



Elliott Wood - SOLD

Aberdeenshire

A fantastic young woodland with convenient access to water and a ready made timber store.

Details

Price: £70,500 Freehold

Location: Brucklay, Maud, Aberdeenshire

Size: About 7 acres for sale

OS Landranger: OS No 30

Grid ref: NJ 915 492

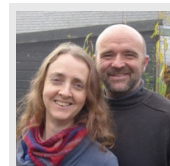
Nearest post code: AB42 4QN

Local manager

Torquil Varty and Rachel Bower

07803 903 203 or 01307 467393

torquilandrachel@woodlands.co.uk



Description

Elliott Wood is a super piece of varied forestry with plenty of standing timber, a lovely open area down by a delightful wildlife pond, and with a huge amount of scope for the future. To the far side of the sizeable pond is a small paddock, with a fence that could be repositioned so as to follow the true boundary. This would make a fantastic camping spot or vegetable garden. When it comes to this woodland ownership, the activities are restricted only by the imagination.

Complementing the grassy paddock, there is also a large clearing within the woodland that houses a considerable firewood storage and drying area; incredibly useful for the woodland owner. There are plenty of options to adapt part of it into a workshop/craft area.

The entrance track is included with the sale, with a right of access granted to the neighbouring wood and also local farmers. Halfway down the track on the right is a strip of land that has been included and was used for storing large logs for the firewood business that operated out of these woods. Usefully, large trucks are able to reverse down to off load.

Trees

The main body of the woodland is maturing spruce that will produce a good harvest of timber in due course, There are a number of different trees and shrubby species scattered around the fringe of the wood and clustered in the open area around the pond.

There is a huge range of options for further planting, whether that be native deciduous, woodland orchard or further cropping softwoods: perhaps a mix of all three!

Wildlife

The mix of open areas, wooded areas and water will attract all manner of small mammals and insects to what is a varied landscape.

Features

There is a large pond shared with the neighbouring wood and the fast running South Ugie water flows adjacent to one of the boundaries.

Access, tracks and footpaths

A very sturdy stone track leading down to the woods from the farm road that has been used by large vehicles.

Rights and covenants

All sporting and mineral rights are sold with the wood.

Activities

There is a ready made clearing that has great potential as a site for a hut and had been used as a processing area for firewood.

Local area and history

Elliot Wood is historically part of the old Brucklay Castle & Estate grounds, that covered a swathe of the South Ugie Water valley in the old county of Buchanshire. [Maud](#) village, with its good local facilities, including a shop and hotel pub, are within about 2 miles walk of Boyton 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

