

Kinkell Wood

Cothal | Aberdeen



Galbraith

Scots pine woodland of around 27 acres with a private & peaceful location close to Dyce



Dyce 3 miles | Newmachar 4 miles | Aberdeen City 9 miles

(All distances are approximate)

Amenity woodland

Predominantly Scots Pine

Private & peaceful location

Close to Dyce & amenities

Around 27 acres in total

Galbraith

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Situation

Cothal is situated slightly north of the popular town of Dyce, enjoying an idyllic and peaceful location in the Aberdeenshire countryside. It is conveniently close to Dyce offering easy access to the AWPR bypass for commuters heading North or South of the city, as well as Aberdeen Airport and Dyce railway station. Dyce features good local amenities, including various shops, post offices, restaurants and pharmacies. Locally, there is a diverse range of recreational facilities, scenic woodland walks, and excellent golf courses, including the popular Newmachar Golf Club.

Description

Kinkell Wood has a very peaceful and private location, tucked away amongst the beautiful Aberdeenshire countryside. The woodland is predominantly Scots pine and extends to around 27 acres with access via a shared track. Areas of the woodland have suffered from windblow from past storm damage but offers any purchaser a quiet and peaceful space to enjoy nature and wildlife.

Services

We understand there is a mains water connection on the land.

Viewing

Please contact the Selling Agents before visiting the land to advise of your visit. Please ensure you read and adhere to the health & safety information below. The track road leading to the woodland will require an appropriate vehicle, ideally a 4x4. You are welcome to pass through the gates, but you must close the gates immediately.

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.

