

Artamford Wood

New Deer | Turriff | Aberdeenshire | AB53 6QB



Galbraith



Extending to approximately 11.12 acres, this broadleaved woodland enjoys an idyllic location within the Howe of Buchan.



Maud 2 miles | Ellon 12 miles | Aberdeen Airport 33 miles

(All distances are approximate)

About 11.12 acres (4.50 Ha)

A beautiful parcel of native trees

Excellent access from the public road

Highly sought-after Howe of Buchan

For Sale as a Whole

Galbraith

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Situation

Artamford is situated immediately east of New Deer, a picturesque village located within the fertile agricultural region known as the Howe of Buchan. The city of Aberdeen lies approximately 30 miles to the south, whilst the coastal towns of Fraserburgh and Peterhead are situated within a 25-minute drive to the north and east respectively.

The neighbouring village of Maud, located two miles distant, provides a comprehensive suite of local amenities. These include retail premises, hairdressing salons, a vehicle repair garage, a café, and a dedicated health centre equipped with gymnasium facilities. The locality benefits from regular public transport links, with scheduled bus services operating to both Peterhead and Aberdeen. Furthermore, the property enjoys proximity to the historic Aden Country Park, which features an acclaimed heritage centre, a restaurant, and extensive woodland walkways.

As the principal regional economic and cultural hub, the City of Aberdeen provides extensive leisure, recreational, and entertainment facilities. The city is supported by robust transport infrastructure, encompassing a mainline railway station and an international airport offering comprehensive domestic and global flight connections.

Description

Artamford Woods offers a superb opportunity to acquire an attractive, 11.12-acre (4.50 Ha) broadleaved woodland nestled in the idyllic Aberdeenshire countryside of the Howe of Buchan. Encircled by open fields and neighbouring woodland, the property enjoys seamless access from the public road via a tarmac drive and a well-established stone track. The grounds feature a rich, diverse canopy of planted and naturally regenerated species—predominantly birch, rowan, and alder alongside selective conifers—with established pockets of sycamore and beech.

Third Party Rights

A right of pre-emption applies to part of the woodland, including the access track. We understand that the holder of this right has been contacted and does not intend to exercise it. For further information, please contact the agent.

Access

There is excellent access to the woodland from the public road via a tarmac driveway, which then connects to a stone track providing further access throughout the wood.

Directions

Drive north from Aberdeen on the A90 to Ellon and then follow the A948 to New Deer. · On reaching New Deer turn right onto the A981 signed for Strichen and Fraserburgh. · Continue out of the village for 1/2 mile, then turn left at the Crossroads signed for Strichen, Fraserburgh and New Pitsligo. After 250 metres park in the layby on your left, just after the tarmac drive for Bog of Artamford. Walk up the drive for 50 metres then turn left onto the stoned track to enter Artamford Wood.

Woodland Entrance ///shorten.gates.guests Post Code: AB53 6QB

Viewings

Strictly by appointment with the Selling Agents.



Health & Safety

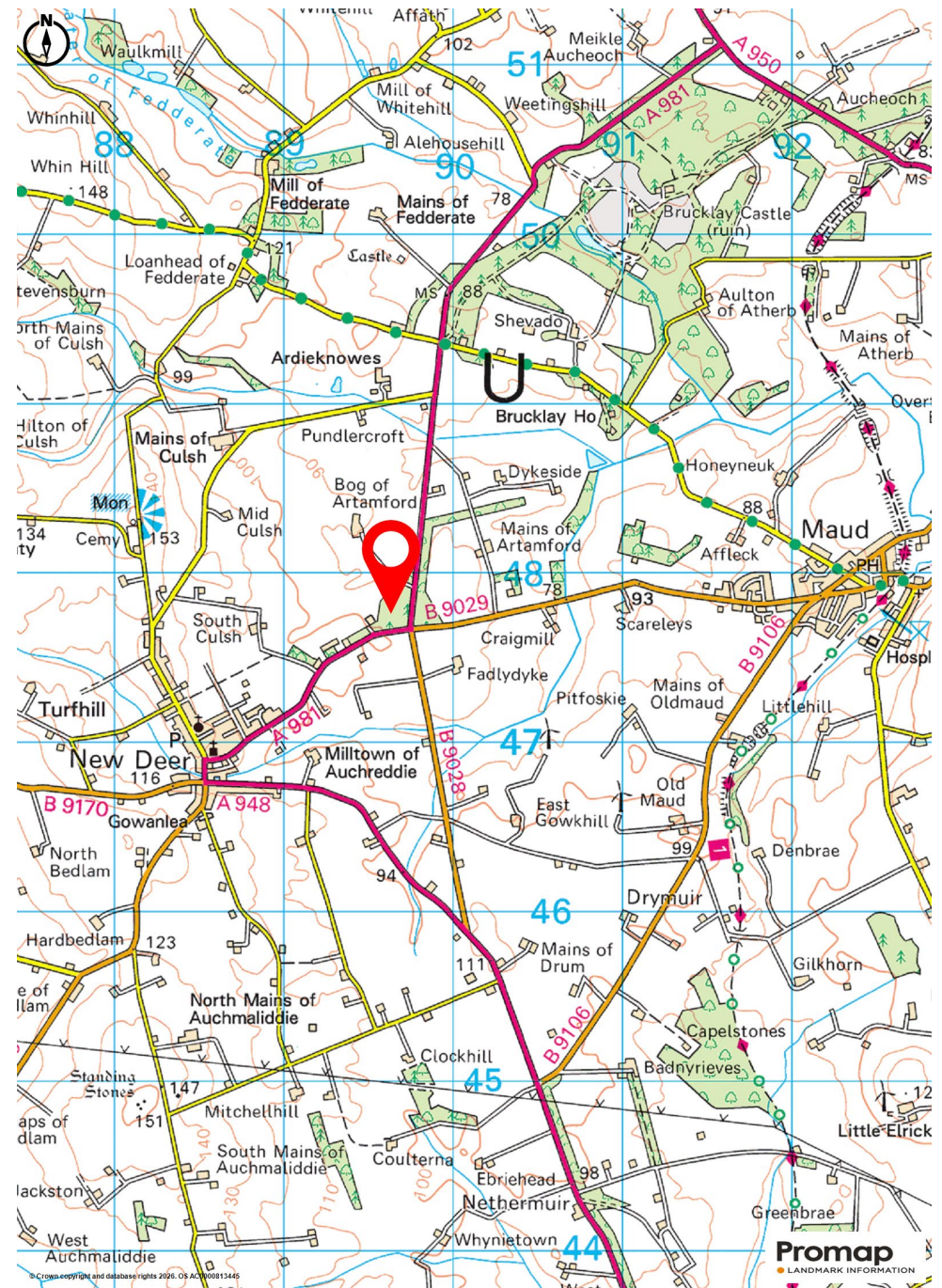
Appropriate caution should always be exercised during inspection while on the land. The terrain is uneven and may include natural hazards such as fallen timber, low-hanging branches, concealed roots, and slippery or unstable ground conditions. Care should be taken when walking the site, particularly in adverse weather. By entering the land, viewers acknowledge and accept these risks.

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.

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





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