



## Doric Wood - SOLD

### Moray

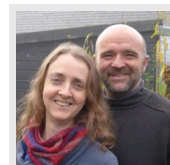
A young diverse woodland with great access on the Moray coast.

#### Details

**Price:** £39,000 Freehold  
**Location:** Broadley, Buckie, Moray  
**Size:** Just over 4 acres for sale  
**OS Landranger:** OS No 28  
**Grid ref:** NJ 392 620  
**Nearest post code:** AB56 5HP

#### Local manager

**Torquil Varty and Rachel Bower**  
07803 903 203 or 01307 467393  
[torquilandrachel@woodlands.co.uk](mailto:torquilandrachel@woodlands.co.uk)



## Description

Doric Wood, at just over 4 acres, is a very manageable size for someone taking their first dip into woodland ownership. This young woodland is well on its way to becoming a very fine wood of enormous diversity. With access to a substantial hard area at the shared entrance, that is suitable for use as a timber stacking area or as secure parking, vehicle access is excellent. The land slopes down to another clear area that could be used as an excellent camping spot. A circular trail has been cut through the undergrowth to give the visitor a chance to explore, further trail making would probably be high on the agenda of any future owner.

There is plenty of scope for thinning and extracting timber for firewood for personal use: any birch that is cut would need to be kept dry as it rots quickly if left out in the elements.

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

As a 'pioneer species', birch is the most common tree to re-establish itself within new woodland in Britain. In the natural world, pioneer species really come into their own and can give rise to a self seeded woodland after landscape changing forest fires, destructive flooding, or more commonly in Britain, after the destructive force of the clear-felling of some forestry practices. The policy of clear-felling is a blunt instrument with little regard to the long term effects on soil structure and wildlife. However in the right conditions, with the right seed bank, what follows in its wake can become a real haven for wildlife; as can be seen in Doric Wood and the other small woodlands at Broadley.

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### Wildlife

The scope of wildlife within a woodland can be directly linked to its ecological diversity and how much human interference there is. On both counts Doric Wood scores highly and is a haven for creatures small and large. Although the undergrowth is vibrant and dense in places, there are many animal trails criss-crossing the woodland.

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### Features

A sturdy bench has been installed in the wood for those wanting to sit and watch awhile.

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### Access, tracks and footpaths

Access is very good off the public road with a large area of hardstanding is available for timber stacking or parking. A circular walk has been cut through the wood, however there is plenty of scope for opening up additional paths.

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### Rights and covenants

Sporting rights are included with the sale of the wood.

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### Activities

Self seeded woodlands are a bushcrafters paradise with a huge amount of variety within a small area; a flood of light on to the forest floor stirs the dormant seed-bank, allowing seeds dropped by birds or blown by the wind to flourish. Doric Wood could be a perfect outdoor classroom for young and old.

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### Local area and history

The Moray coast is a hidden gem of Scotland that has so far remained amongst the roads less travelled. From quaint fishing villages such as Portsoy and Findochty to hidden bays dotted along the 50 mile coastal trail, this is a fantastic place to have a woodland base.

There are a number of castles to explore such as the ruined [Duffus Castle](#), to the magical Findlater Castle set looking out to sea and a reminder of time gone by, to the more formal gardens of the 'pearl of the north', [Ballindalloch Castle](#).

Further up the coast is Elgin, Findhorn, Nairn and Inverness, that benefits from great train and plane links, as well as being the closest you will get to 'urban' for quite some distance.

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### How to find this woodland

This wood is no longer available. For more woods in the area, please see the regional page or contact our regional manager. To be notified as soon as new woods become available, please subscribe to our regional mailing lists, or subscribe to notifications in one of our apps for iPhone and Android.

