



## Myrtle Wood Aberdeenshire

An exceptionally attractive broadleaf coppiced woodland within easy reach of Aberdeen.

### Details

**Price:** £45,000 Freehold

**Location:** Cothal, Dyce, Aberdeenshire

**Size:** Nearly 5 acres for sale

**OS Landranger:** OS No 38

**Grid ref:** NJ 871 162

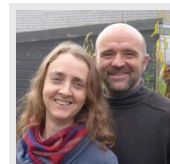
**Nearest post code:** AB21 0HU

### Local manager

**Torquil Varty and Rachel Bower**

07803 903 203 or 01307 467393

[torquilandrachel@woodlands.co.uk](mailto:torquilandrachel@woodlands.co.uk)



## Description

**Description:** Myrtle Wood is a very attractive, semi-natural, ancient woodland and has a wonderful ambience within. There are remnants of previous plantations; mature larch, Scots pine and Norway spruce for example, intermingling with more recently coppiced birch, rowan and hazel, with large beech and oaks along the boundaries. Lush grassy areas and clearings to the north are suitable for canopy thinning; the gentle hill-brow area in the centre of the wood provides a wonderful opportunity for private camping should a longer stay be required. A rich diversity of wildlife within the broadleaf woodlands includes ancient ferns, heathers, roe deer and a range of resident and migratory bird life including song thrushes, warblers, jays and redstart. Internal access is via a private metal gate and turning/timber stacking area inside the wood.

**Access:** There is a full right of access along a private track leading off the public B977 road, as shown in green on the detailed maps.

**Sporting rights:** are included.

**Surrounding Area:** Myrtle Wood is part of a long-established rural area known as Forrester Seat Woods and Lands, some of which is on the Ancient Woodland Inventory. The wood rests on the hillsides of the sweeping Don valley through which the majestic River Don flows. Hatton of Fintray and Newmachar are close by villages, as is the Kirkhill Forest. The Formartine and Buchan Way passes close by and has been justifiably designated one of Scotland's Great Trails for cycling and walking. The coast and secluded beaches of Balmedie and Newburgh, as well as Dyce, Inverurie and Aberdeen, are all within 20 minutes drive.

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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## How to find this woodland

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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

Myrtle Wood is just 20 mins northwest of Aberdeen off the B977. **Please follow these directions carefully as there have been complaints of the directions being followed incorrectly.**

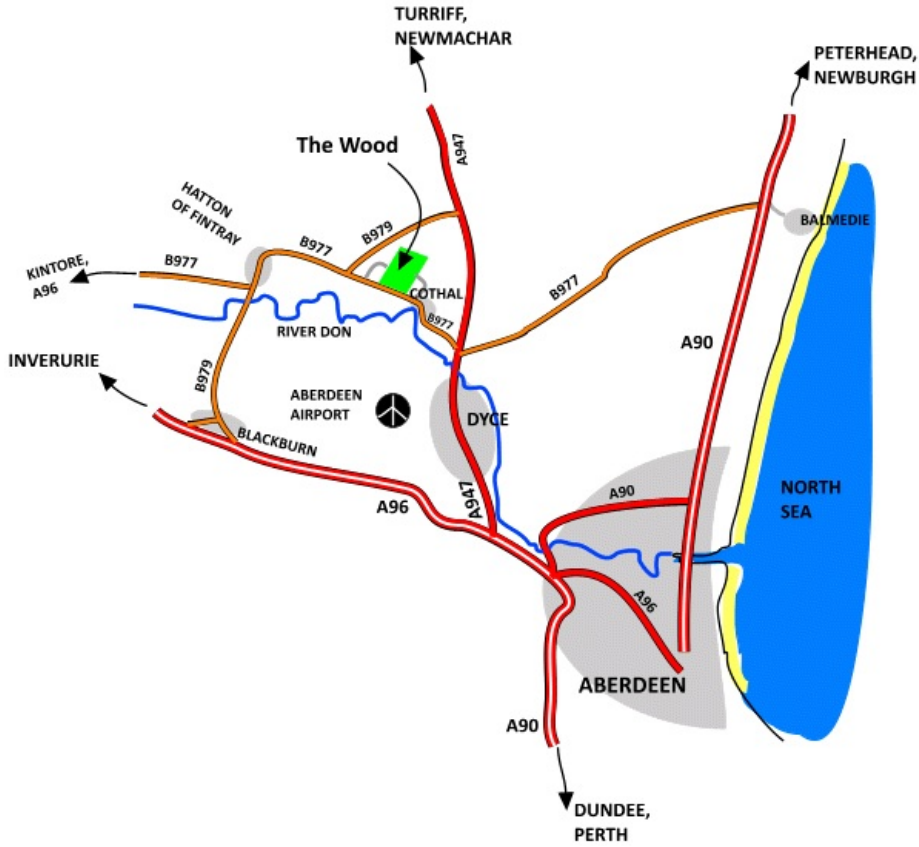
- **For Directions From Bing Maps [CLICK HERE](#)**, enter your own postcode, (wood location already entered) click blue "Go" box, this will take you to the entrance.
- **For Satnav: the postcode AB21 0HU is for the junction with the B977.** The route takes the first left **before Rose Valley**. Satnav coordinates are **N57:14:04 W2:12:50**

