



## Braden Wood Aberdeenshire

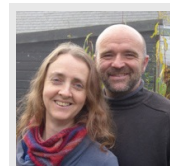
A wonderful mix of open land and mature woodland in a tranquil setting between Dundee and Aberdeen.

### Details

**Price:** £65,000 Freehold  
**Location:** St Cyrus, Laurencekirk, Aberdeenshire  
**Size:** About 5 ¾ acres for sale  
**OS Landranger:** OS No 38  
**Grid ref:** NO 730 675  
**Nearest post code:** DD10 0DT

### Local manager

**Torquil Varty and Rachel Bower**  
07803 903 203  
[torquilandrachel@woodlands.co.uk](mailto:torquilandrachel@woodlands.co.uk)



## Description

This is a real gem of a woodland that seems to have it all. Access is from a long track leading from the main road and weaves its way through the main body of the woodland. There is a suitable parking spot at the top of the wood with an impressive stand of sitka forming the larger part of Braden Wood which will produce good timber yields for potential constructions. There is a shared access track leading down to the field, this sizeable area would be suitable for all manner of projects whether tree planting or a place for horses or a site for polytunnels and growing.

At the far end of the field is a stream that follows along the whole boundary and is planted up with a good mix of alder, willow and other species. It is unusual to find woodland and pasture land in one lot and is certainly worth a look at.

This site is very peaceful with few houses about and no sign of walkers with fantastic panoramic views from the higher ground. There are three wind turbines that do make a noise when the wind is high but you soon get used to them. It's a little more sheltered in the field on a windy day as it occupies a bit of a dip. This will certainly tick a few boxes for many people out there and there will be plenty more land becoming available here as we move forward.

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

The majority of the mature woodland is sitka spruce that is growing well and will produce a good volume of timber. There is a section of deciduous trees along the riparian boundary that though growing more slowly is starting to develop nicely.

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### Wildlife

The stream will draw in a multitude of creatures with a good mix of habitat throughout the woodland. There is an area of previously felled woodland that nature has taken over providing good habitat, well placed trail cams should reveal its secrets.

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### Features

There is a stream running across the bottom of the land as well as a large open meadow area allowing great potential for small scale grazing.

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### Access, tracks and footpaths

All access tracks have been recently upgraded and there are a number of paths through the woodland.

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### Rights and covenants

All sporting and mineral rights are sold with the woodland.

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### Activities

Whether tree planting is your thing, woodland crafts or growing then this could be the woodland for you as it offers potential for all that and more.

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### Local area and history

Nearby are the tourist villages of Edzell, with its beautiful but hidden, "[rocks of solitude](#)" walk along the North Esk river, and Fettercairn with its working distillery. Slightly further afield are Glamis Castle and Lunan Bay beach and the fishing town of Montrose. Dundee and Aberdeen are each approximately 35 mins drive.

Closer to the wood is the charming village of St Cyrus which is also home to St Cyrus National Nature Reserve which is one of the best-known bird sites in Angus and Kincardine, with over 70 different species of bird being recorded there. These include waders such as [redshank](#), [oystercatcher](#), [common sandpiper](#) and [curlew](#). The cliffs also provide a home for [buzzard](#), [kestrel](#) and [peregrine falcon](#). Furthermore, the prevalence of [gorse](#) shrub provides a nesting place for such small perching birds as [whitethroat](#), [stonechat](#) and [yellowhammer](#).

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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.

## Directions

From the south

A90 north from Dundee

Turn right , signposted to Marykirk

Turn left past Jackson Group Services ( lots of cranes sticking up in their yard)

Straight over the A937 and carry on turning left when you get to Muirhead Cottage. Park here allowing room for cars to pass.  
Please do not block the gate.

