

LAWEL HILL WOOD

INVERURIE



Galbraith

LAWEL HILL WOOD , INVERURIE

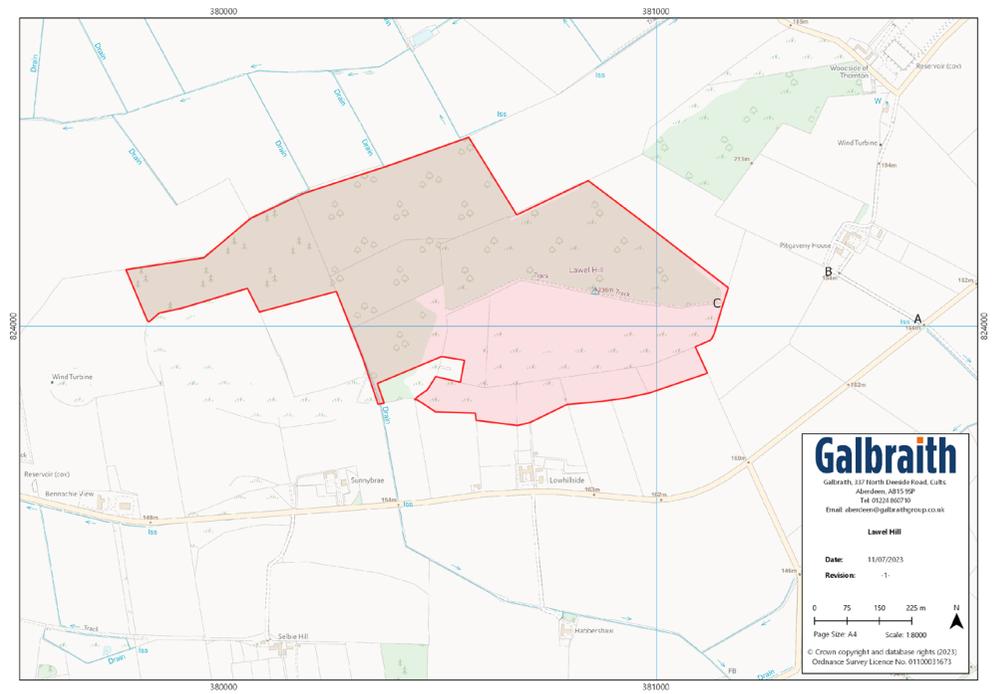
A block of productive mixed woodland in a desirable location

- Inverurie 3 miles ■ Oldmeldrum 2 miles ■ Aberdeen 14 miles

120.88 acres (48.92 hectares)

Offers Over £300,000

FOR SALE AS A WHOLE



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



SITUATION

Lawell Hill Wood is located 3 miles north east of Inverurie and 2 miles south of Oldmeldrum, in the county of Aberdeenshire. The woodland benefits from excellent views of the surrounding countryside extending to Bennachie, Lochnagar and Aberdeen.

VIEWING

Strictly by appointing with the sole selling agents –Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

DIRECTIONS

From Inverurie take the B9170 to Oldmeldrum. When exiting the town, take the road signposted Kingoodie. Follow this unclassified road for 2 miles. The wood can be seen on the left. For viewings proceed and park at Mains of Thornton Farm, situated directly to the left of the road.

DESCRIPTION

Lawell Hill Wood comprises a mixed species woodland planted in 2009, the majority of which is productive conifers including larch, spruce and pine. The wood comprises a total of 68.10 acres of conifers, 51.52 acres of broadleaves and 1.26 acres of open ground. Post planting beating up with sitka spruce has increased the proportion of conifer areas. According to the James Hutton Institute the land is primarily classified as grade F4 and F5. There are no outstanding grants in respect of the woodlands. The wood benefits from being nearby to the public road network and in close proximity to timber markets. The carbon credits for the forestry have been sold to a third party and therefore the purchaser is required to uphold the obligations of the carbon sale. The land can be classified as follows:

AREA	DESCRIPTION	TOTAL	
		Ha	Ac
Conifers	Norway Spruce	6.89	17.03
	European larch	6.89	17.03
	Japanese larch	6.89	17.03
	Scots pine	6.89	17.03
		27.56	68.10
Broadleaf	Mixed broadleaf	9.18	22.68
	Downy Birch	5.01	12.38
	Oak	3.33	8.23
	Ask	3.33	8.23
		20.85	51.52
Other	Open Ground	0.51	1.26
		0.51	1.26
		48.92	120.88