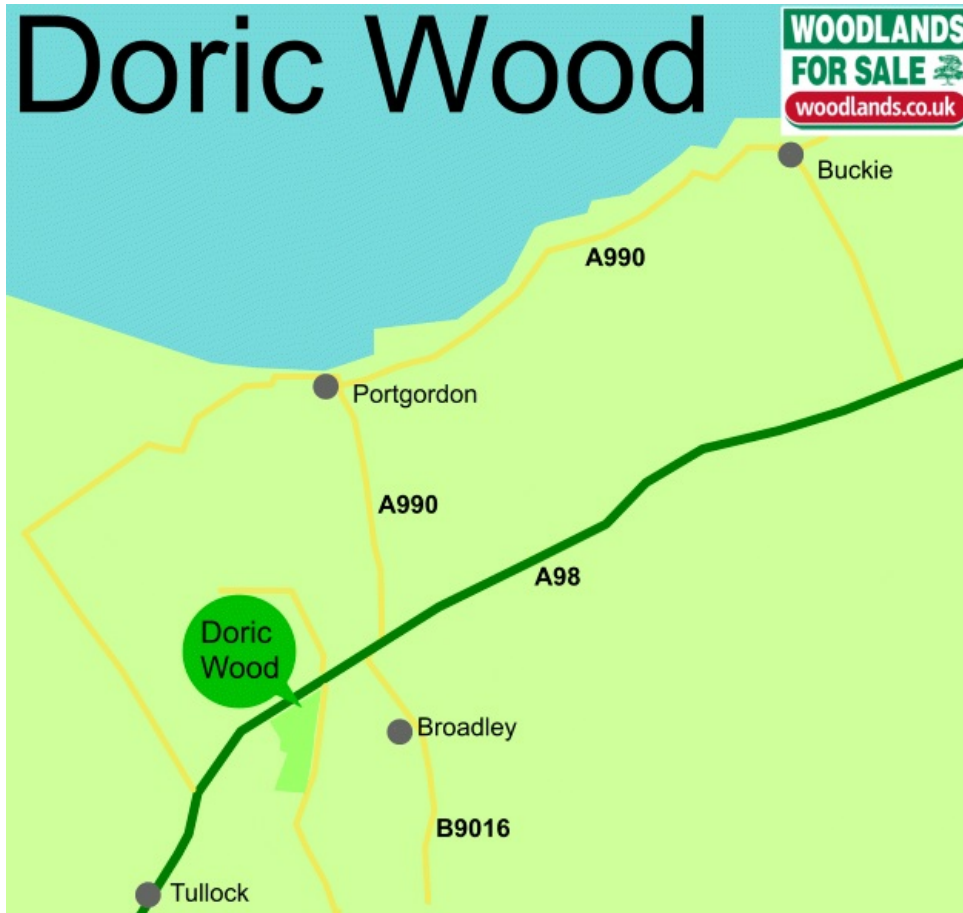
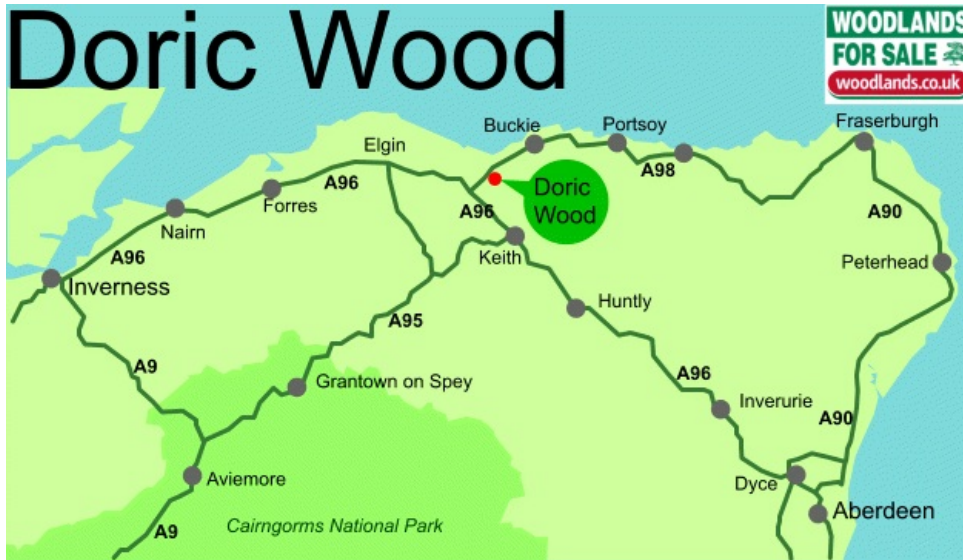
## Directions

From Inverness:

- Follow the A96 to Fochabers
- Take the A98 towards Fraserburgh
- Just before Buckie take a right turn signposted to Broadley.
- Continue for 200m and the woodland is on your right. There is a metal gate with post and rail fencing.

**Boundaries:**

Boundaries are marked by orange painted post tops.

