



FOWLISHILL WOOD, MUIR OF FOWLIS, ALFORD AB33 8NU

Muir of Fowlis 0.5 miles

Alford 3.5 miles

Aberdeen 26 miles

- Fowlis Hill Wood extends to approximately 19ha (47 acres)
- Hard surfaced access tracks through subjects to Fowlis Hill
- Attractive amenity woodland with scenic views

**FOR SALE AS A WHOLE
OFFERS OVER £140,000**

**To view the property or for further
information please contact:**

**Aberdeen & Northern Estates
01467 623800
estates@anmgroup.co.uk**

**Aberdeen & Northern (Estates) Ltd
Thainstone Centre**

Directions

From Alford take the A980 Banchory road south for 4 miles. Proceed through the village of Muir of Fowlis and on exiting, turn right sign posted for 'Cushnie Church'. Continue through woodland on both sides of the road with the subjects of sale located and accessed on the right hand side beyond Muirhead Care Home and Muirhead House as per the attached OS plan.

Description

Fowlishill Wood is an area of open mixed woodland including Beech, Ash, Larch and Willow with areas of open grass, bracken and mixed Rowan/Gorse. At the west at Fowlis Hill there is an area of open heather moor. In total Fowlishill Wood extends to approximately 19 Ha (47 acres) as per the below outlined plan. There is a hard surfaced access track throughout the subjects including to the site of a proposed but never built Hotel at Fowlis Hill, situated 285m above sea level.

Planning

01/90/1037 Full Planning Permission was granted on 18 December 1990 for the Erection of Hotel complex and associated site works at Muirhead, Muir of Fowlis. (Fowlishill Wood). At the same time (18 Dec 1990) Outline Planning Permission was granted for the Erection of 20 holiday time share units, restaurant/shop, golf course and ancillary facilities. These have also not been built.

M/APP/2007/1603 – Full Planning Permission for formation of Service Access Road and Construction of Disabled Access Track and Footpath Provision (in association with Planning Permission 01/90/1037) at Fowlishill Wood, Muir of Fowlis, Alford was granted 26 November 2010.

Entry

By agreement.

Offers

Offers should be submitted in full Scottish legal terms to this office together with appropriate AML documentation.

Local Authority

Aberdeenshire Council, Marr Area Office, School Road, Alford AB33 8TY
www.aberdeenshire.gov.uk

Mineral Rights & Sporting Rights

Included in the sale, insofar as they are owned.

Note

Prospective purchasers should note that unless their interest is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