GENERAL INFORMATION

SELLERS SOLICITORS

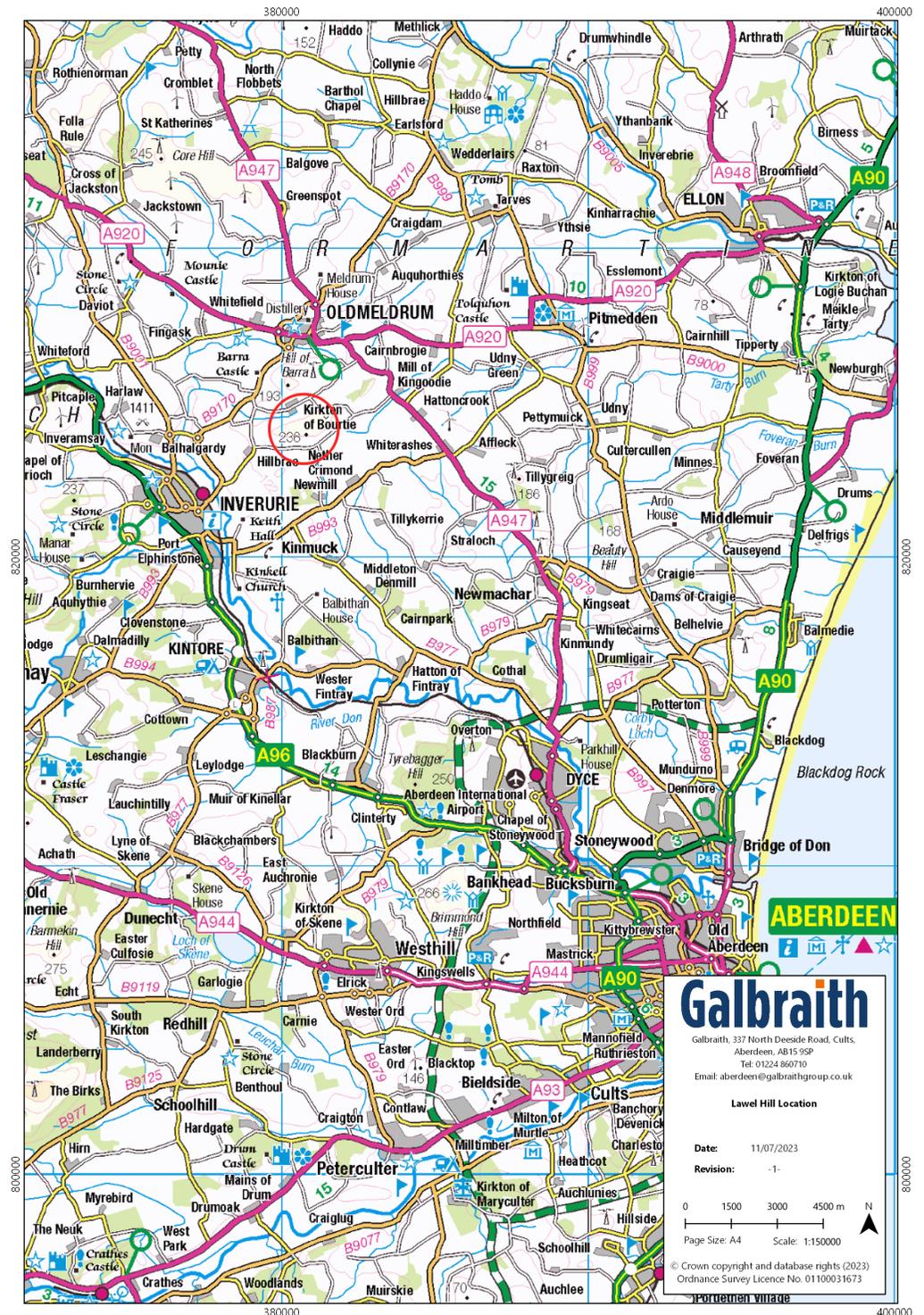
Raeburn Christie Clark & Wallace 6 North St, Inverurie AB51 4QR. Telephone 01467 629300.

LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA. Telephone 01467 530777.

FORESTRY COMMISSION

Forestry Commission Scotland, Grampian Conservancy, Portsoy Road, Huntly, AB54 4SJ. Telephone 0300 067621.



METHOD OF SALE

For sale as a Whole.

TAXATION

At present, all revenue from timber sales is exempt from Income and Corporation Tax. Additionally, there is no Capital Gains Tax on growing timber although there may be a liability on the land. Under the current 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.

SPORTINGS

The Sporting Rights are included in the sale, insofar as they are owned.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

POST CODE

AB51 0JX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:///dent.daredevil.choice

The meeting point for viewings is ///estate.trending.cube

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection and viewers should be aware of the potential hazards within the woodlands when viewing.

CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all aspects thereof. The woodland is accessed via a shared private road from point A/B as shown in the site plan which is maintained on a user basis. The woodland can then be accessed through the seller's retained agricultural field from B/C. The details of the infrastructure route to be established by the purchaser is negotiable.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Rod Christie in our Galbraith Inverness office on 01343546362. Email: rod.christie@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2023



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