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

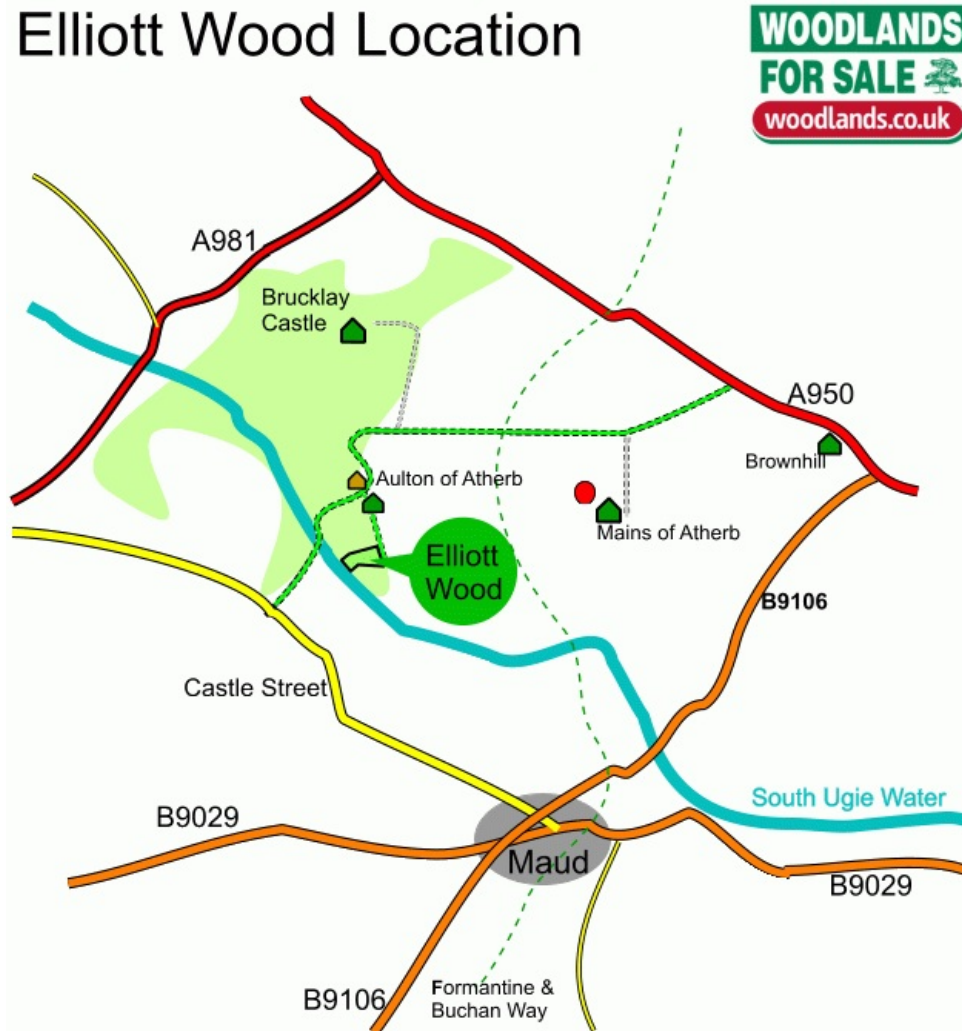
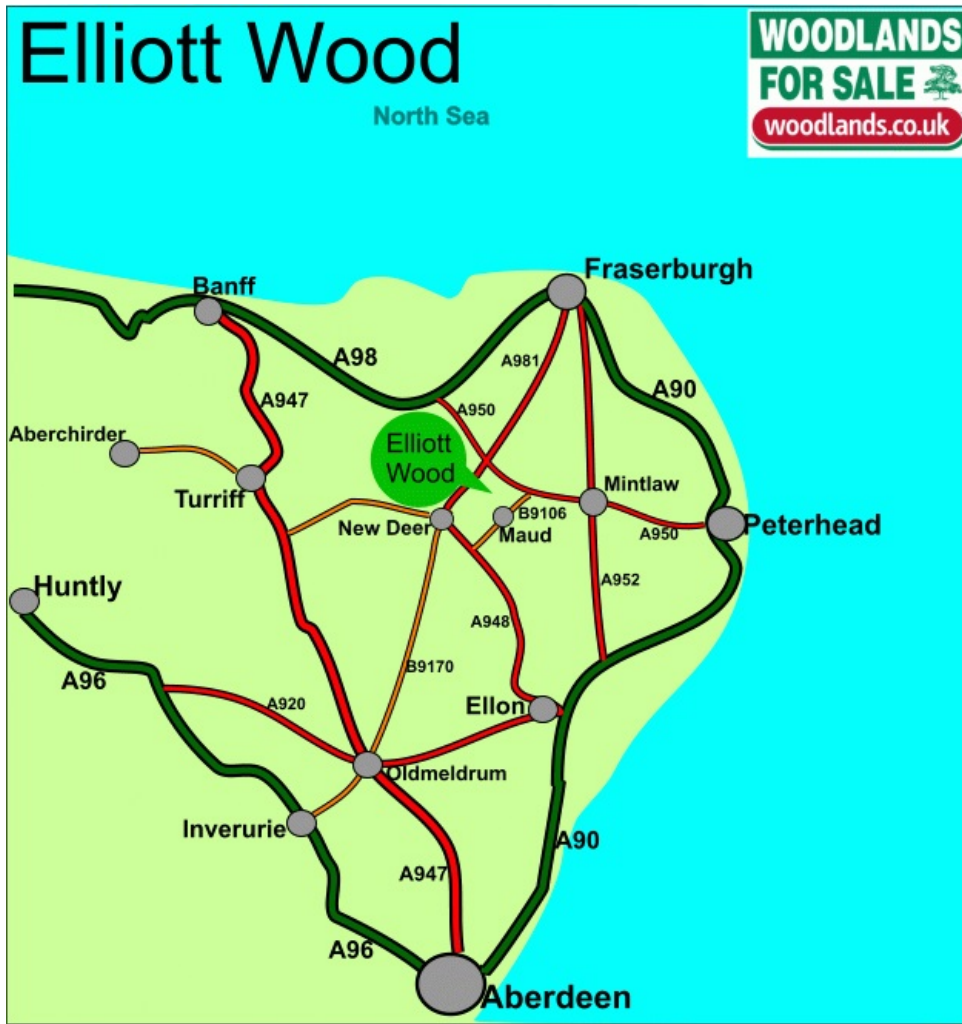
Elliott Wood is located about 2 miles north of Maud village.

