



## Ogilvie Wood Aberdeenshire

A diverse mixed species woodland, easily accessible between Aberdeen and the Cairngorms

### Details

**Price:** £59,000 Freehold

**Location:** Millbank, Sauchen, Aberdeenshire

**Size:** About 4 ½ acres. for sale

**OS Landranger:** OS No 38

**Grid ref:** NJ 655 113

**Nearest post code:** AB51 7SA

### Local manager

**Torquil Varty and Rachel Bower**

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## Description

Ogilvie Wood is a very diverse woodland, very well stocked with a wide mix of mature coniferous and deciduous trees, with a rich understory it has all the indicators of ancient woodland. The access tracks are in excellent condition and allow all types of vehicular access. An area of hardstanding would facilitate the management of the woodland and could be used for off trailer turning or alternatively could be used as a timber stacking area.

Last winter storms brought a few large trees down but left where they are will provide valuable dead wood for invertebrates. They also provide will a good supply of firewood or could be left to become a large play area for young and old.

Adjoining Ogilvie Wood is the site of an old quarry complete with quarry pond, the land is littered with boulders of all sizes no doubt detritus from earlier works. Nature has done a good job of reclaiming the landscape into what is a wonderfully picturesque woodland. The woods at Millbank have proven to be very popular and early viewing is recommended.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Trees

There are a wide variety of trees ranging from mature Scots pine and larch, to birch and rowan, the latter being said in folklore to protect from wayward spirits. Recent winter blows have brought a couple down but these will provide a convenient store of firewood.

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### Wildlife

The woods at Millbank are a haven for all wildlife, great and small; its proximity to the larger neighbouring wood known as Scare Wood provides a much larger area to roam. There are areas of semi wetland within the larger wood that further expands its biodiversity. A well placed trail cam is sure to record deer with the possibility of also snapping badgers and red squirrels.

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### Features

The woods at Millbank have proven to be very popular most notably for its biodiversity, both in terms of diversity of tree species and its flora and fauna.

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### Access, tracks and footpaths

The internal access track is strong and in good repair, providing easy access for all types of vehicle directly to the wood. The wood is open and airy and easy to traverse on foot.

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### Rights and covenants

All sporting rights are sold with the woodland.

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### Activities

The woods at Millbank would be the perfect place to set up camp for a few days to explore the wider woodland and as a perfect base for forays into Aberdeenshire and the Cairngorms.

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### Local area and history

The surrounding area is steeped in history with the close proximity of Castle Fraser and Cluny Castle, both fine examples of 16th century architecture, though the core of Castle Fraser dates back to the 1450s. Craigievar Castle in nearby Alford, a pink castle supposedly the inspiration for Walt Disney, is another local attraction as well as the Loch of Skene: the loch supports concentrations of wildfowl in autumn and winter in particular [greylag geese](#), [goldeneye ducks](#) and [pink-footed geese](#). From here it is a short hop to the Cairngorm National Park, in many ways the heart of Scotland!

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### How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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## Directions

From Aberdeen:

- Take the A944 in the direction of Alford.
- Just just after the hamlet of Ordhead keep going past a woodlands for sale sign
- Continue through Millbank until you reach a layby with a telephone box on the lefthand side. Please park here.
- Opposite the layby on the other side of the road is a double metal gate and a short track leading to the entrance to the woods
- Continue for 50m and there is a locked wooden gate marking the entrance to the main woodland.
- Follow the main track, as you reach the fork in the track the wood is directly in front of you.. The ride stop entrance is on the right hand fork

**Boundaries:**

Boundaries are marked by orange painted post tops.





