



Malamhin Wood Aberdeenshire

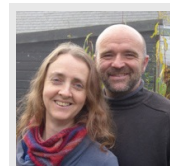
A fabulous mixed parcel of land between Dundee and Aberdeen, with both young woodland and open ground to plant new trees.

Details

Price: £75,000 Freehold
Location: St Cyrus, Laurencekirk, Aberdeenshire
Size: Over 6 ½ acres for sale
OS Landranger: OS No 38
Grid ref: NO 735 678
Nearest post code: DD10 0DT

Local manager

Torquil Varty and Rachel Bower
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Description

This is a wonderful opportunity to purchase a small parcel of land with so much potential, It has amazing views out towards St Cyrus and is waiting for someone with a project in mind. The field area is quite large for small scale grazing of sheep or horses.

There is a sizeable area around the field that has scope for more planting or could be the site of a small amenity hut for weekends away. The land is fairly flat though can be fairly windy at times so the addition of hedges would help in this respect.

There is more and more interest from people wanting to create their own woodland and this site would be perfect for that. It is quite sparsely populated and the woods are very private with great access, early viewing is recommended.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Whilst the majority of the land is given over to pasture, there is a generous strip of land around three sides of the field which is developing nicely. There are a number of ash that have succumbed to ash dieback so additional planting would be encouraged with perhaps more species such as sweet chestnut and sycamore.

Wildlife

This is a wonderful spot for birdlife with quite a few visiting ducks attracted to the various ponds and wetland areas dotted about Brandshill Woods. The odd heron has been spotted as well as gulls visiting from the nearby coast. There are a number of deer so any new planting will have to be protected.

Features

The wetland area really adds to the biodiversity attracting different species of insects and birds as well as providing a source of water.

Access, tracks and footpaths

A new stone track has been built to access Malamhin Wood, the material taken from on site borrowpits, there is plenty more material for any future repair work to the tracks.

Rights and covenants

All sporting and mineral rights are sold with the woodland.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

This would make a wonderful new woodland for those interested in woodland creation, something that can be established and reach maturity in a relatively short period of time., additional hedges along the boundary would give protection for new trees as well as becoming vital wildlife corridors.

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 [curllew](#). 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 meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow 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.

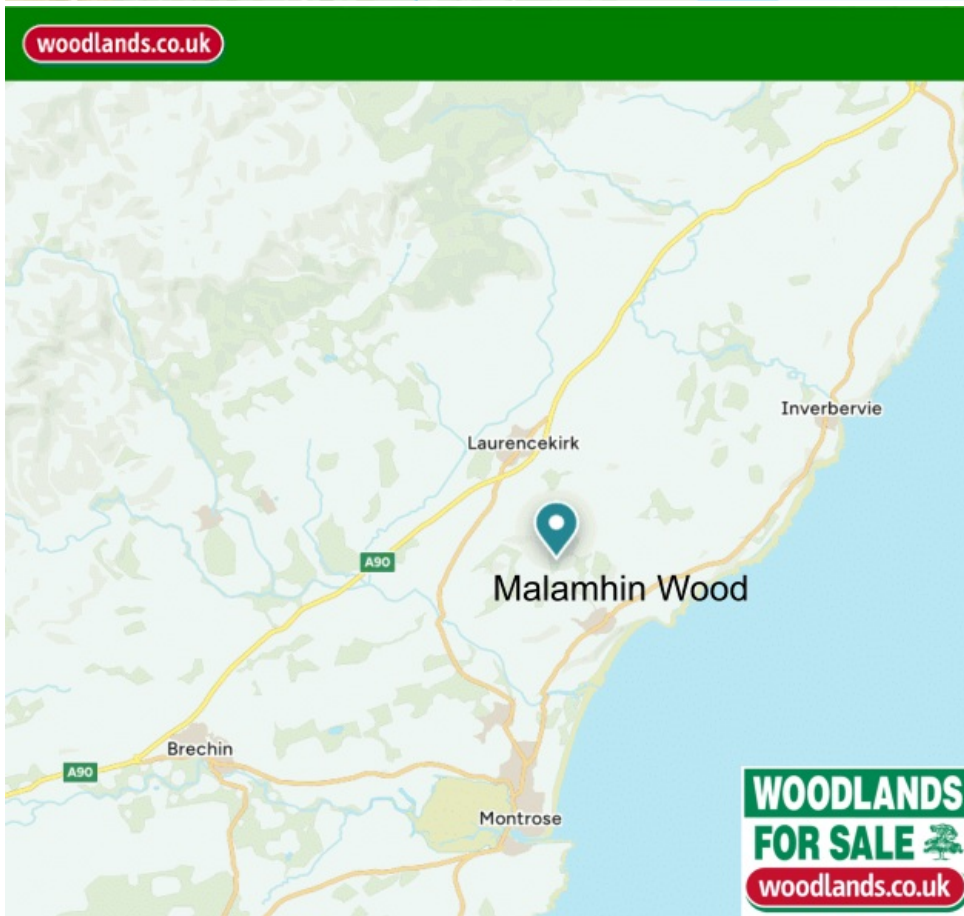
Climb over the gate and walk up to the woods, allow a good ten minutes to walk up here and follow the internal map shown on the sales particulars.

