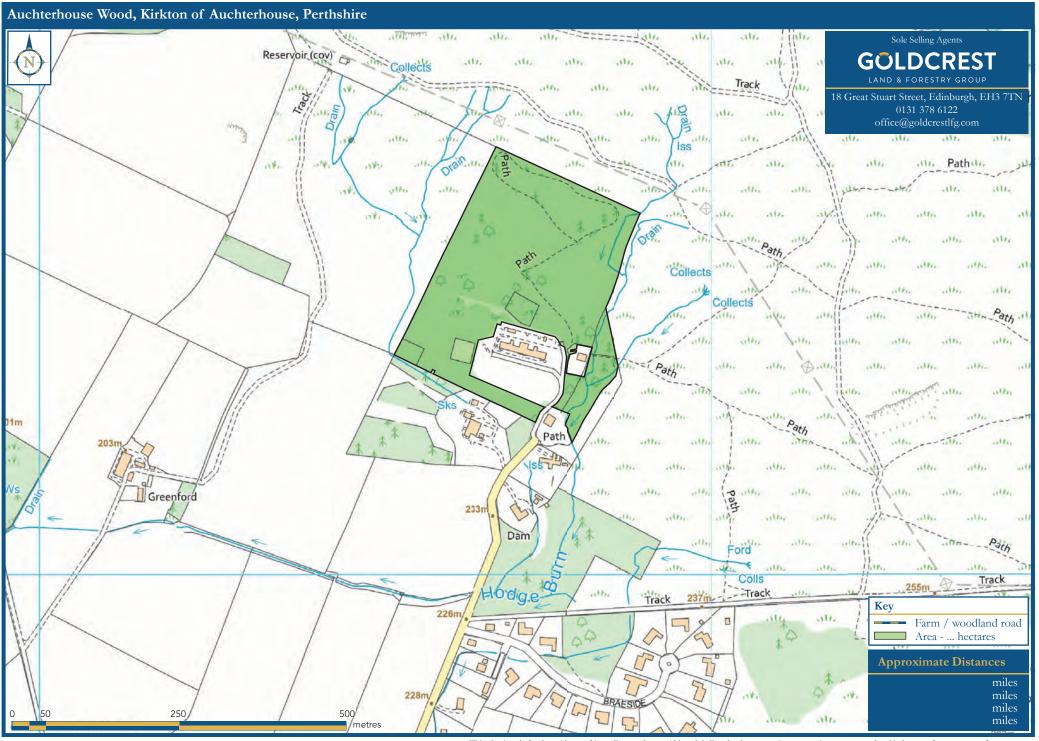
### Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agent. In addition, identification that complies with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017 must be provided.

For further information, please contact the Selling Agent.

#### Third Party & Wayleaves

There is an overhead transmission line wayleave in the northern corner of the property, a plan is available from the selling agents.





# **GOLDCREST**

LAND & FORESTRY GROUP

18 Great Stuart Street Edinburgh, EH3 7TN 0131 3786 122 office@goldcrestlfg.com

#### **IMPORTANT NOTICE**

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in February 2025) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective 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. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

www.goldcrestlfg.com