Directions

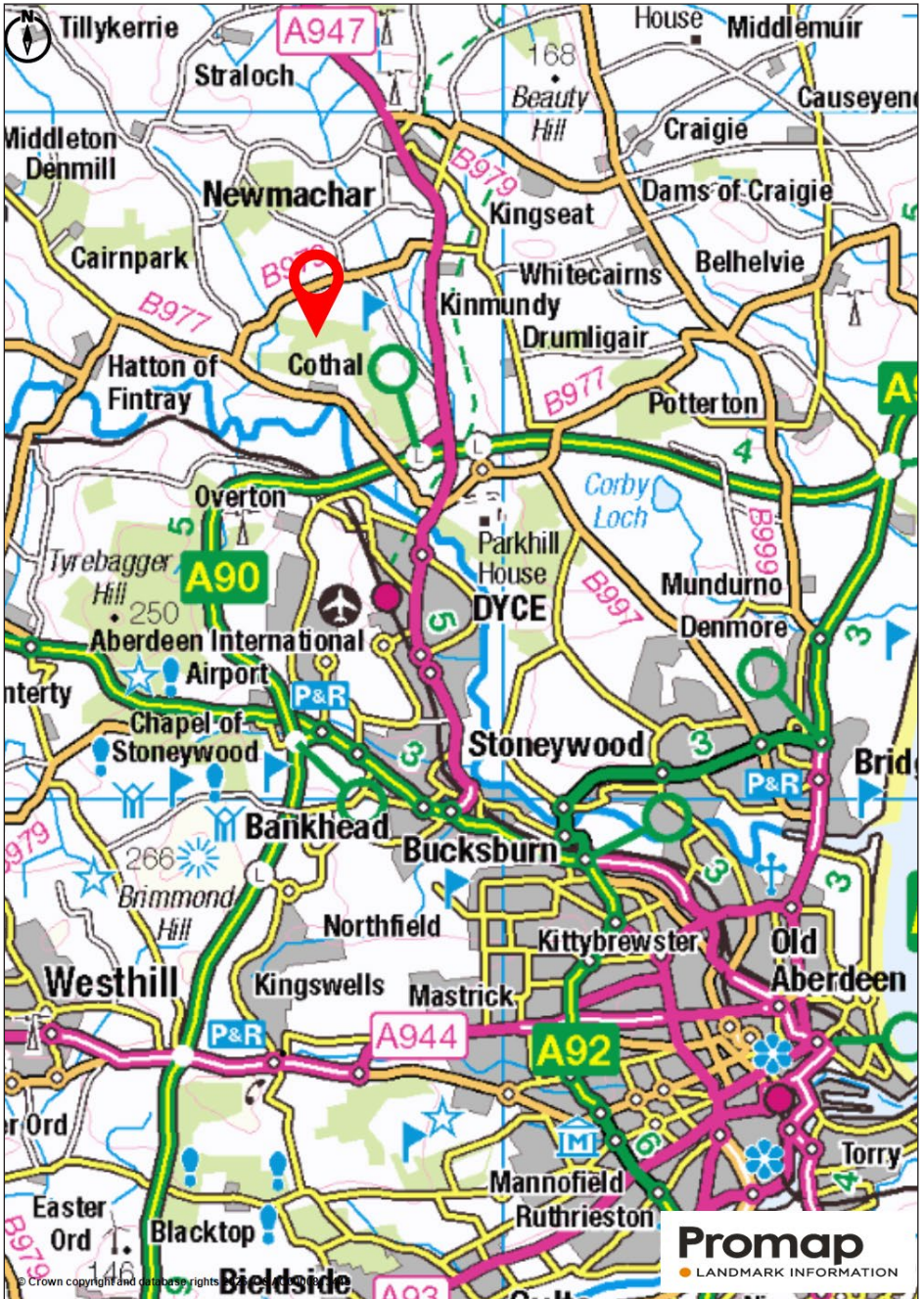
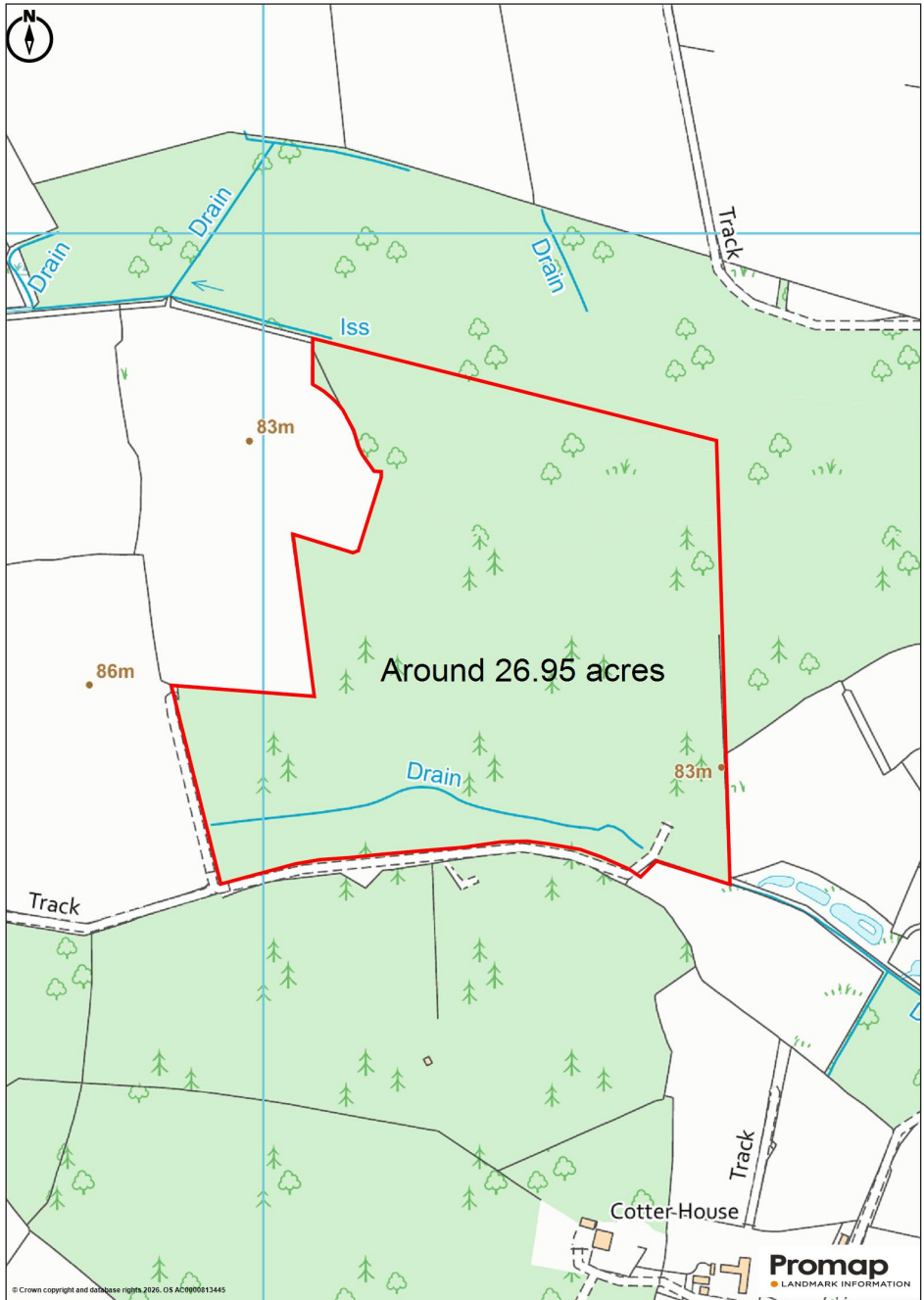
From Dyce, leave the town heading North on Victoria Street which becomes the A947. Continue on this road for a short distance, over the River Don bridge, and then turn left at the traffic lights sign posted for 'Hatton of Fintray'. Continue on this road, the B971, for around 2.2 miles and turn right. Continue straight on the track which turns to the right. You will approach a gate, enter through and close the gate behind you, then continue and the woodlands is on the left-hand side.





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 February 2026

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.





Galbraith