

Auchterhouse Wood

Auchterhouse | Angus
8.20 Hectares / 20.26 Acres





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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.

There is no additional information or management data to share with purchasers. Viewing is possible at any time, unaccompanied.





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.

Auchterhouse Wood, Kirkton of Auchterhouse, Perthshire



Sole Selling Agents
GOLDCREST
 LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
 0131 378 6122
 office@golderestlfg.com



Key	
	Farm / woodland road
	Area - ... hectares

Approximate Distances	
	miles
	miles
	miles
	miles

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