

## OLD KENDAL WOOD

INVERURIE, ABERDEENSHIRE, AB51 0LH

**A productive Commercial Woodland situated close to timber markets**

Inverurie 5 miles ■ Newmachar 4 miles ■ Aberdeen 14 miles

**15.49 hectares (38.28 acres) of land**

**For sale as a whole**

Aberdeen  
01224 860710  
[aberdeen@galbraithgroup.com](mailto:aberdeen@galbraithgroup.com)



## LOCATION

Old Kendal Wood is located 5 miles east of Inverurie and 4 miles north west of Newmachar, in the county of Aberdeenshire.

## 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 Aberdeen take the A947 turning left at Whiterashes onto the B933 signposted Inverurie. Follow this road for 2 miles and Old Kendal is signposted on the left hand side.

## DESCRIPTION

Old Kendal Wood comprises a mixed species woodland, the majority of which is productive Sitka spruce being planted in 2003. The woodlands are approaching thinning stage there being good potential from timber income. There are no outstanding grants or obligations in respect of the woodlands. The wood enjoys good vehicular access for timber extraction from the public road network. Included in the sale is the site of the former croft known as Black Strath which has considerable development potential, subject to the relevant consents being obtained.

## GENERAL INFORMATION

### SELLERS SOLICITORS

Ledingham Chalmers LLP, Johnston House, 52 - 54 Rose Street, Aberdeen, AB10 1HA. Telephone 01224 408408.

### 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.

### 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. A right of access has been retained over the track shown A/B on the sales plan.

## IMPORTANT NOTES

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. 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 service and appliances. 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. Particulars were prepared and photographs taken in March 2022.

Compartment	Species	Area	
		Ha	Ac
1	Sitka Spruce	6,82	16,85
2	Sitka Spruce/Larch	3,78	9,34
3	Sitka Spruce/Larch	0,65	1,61
4	Sitka Spruce/Larch	0,24	0,59
5	Willow	0,53	1,31
6	Willow	0,85	2,10
7	Willow	0,53	1,31
8	Willow	0,95	2,35
9	Sitka Spruce	0,27	0,67
10	Open Ground	0,87	2,15
		<b>15,49</b>	<b>38,28</b>