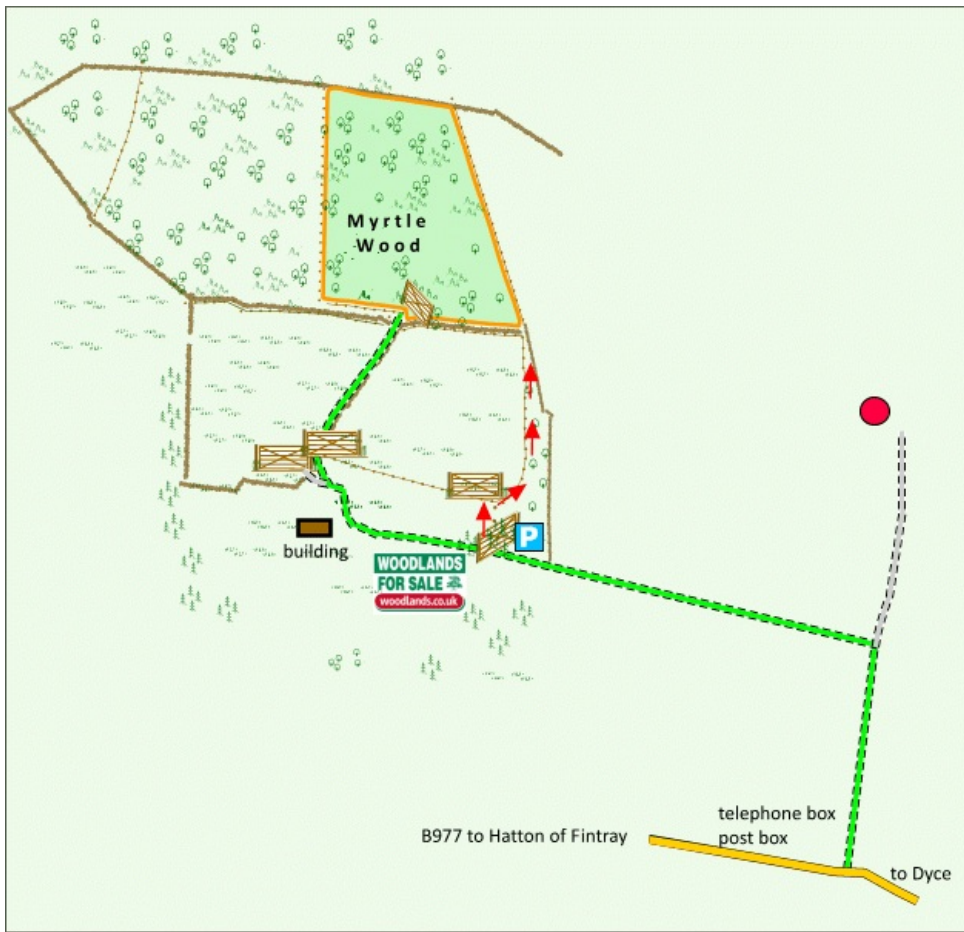
Or follow this route:

- Travelling westwards from Dyce on the B977 and after arriving at Cothal hamlet take the right turn signposted "Rose Valley" 30 metres before the red telephone and post boxes on the right where you will find yourself on a gravel track.
- Head up this track for **only** 150 metres. **Take the very first left** and travel another 300 metres along this track entering cleared woodland and park in the parking area on the right before the wooden gate with the "Woodlands For Sale" sign in front of you.
- Walk through the wooden gateway and follow the track towards and right round the beacon building and then towards the right hand of the two metal gates. Go over the gate and follow the hard grass track across the field next to the stone dyke wall on the right as shown in green on the detailed map heading 100 metres north to the entrance to MyrtleWood.

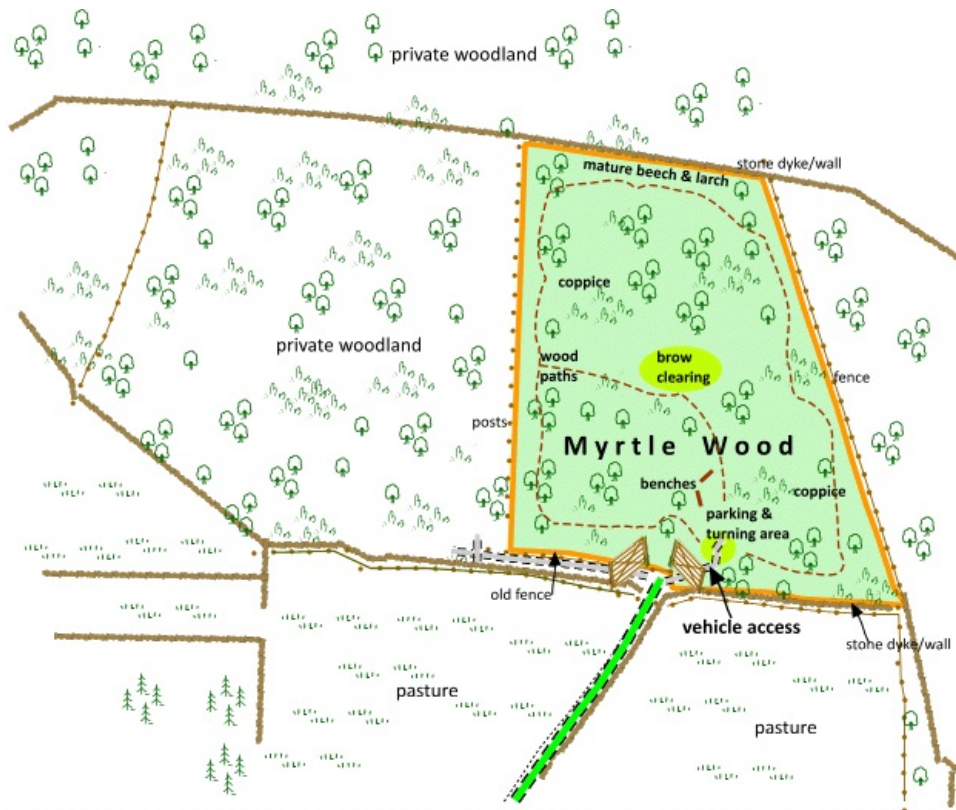
**Boundaries:**

The boundaries are clearly indicated with **orange** markings on fence or freestanding posts, dyke walls and some trees.









Map Legend	
The Wood boundary markings	Myrtle Wood
Roads and Public Highways	
Tracks with rights of way for The Wood	
Other private woodland tracks	
Public Footpath	
River, stream or lake	
Railway	
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	

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.