

Osgar Wood, Aberdeenshire - Nearly 4 acres, £35,000



Osgar Wood has a very vibrant feel; it is light and airy with plenty of space to move about among the Scots pine sentinels that reach skywards. The wood has been sensitively thinned at just the right time in its development, encouraging an explosion of life to begin under the canopy of the mature trees.

Access is very good as the wood is situated next to the quiet minor road: the entrance track up to the wood has been recently renewed and will stand the test of time. The ride-stop area has been similarly hardened to facilitate vehicle access and timber stacking if required and a short way into the wood from here there is a sturdy bench. It is always worth taking time out to sit for a moment and watch to see what moves about in the wood.

Towards the southern end of the wood, a section has been subject to some clearing allowing the natural birch regeneration to take hold and flourish. This pioneer species adds diversity to the woodland and a secluded private area. In and among the birch is a thriving pond of a good size, adding further to the diversity - as well as a watering hole for birdlife and mammals, it will support a vast array of insects and plant life.

Osgar Wood is situated close to Luthermuir, a village with humble beginnings. Located on a moor near the Water of Luther, it seems to have been subject to disputes regarding ownership and on early maps is marked as "Debatable Lands".

By the late 1700s local landowners became the feudal superiors and the area was known as the Feus of Caldhame.

Caldhame Castle, also close to the Luther, had been the home of the Middleton family when they moved from the lands of Conveth, but the last resident laird died in his chair during a raid on the castle in the 17th Century.

Pitgarvie woodlands, which Osgar Wood is part of, are situated in idyllic, historic and very peaceful rural surroundings. The trees are a diverse mixture of species and ages and have been well managed. Currently, mature Scots pine, young spruce and birch are dominant, but there are significant areas of mixed broadleaves including rowan, oak and alder. [Red squirrels](#), deer, hare, as well as lesser small mammals and birds including woodpecker, inhabit the woods. There are grants for encouraging [capercaillie](#), which occupied the area until relatively recent times.

Surrounding Area: 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.

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.

There is a growing interest in hut, bothy and temporary shelter building, especially in Scotland; for those interested in erecting a hut or shelter, here is some interesting and very helpful guidance from [Reforestation Scotland's Thousand Hut Campaign](#). Your Local Planning Authority should

also be consulted.

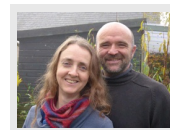
Price: £35,000 Freehold
Location: Luthermuir, Aberdeenshire
Size: Nearly 4 acres for sale

Local manager

Torquil Varty and Rachel Bower

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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.

Location

OS Landranger: OS No 45

Grid ref: NO 670 703

Nearest post code: AB30 1BA

Directions

Travelling along the A90 dual carriageway, take the turn for the B974 and head towards Fettercairn. At the Sauchieburn Hotel crossroads turn right and travel approximately 900m along this minor public road, past the field and cottages on your left. Carry on until you reach a pair of double gates and a woodlands for sale sign.

Climb over the gate and walk about 50m up the new hard track. Osgar Wood is on your right.

Boundaries:

Boundaries are marked by red painted post tops.

Osgar Wood

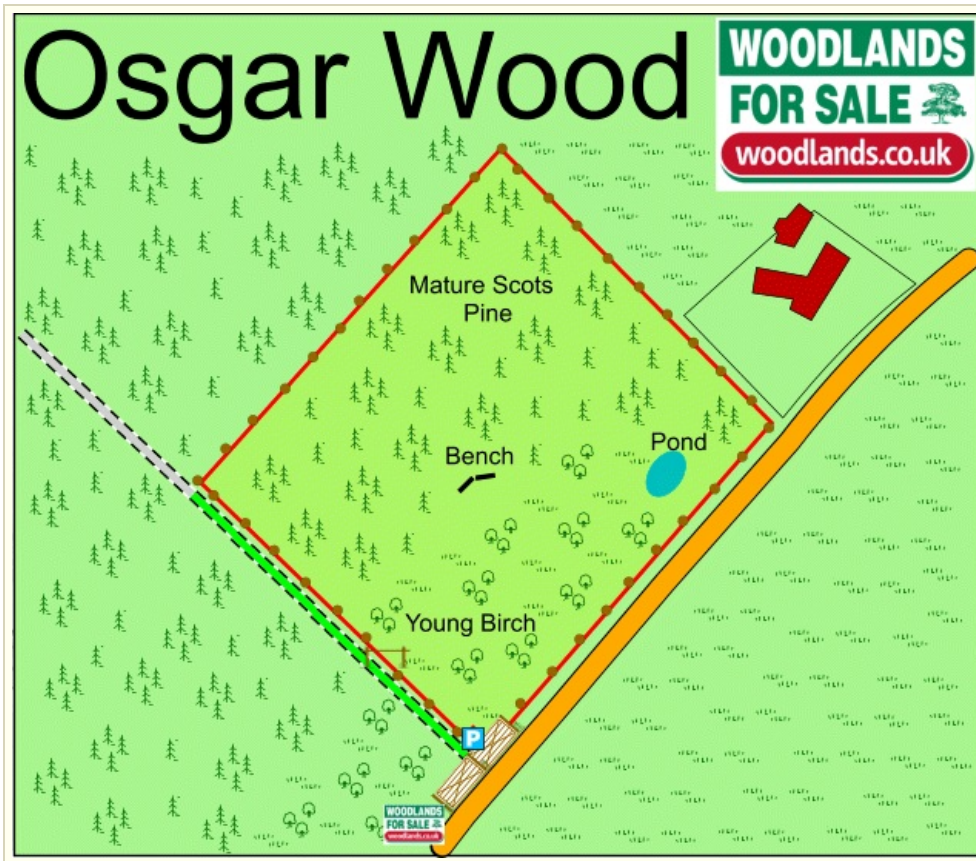
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Osgar Wood

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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.