



Kelden Wood Aberdeenshire

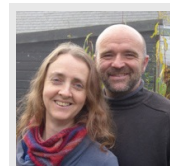
A wonderful woodland in the heart of the countryside between Dundee and Aberdeen

Details

Price: £55,000 Freehold
Location: St Cyrus, Laurencekirk, Aberdeenshire
Size: About 4 $\frac{3}{4}$ acres for sale
OS Landranger: OS No 38
Grid ref: NO 730 676
Nearest post code: DD10 0DT

Local manager

Torquil Varty and Rachel Bower
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Description

Kelden Wood is a mix of sitka spruce, mixed deciduous and open field in a wonderful and tranquil location close to the Aberdeenshire and Angus border. It is easily accessed off the A90, rising up to a plateau with panoramic views of the countryside and sea. This part of Scotland is seldom visited by tourists and is a mainly farming community with fertile valleys, close to the coast and within an hours drive from the centre of the Cairngorms.

There is good access to the woodland with recently upgraded tracks and generous areas of hardstanding within the wood. The larger section of spruce is maturing nicely and will produce good timber, it has a number of paths through the wood for ease of access and is probably ready for some thinning to allow more light into the woodland and improve the strength of the more dominant trees. Intelligent thinning will create a more resilient woodland in the long term, will create superior timber yield and if the new owner were to follow a policy of continuous tree cover management then the biodiversity and soil structure will be enhanced.

The section of field included allows many options whether for keeping animals, planting trees or growing vegetables. The amount of meadowland in the UK has decreased dramatically and would be a useful direction to go in with this land.

For me this wood has a little bit of everything and would be a fantastic project for anyone yearning for something a little bit different, it even has a stream along the northern boundary leading to a wildlife pond. 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.

Trees

The main body of the woodland is made up of maturing sitka spruce that is showing good growth with a fairly large section of mixed deciduous planting that will develop nicely over time.

Wildlife

These woods do not see many people so have become a haven for wildlife, well placed trailcams will open up its secrets especially at dusk or sunrise.

Features

There is a sizeable section of open field that could be developed into a wildlife meadow adding a rich biodiversity to this lovely woodland.

Access, tracks and footpaths

All access tracks have been recently upgraded.

Rights and covenants

All sporting and mineral rights are sold with the woodland.

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Activities

Our woodlands draw in a diverse and interesting mix of people and this one will appeal to many, its mix of woodland and open land allows flexibility for a wide range of projects.

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](#).

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

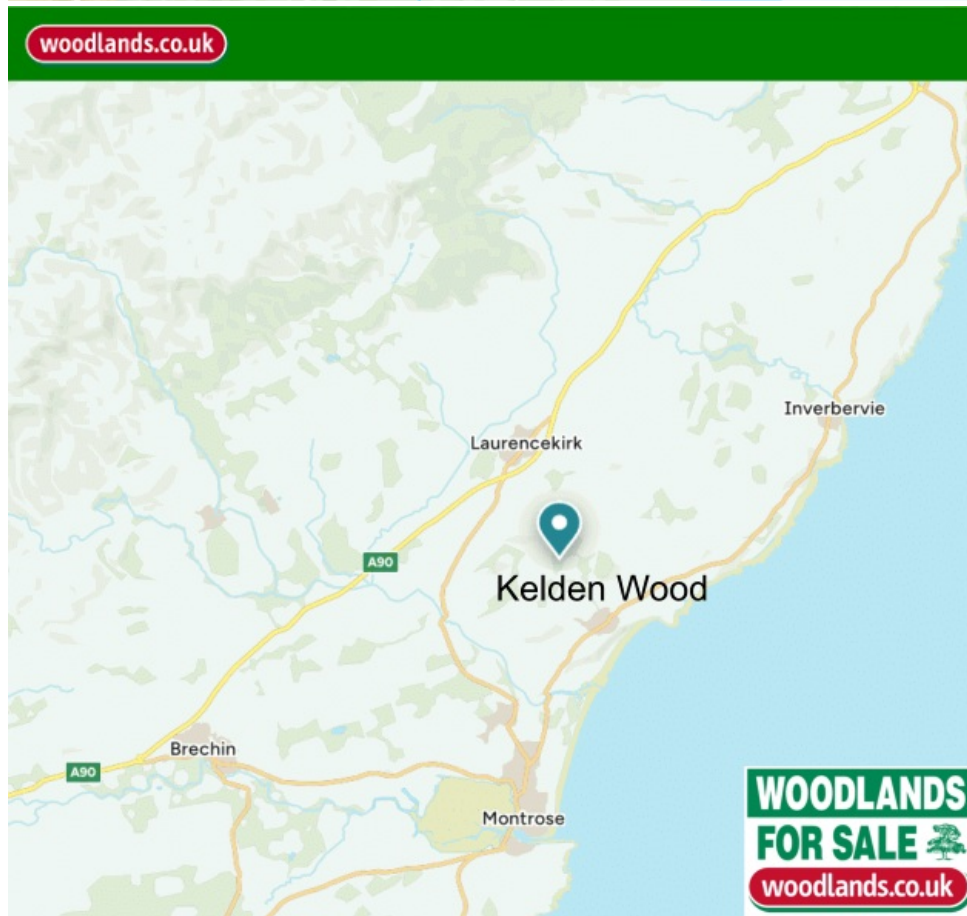
- A90 north from Dundee
- Turn right , signposted to Marykirk
- Turn left past Jackson Group Services (lots of cranes sticking up in their yard)
- Straight over the A937 and carry on turning left when you get to Muirhead Cottage. Park here allowing room for cars to pass. Please do not block the gate.
- 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.

