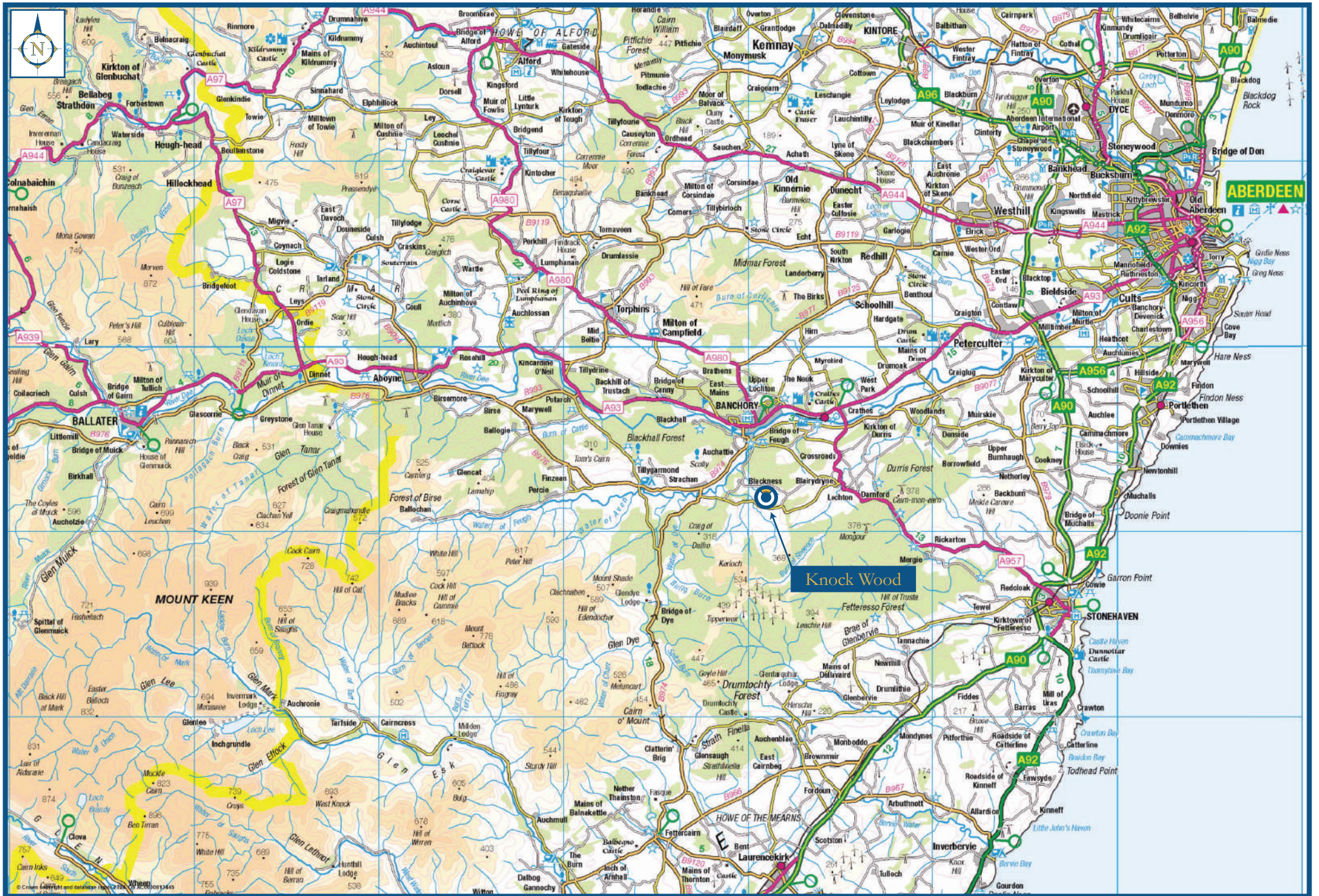


Knock Wood

Strachan | Banchory | Aberdeenshire

46.91 Hectares / 115.91 Acres





Knock Wood

ABERDEEN

MOUNT KEEN



Knock Wood

46.91 Hectares / 115.91 Acres

A compact commercial conifer woodland in an excellent location.

- Mix of young spruce and mature pine
- Opportunity to continue restructuring the woodland
- Tax free harvesting income available
- Attractive woodland and easily managed
- Well located for timber processors

Freehold for Sale as a Whole

Offers Over £525,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Jon Lambert MRICS

Location

Knock Wood is located 5.5 miles south of Banchory in Aberdeenshire. The area benefits from soils and climatic conditions which are favourable for conifer production. There are major timber processing plants nearby at Banchory (Cordiners) and at Aboyne (James Jones). There are also sawmills at Fordoun, Nethy Bridge and Fochabers. Banchory is a popular town which provides local amenities. Aberdeen international airport is 18 miles away.

The property is shown on the location and sale plans within these particulars. The nearest postcode is AB31 6LB and What3Words: bandage.juggles.pavement



Access

Access into Knock Wood is taken from C29K public road which is classified as an agreed route for timber transport by Aberdeenshire council. From the C29K there is a gateway at A1 onto a turning/stacking area.