- 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 and attached "Woodlands For Sale" sign on your right. Carry on past and halfway through the farm is a track to the left with a for sale sign on the telegraph pole.

- Please park here in front of the gate when viewing and walk down to the woods .
- The entrance is about 300m on your right.

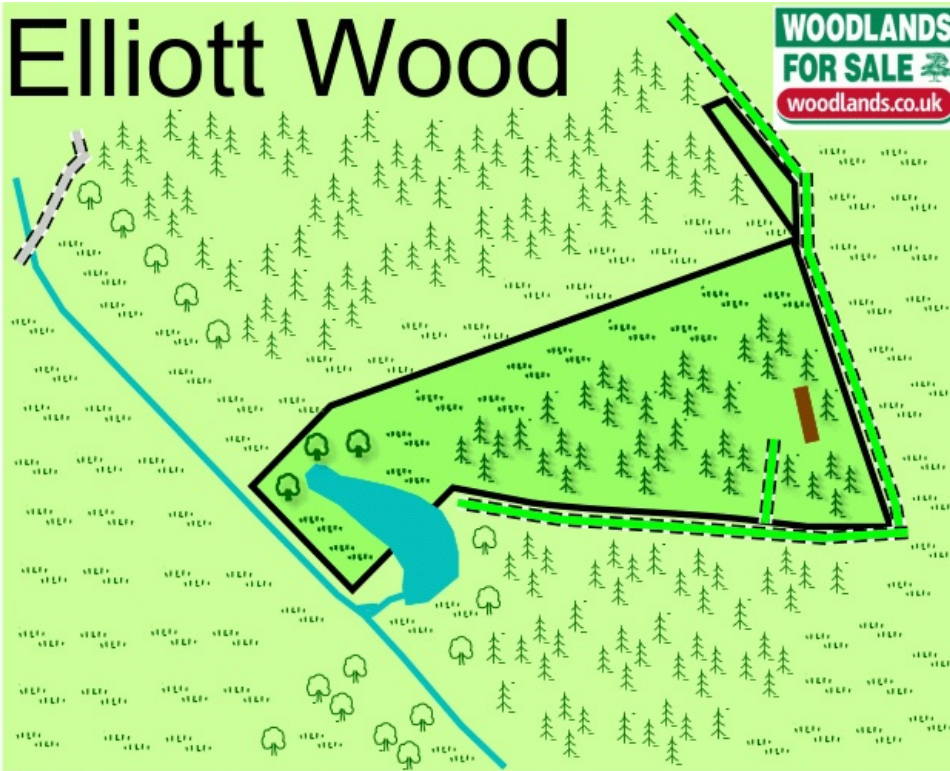
Boundaries:

The boundary on one side is marked by a ditch on one side and green painted posts on another.



Elliott Wood

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Map Legend

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