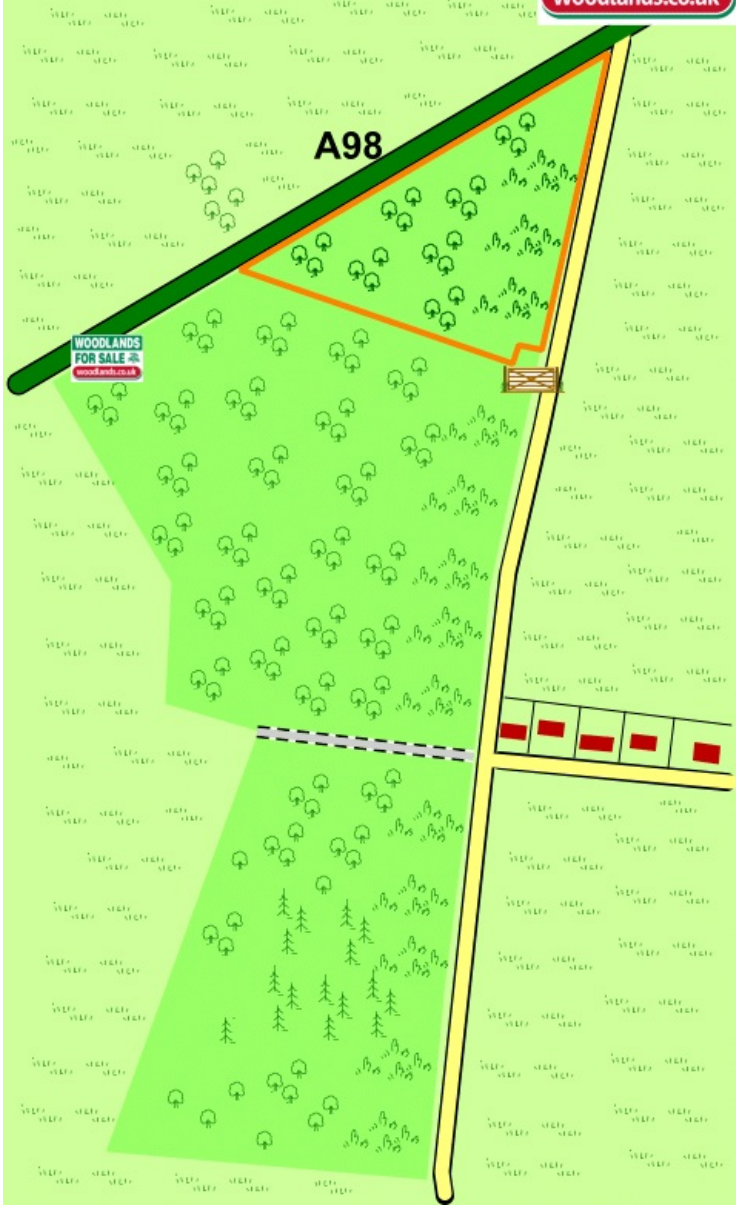




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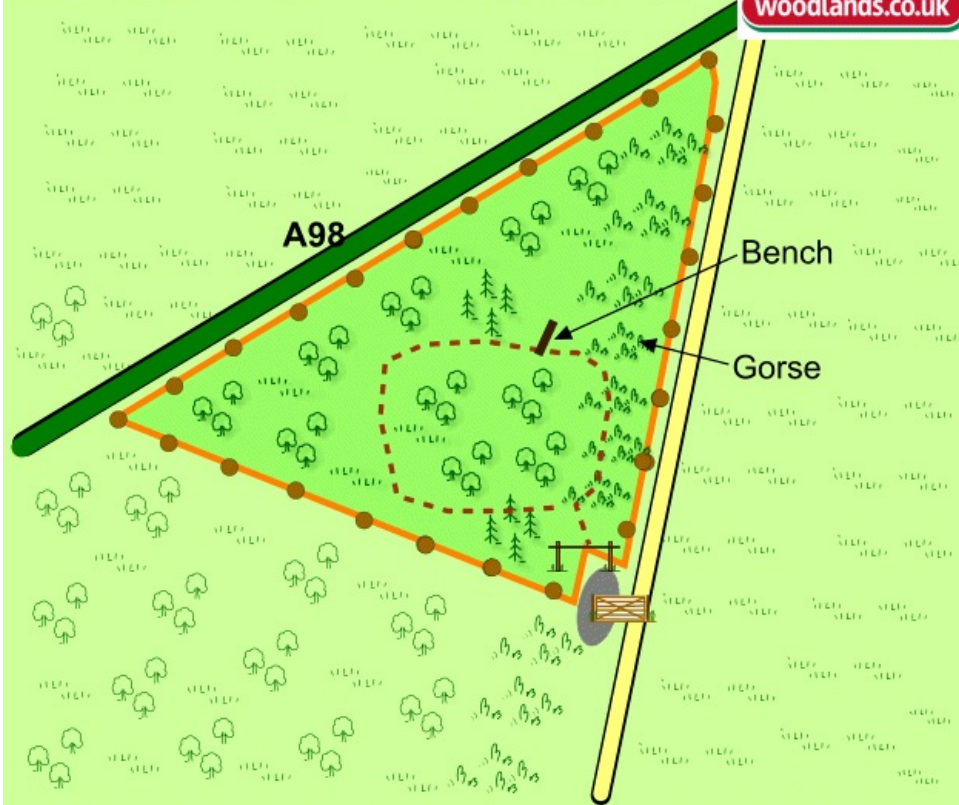
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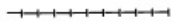





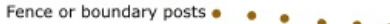




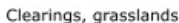






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**Map Legend**

	wood
	Roads and Public Highways
	Tracks etc with rights of way for the wood
	Other private woodland tracks
	Public Footpath
	River, stream or lake
	Railway
	Slope
	House or cottage
	GPS/Satnav, map location of nearest postcode
	Wooden or metal gates
	Ride stops
	Fence or boundary posts
	Stone wall
	Trees, broadleaves
	conifers
	coppice
	Clearings, grasslands
	Hedge
	Wetland, rushes
	Park here
	'For Sale' sign location

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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.