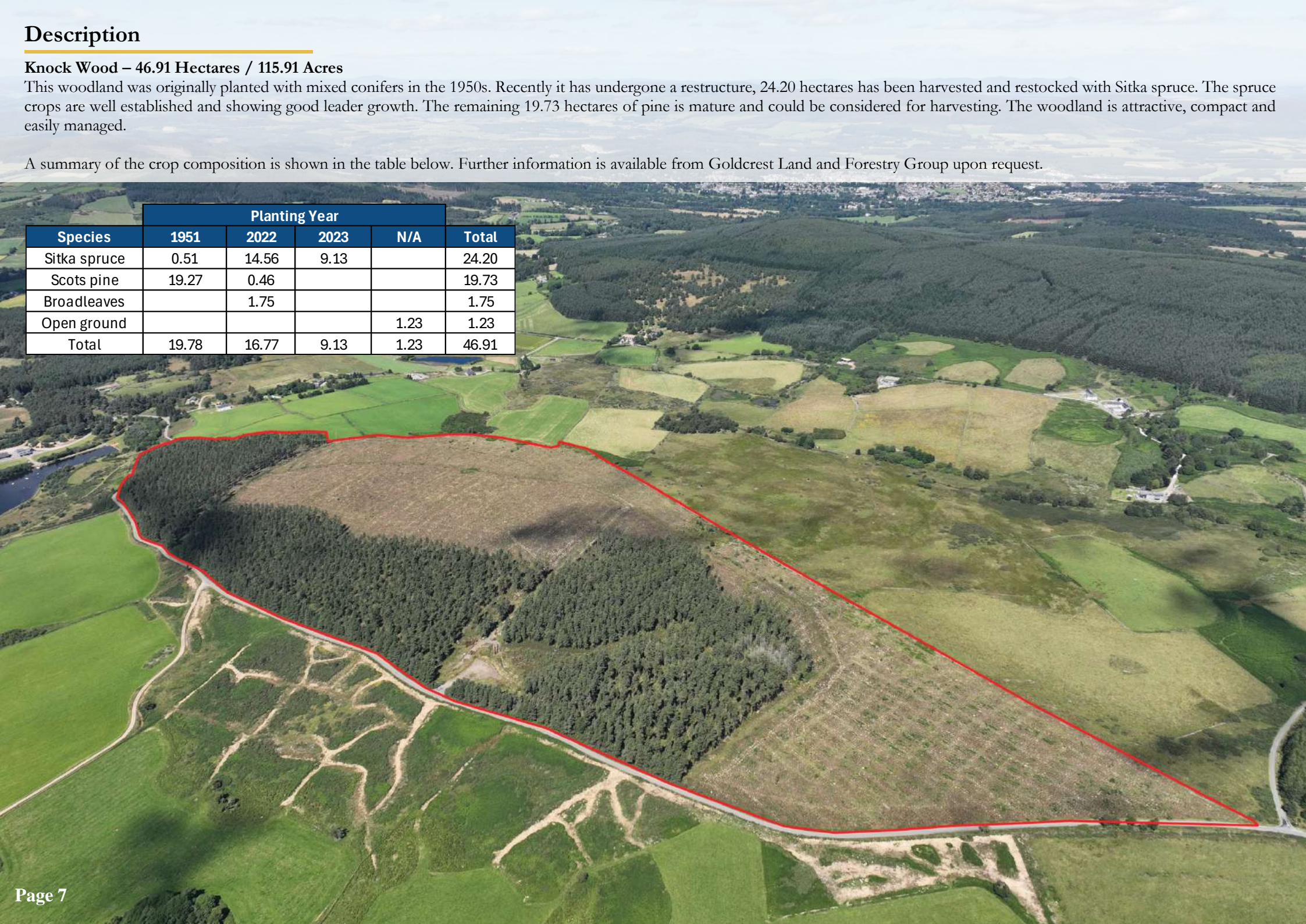


Description

Knock Wood – 46.91 Hectares / 115.91 Acres

This woodland was originally planted with mixed conifers in the 1950s. Recently it has undergone a restructure, 24.20 hectares has been harvested and restocked with Sitka spruce. The spruce crops are well established and showing good leader growth. The remaining 19.73 hectares of pine is mature and could be considered for harvesting. The woodland is attractive, compact and easily managed.

A summary of the crop composition is shown in the table below. Further information is available from Goldcrest Land and Forestry Group upon request.



Species	Planting Year				Total
	1951	2022	2023	N/A	
Sitka spruce	0.51	14.56	9.13		24.20
Scots pine	19.27	0.46			19.73
Broadleaves		1.75			1.75
Open ground				1.23	1.23
Total	19.78	16.77	9.13	1.23	46.91



Sporting Rights

Sporting rights are included in the sale. The stalking is currently let and a copy of the lease is available from Goldcrest.

Boundaries

Boundary fences are maintained to a stockproof condition at joint equal expenses with the adjoining landowners.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Designations

According to our online searches, there are no designations which affect the property. Interested parties should carry out their own searches.