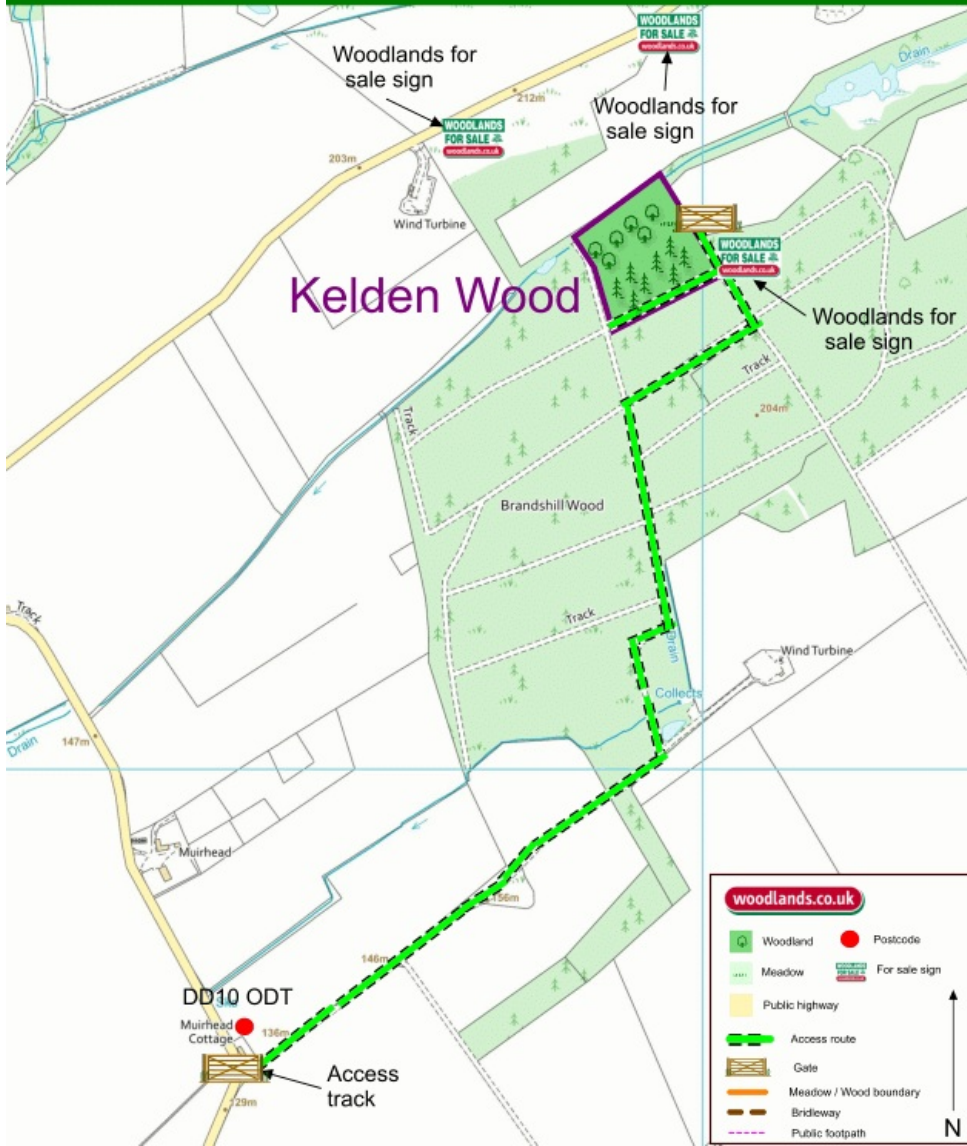
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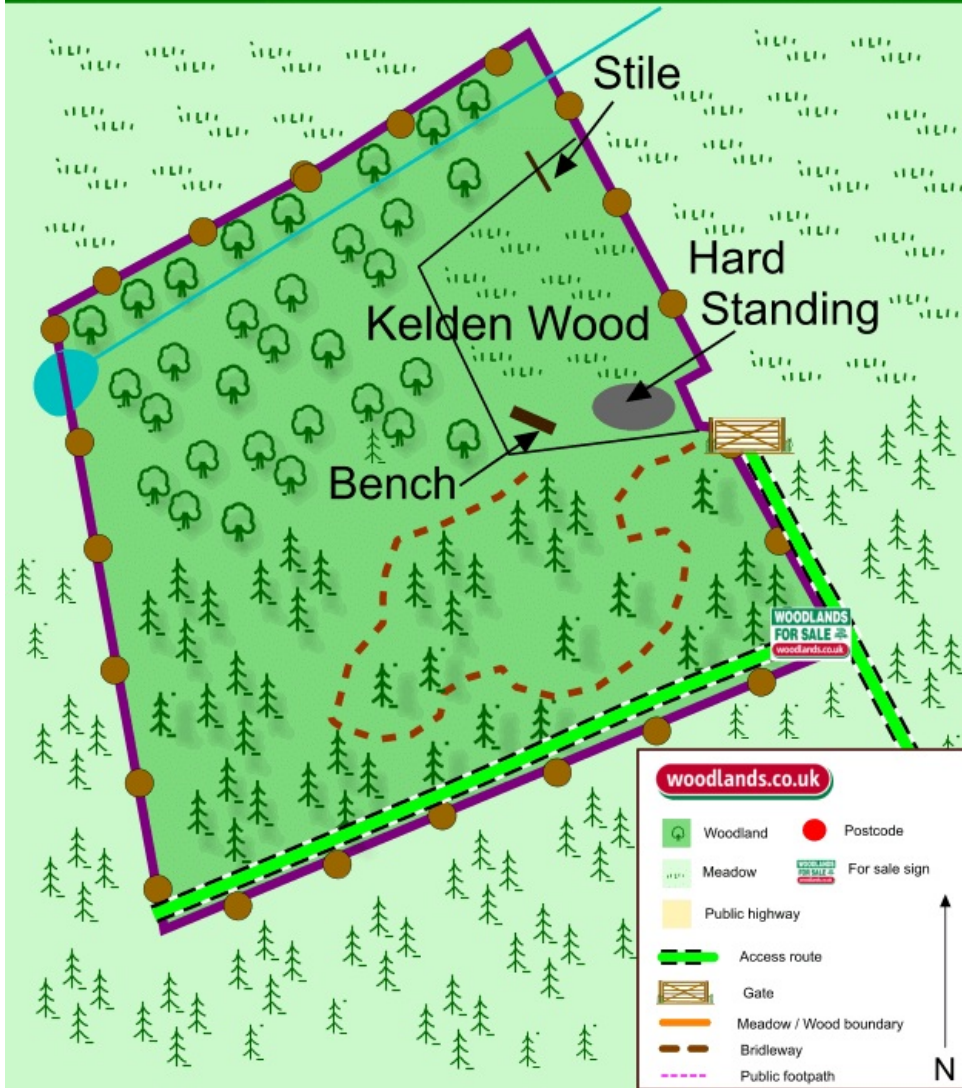
campsites.notifying.delighted

Boundaries:

Boundaries are marked by purple 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.