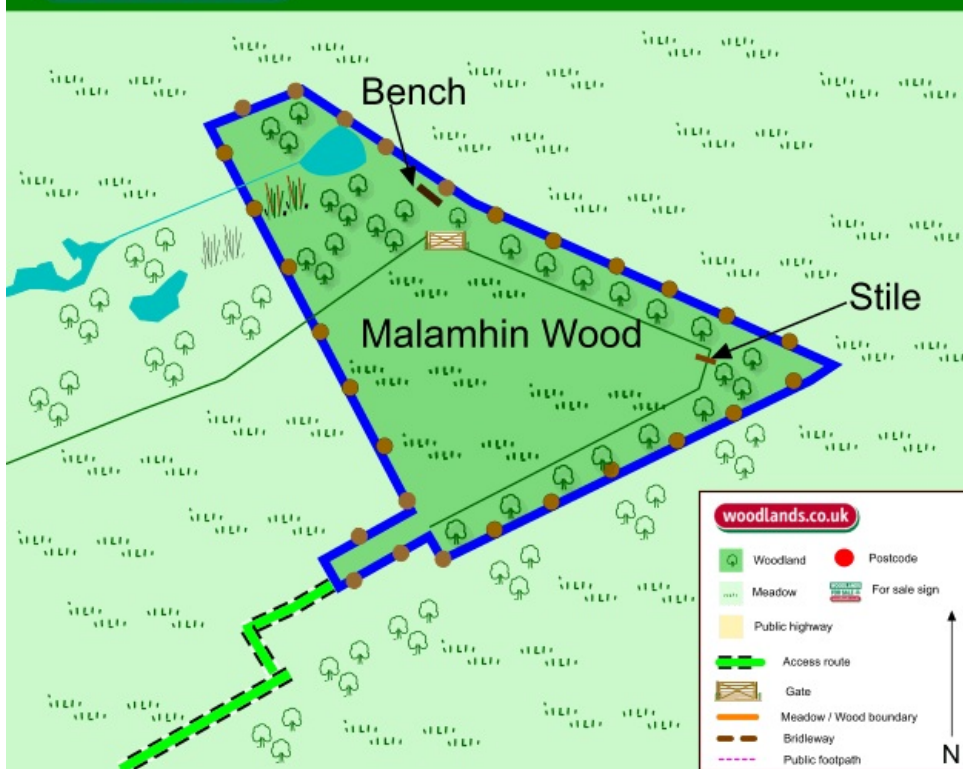
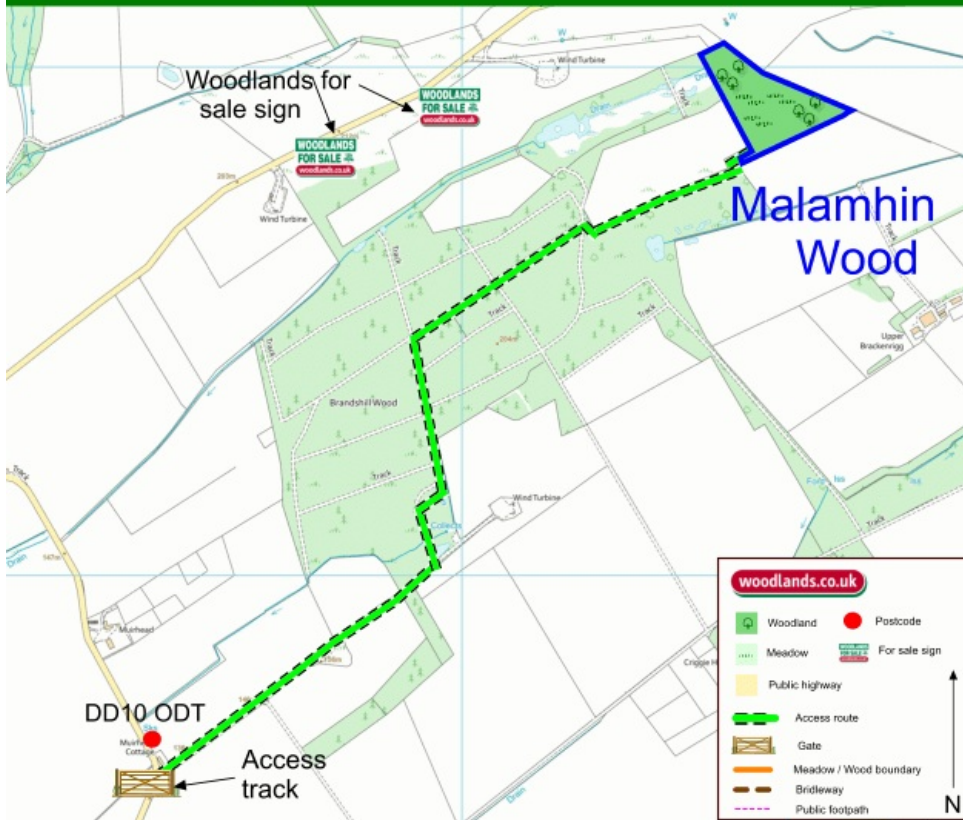
What3words

customers.line.discrepancy

Boundaries:

Boundaries are marked by stakes marked with blue paint.





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.