Forest Grants & Management

There are no active grants on the property. The woodland is currently managed by Bidwells in Perth; telephone number: 01738 630 666.

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

<https://forestry.gov.scot>

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

Viewing

Viewing is by appointment only. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing. There are locked gates, please contact the Selling Agents for the combination codes.

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 & Jon Lambert MRICS

Seller's Solicitors

Anderson Beaton Lamond

31 Kinnoull Street, Perth PH1 5EN

Tel: 01738 639 999

Ref: Lydia M Fotheringham

Measurements

The property will be sold as per the Title. The title area is 46.91 Hectares / 115.91 Acres. Any red line boundaries on the photographs within this brochure are for illustration purposes only and may not be accurate.

Authorities

Scottish Forestry

Grampian Conservancy

Ordiquhill

Portsoy Road

Huntly AB54 4SJ

Tel: 01466 794 542

Aberdeenshire Council

Gordon House

Blackhall Road

Inverurie

AB51 3WB

Tel: 01467 533200

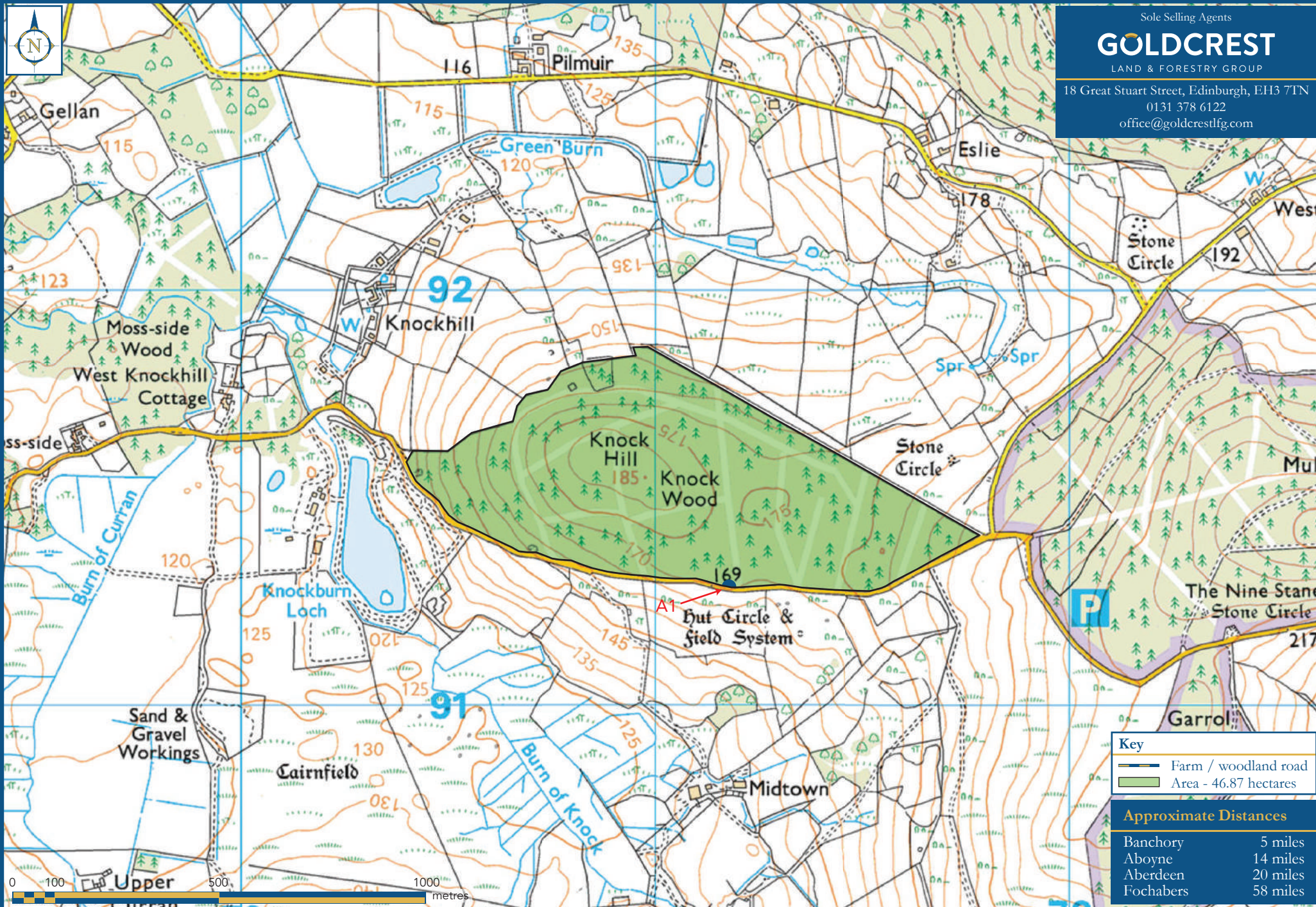
Financial Guarantee/Anti Money Laundering

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 Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

Taxation

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.



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 - 46.87 hectares

Approximate Distances

Banchory	5 miles
Aboyne	14 miles
Aberdeen	20 miles
Fochabers	58 miles



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IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in August 2024) 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