



## Aulton Wood North Aberdeenshire

A vibrant deciduous woodland with some beautiful old and younger mixed broadleaves, in a quiet part of rural North Aberdeenshire.

### Details

**Price:** £59,500 Freehold

**Location:** Brucklay, Near Maud, North Aberdeenshire

**Size:** About 5¾ acres for sale

**OS Landranger:** OS No 30

**Grid ref:** NJ 912 495

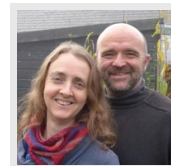
**Nearest post code:** AB42 4QN

### Local manager

**Torquil Varty and Rachel Bower**

07803 903 203 or 01307 467393

[torquilandrachel@woodlands.co.uk](mailto:torquilandrachel@woodlands.co.uk)



## Description

This is a lovely woodland offering all you could possibly need in terms of biodiversity, good access, a small stream and wonderfully mature hardwood trees with a thriving understory. This would be the perfect place to park up a camper van in the summer months or potentially build a small hut, subject to the relevant planning permission.

Aulton Wood really comes into its own during spring and summer as the wild flowers bloom and the greenery shines. This woodland is ready and waiting for epic camping trips and will be a source of wonder for any younglings in the family, early viewing is recommended. There is also an enviable and convenient supply of firewood ready for processing!

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.

---

### Trees

Aulton Wood is a colourful multi-layered broadleaf woodland with some small pockets of Caledonian Scots pine, fir, larch and spruce. The older sycamore, elm, ash, lime, birch and oak trees combine to create a high summer canopy sheltering an array of wild flowers below with butterflies, woodland birds and other wildlife.

---

### Wildlife

From early summer there is a fringe smattering of pink purslane flowers to the east and other wild plants to the north and south including ferns, orchids, blue speedwell and primroses creating a truly vivid and vibrant woodland floor. Towards the west there is a wet area that could suit the creation of a small wildlife pond or alternatively be possibly drained by clearing the old victorian water drainage channels.

---

### Features

A small but vibrant stream and a small wetland area that will encourage their own unique flora and fauna, adding great biodiversity to this wonderful woodland.

---

### Access, tracks and footpaths

There is good access off a farm track, either from Castle Road or from the A950. The entrance from the A950 is considerably less bumpy.

---

### Rights and covenants

All sporting rights are sold with the wood.

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.

---

### Activities

Along with some open areas, some grassy clearings are quite sheltered, while the more central clearings (as shown on the detailed maps) are ideal for occasional private camping or making the most of the long sunnier days. Throughout the wood there is evidence of old coppice workings and in the north the more recent broadleaf plantings could also possibly be managed for coppicing and a sustainable firewood supply.

---

### Local area and history

**Surrounding area:** Aulton Wood is historically part of the old Brucklay Castle & Estate grounds which covered a swathe of the South Ugie Water valley and is in Buchanshire. [Maud](#) village and its good local facilities, including a shop and hotel pub, are within about 2 miles walk of Atherb Wood via quiet roads or the nearby [Formantine and Buchan Way](#). The larger village of Mintlaw and the coastal town of Peterhead are within 5 and 12 miles east respectively. New Deer village is a few miles west and Ellon, Turriff and Fraserburgh towns are within about 20 mins drive. The City of Aberdeen is about 30 miles and 45 mins drive to the south.

---

### 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.

---

## Directions

Aulton Wood is located about 2 miles north of Maud village.