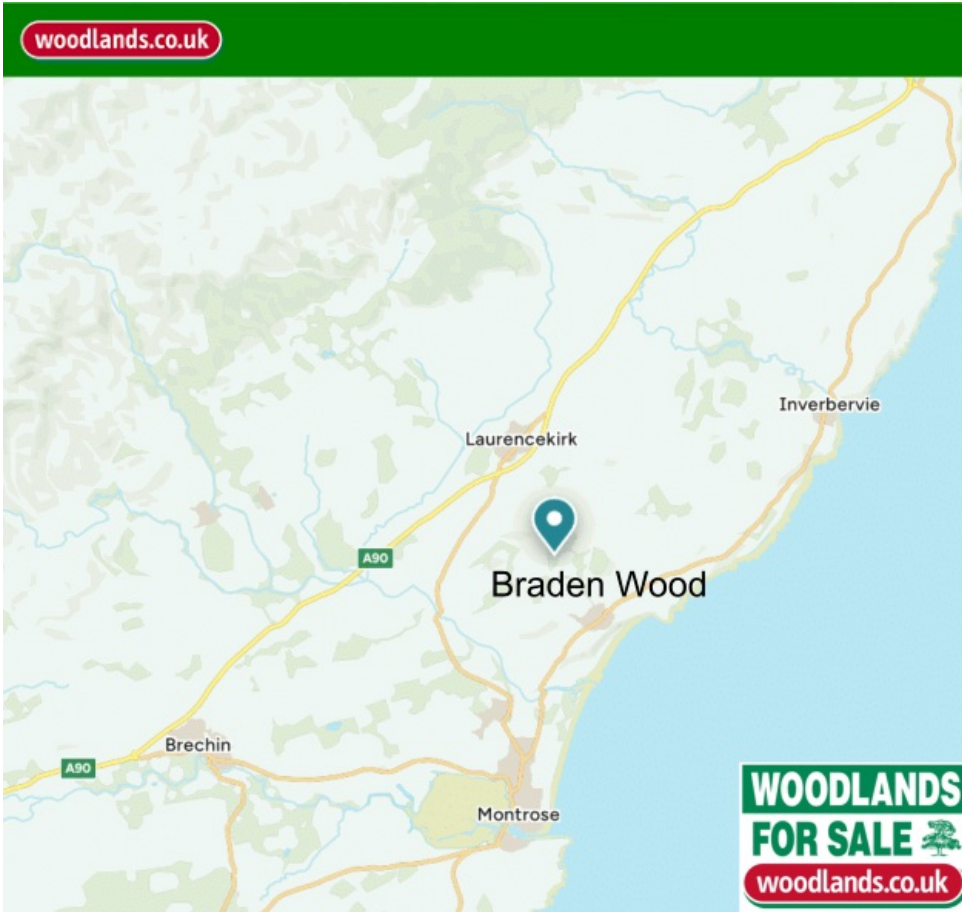
Climb over the gate and walk up to the woods, allow a good ten minutes to walk up here and follow the internal map shown on the sales particulars.