# Ogilvie Wood

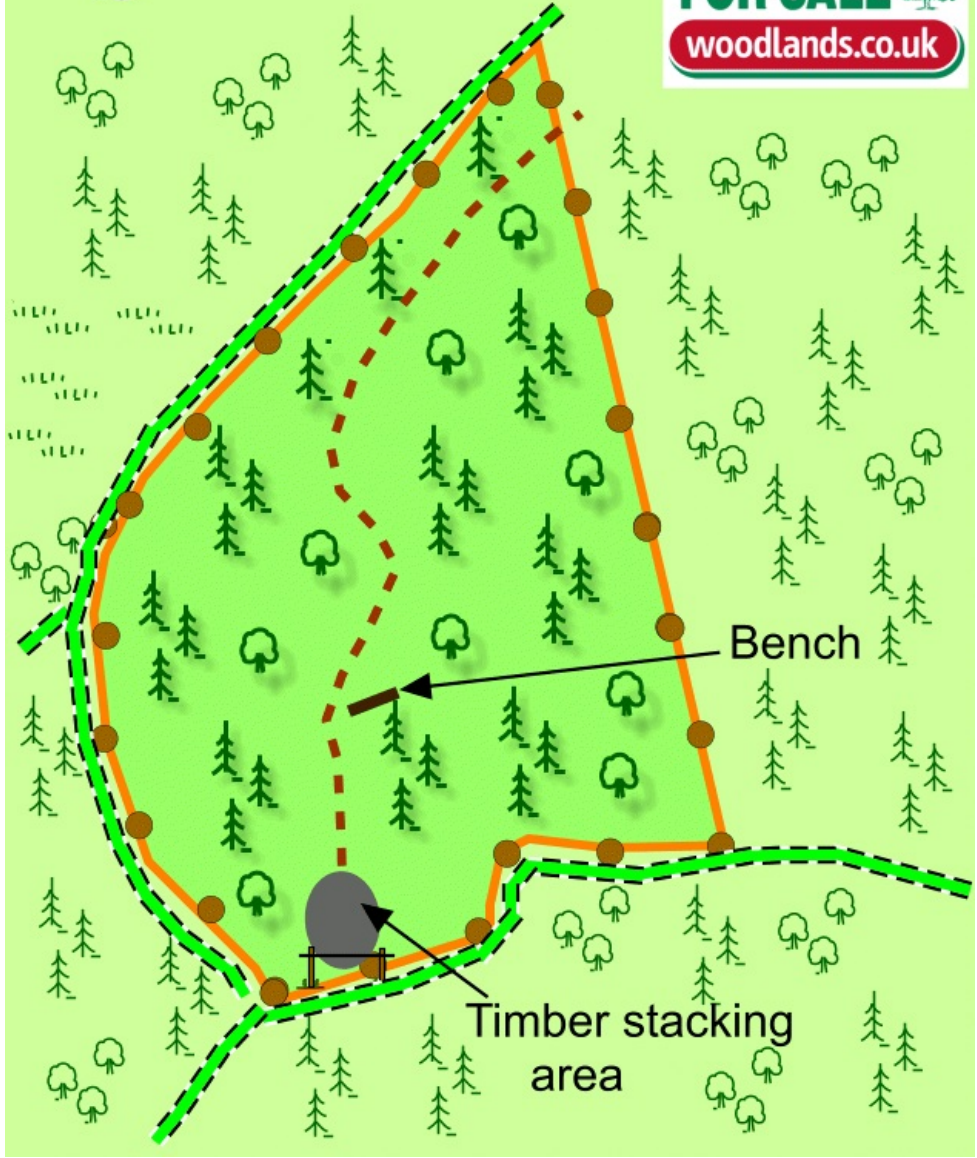
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# Ogilvie Wood



**Map Legend**

<p>Roads and Public Highways</p> <p>Tracks etc with rights of way for the wood</p> <p>Other private woodland tracks</p> <p>Public Footpath</p> <p>River, stream or lake</p> <p>Railway</p> <p>Slope</p> <p>House or cottage</p> <p>GPS/Satnav, map location of nearest postcode</p>	<p>wood</p> <p>Wooden or metal gates</p> <p>Ride stops</p> <p>Fence or boundary posts</p> <p>Stone wall</p> <p>Trees, broadleaves</p> <p>conifers</p> <p>coppice</p> <p>Clearings, grasslands</p> <p>Hedge</p> <p>Wetland, rushes</p> <p>Park here</p> <p>'For Sale' sign location</p>	
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Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland

Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.