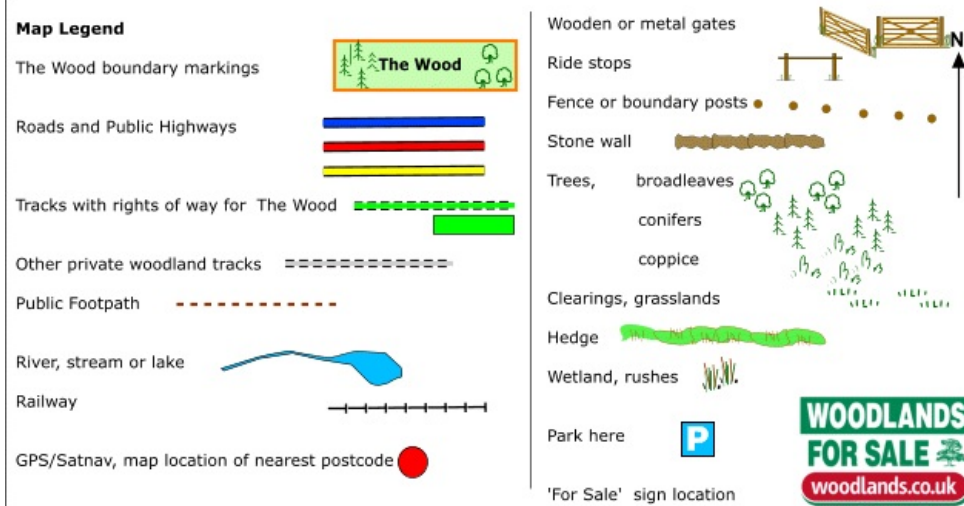
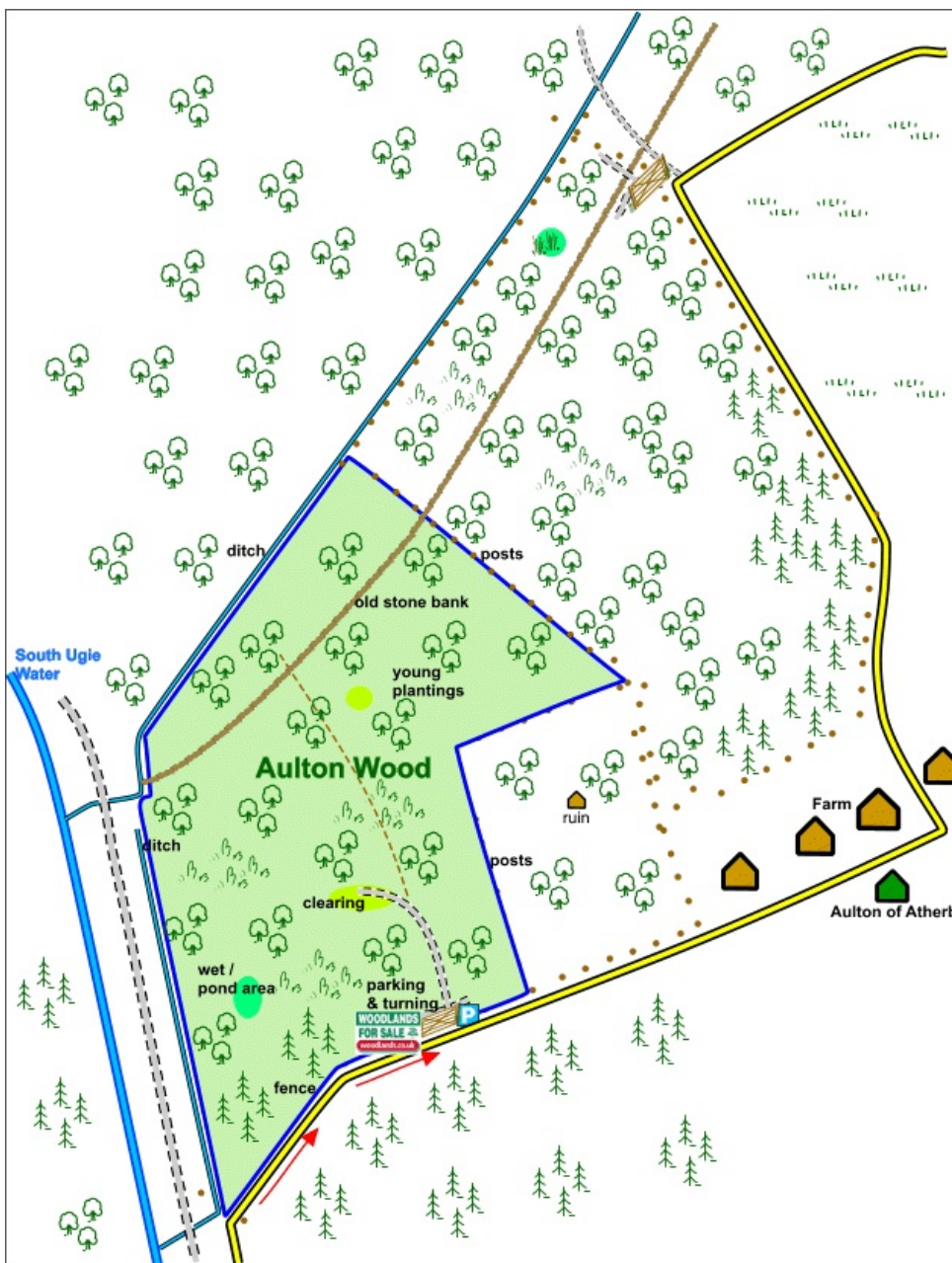
- From Maud head northeast on the B9106 until you reach the junction with the A950.
- Turn left onto the A950 heading northwest for about 1 mile and then turn off onto the first left road leading to the Mains of, and Aulton of, Atherb.
- After travelling about 1½ miles west along this road you will see the wooden gate entrance to Atherb Wood , go past this and through the farmyard. Just passed a new build house the gate is on the right. Please park here off the road in front of the gate when viewing.

**Satnav/GPS note:** the postcode AB42 4RD is for the point shown by the red dot on the location maps. For those without satnav/gps why not use [Green Flag](#) routefinder to plan your route?

**Boundaries:**

The boundaries are clearly indicated with **blue** markings on fence or freestanding posts and some trees.





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.