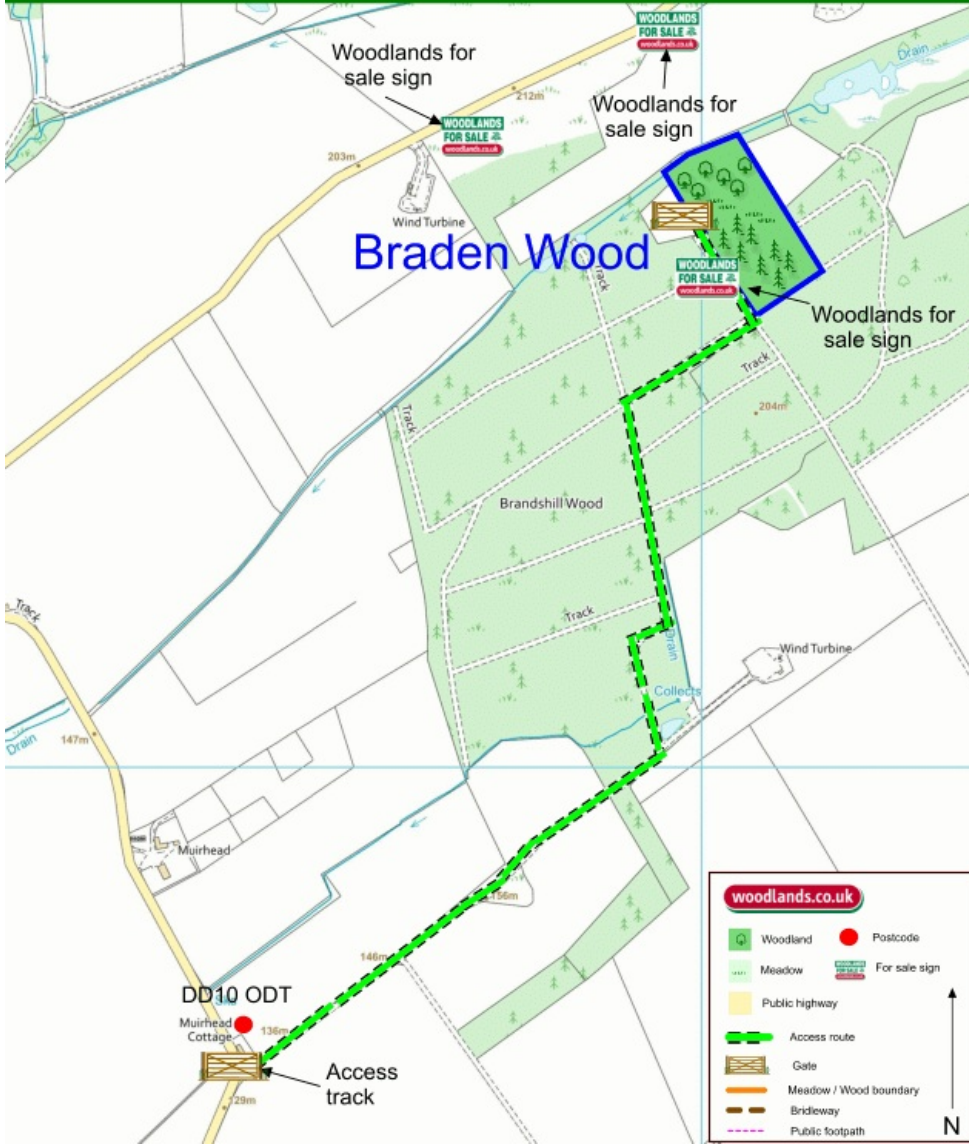
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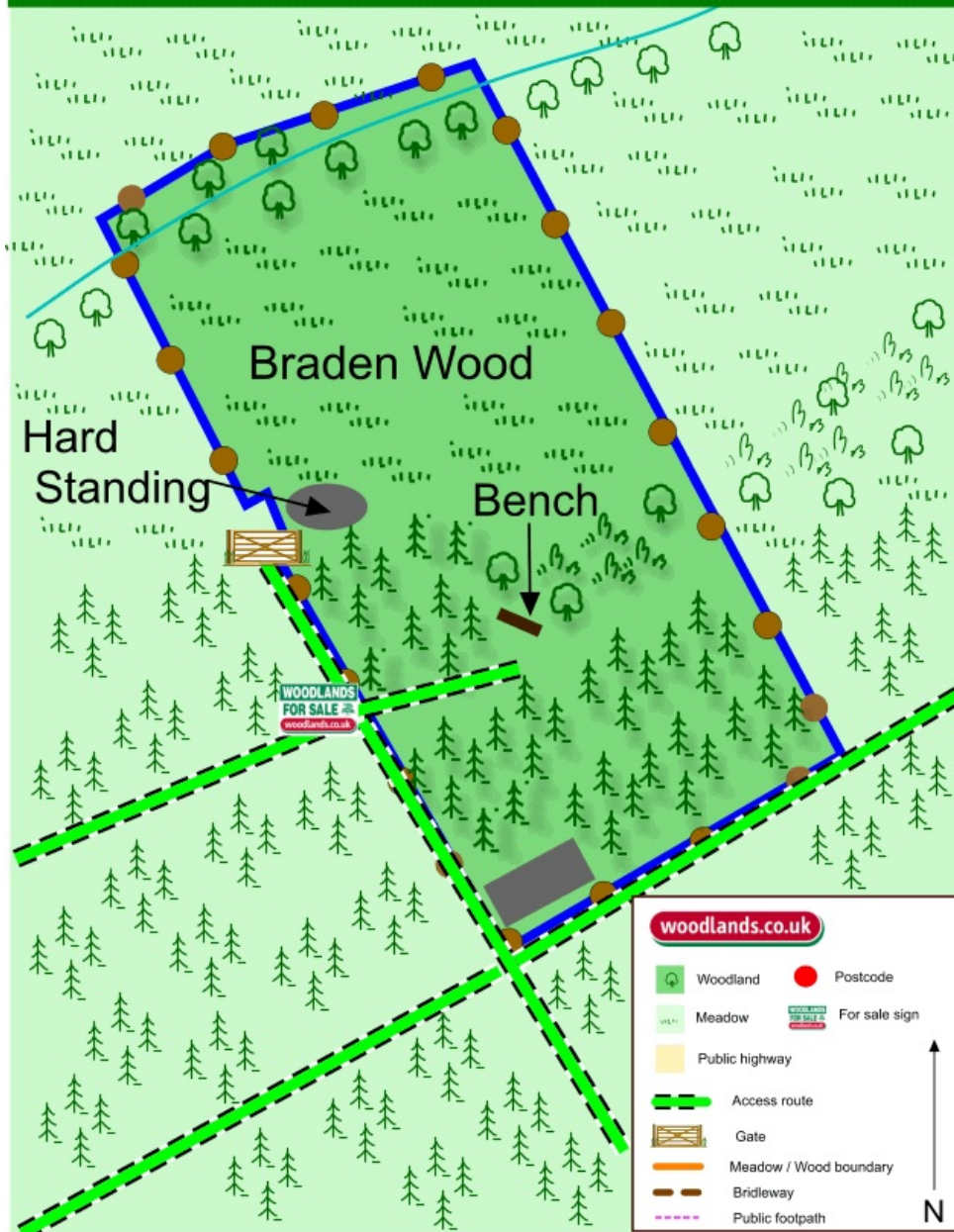
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**Boundaries:**

Boundaries are marked by blue painted post tops.







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.