

Plyfold Wood, Aberdeenshire - Nearly 15 ½ acres, £110,000



Plyfold Wood is a rare opportunity to acquire a woodland in its entirety, in a beautiful and popular part of Scotland, within easy reach of Aberdeen. There is great potential with this woodland to set up any number of woodland based projects; whether it be a forest school, a site for eco-lodges or just to retain the woodland as it is. Its proximity to one of the great wilderness areas of Scotland will perhaps be of interest to those looking to develop opportunities with tourism.

Located about fifteen miles out of Aberdeen on the tourist route to the Cairngorms National Park, it would be an ideal site for potential 'glamping' development, subject to the necessary planning permission required from the local authority, although there is no woodlands.co.uk covenant, applied to this stand alone wood.

In previous years, sensitive thinning has taken place throughout the wood, allowing the understory to thrive and create a well balanced woodland of varied ecology. A sure sign of this is the abundance of seasonal flowers and fungi, as well as the profusion of fern and wood sorrel underfoot.

Three sides of the wood are fringed by magnificent mature beech trees providing an astonishing autumnal display. The main body of the wood is Scots pine, with some stands of more dense spruce towards the eastern boundary, There is a lot of good quality timber that would be the perfect material to construct woodland shelters, as well as providing an enviable supply of firewood for the foreseeable future.

Toward the northern end of Plyfold Wood is an area that has been clear felled in the past and where there is now an interesting grove of self seeded birch and rowan: another element to what is a diverse body of woodland. There is a convenient track that bisects the woodland and this may be upgraded to allow easier vehicle access to the centre of the wood.

The surrounding area is steeped with history with the close proximity of Castle Fraser and Cluny Castle, both fine examples of 16th century architecture though the core of Castle Fraser dates back to the 1450's. Craigievar Castle in nearby Alford, a pink castle supposedly the inspiration for Walt Disney, is another local attraction as well as the Loch of Skene: the loch supports concentrations of wildfowl in autumn and winter in particular [greylag geese](#), [goldeneye ducks](#) and [pink-footed geese](#).

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: £110,000 Freehold

Location: Sauchen, Inverurie, Aberdeenshire

Size: Nearly 15 ½ acres for sale

Local manager

Torquil Varty and Rachel Bower

07803 903 203 or 01307 467393

torquilandrachel@woodlands.co.uk



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 38

Grid ref: NJ 666 109

Nearest post code: AB51 7QX

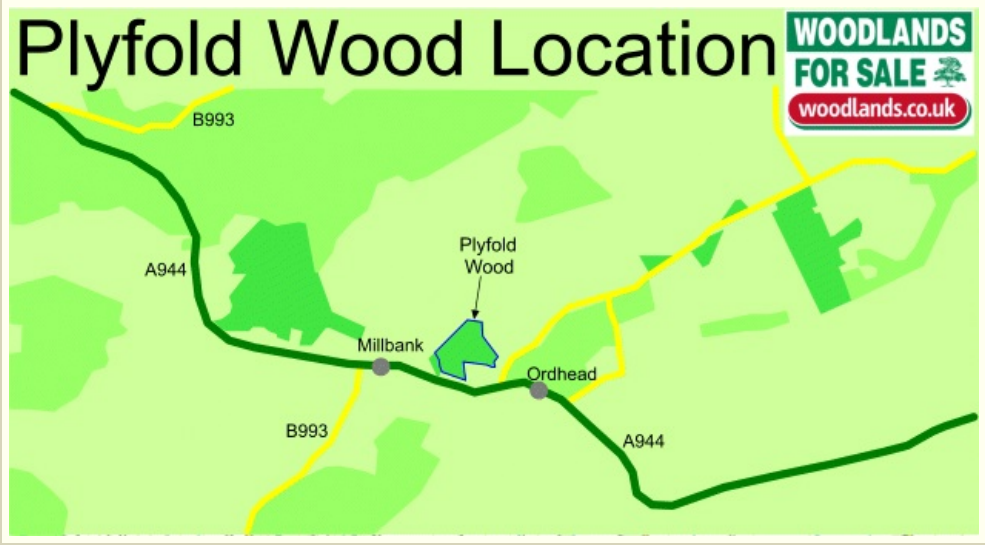
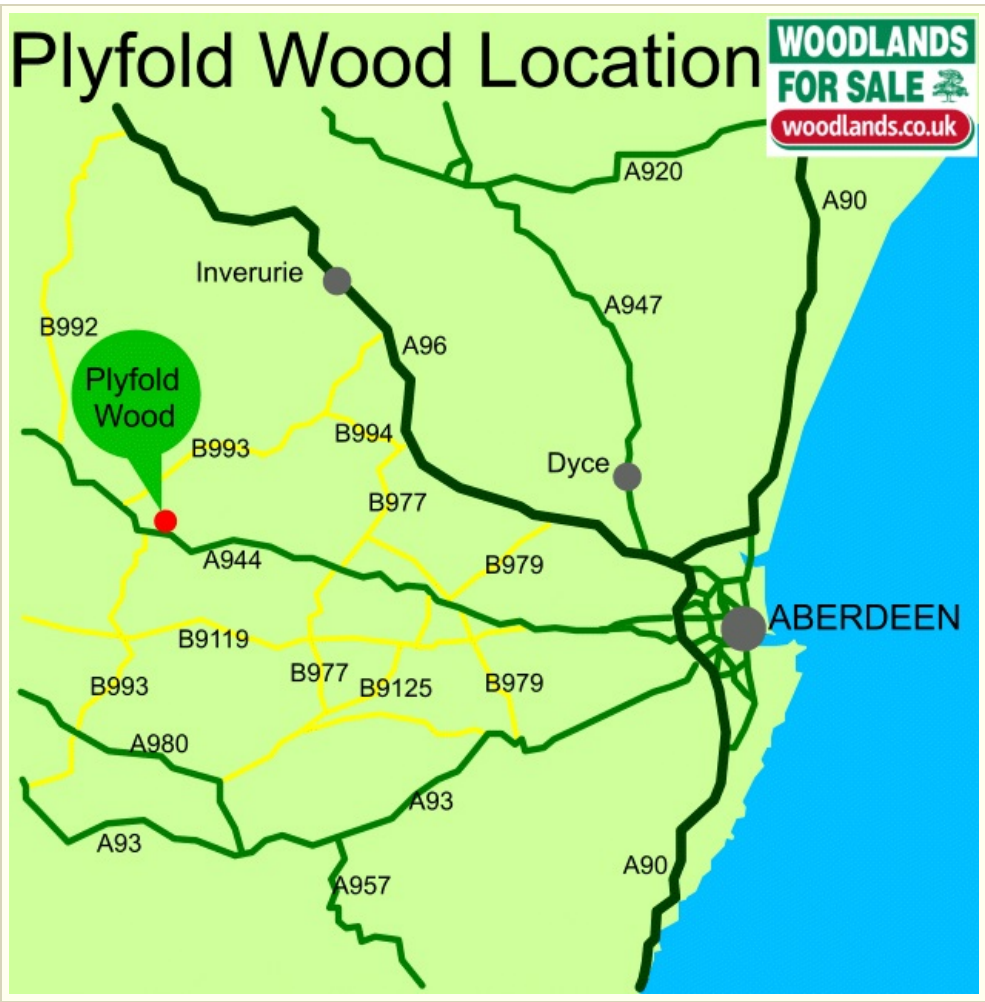
Directions

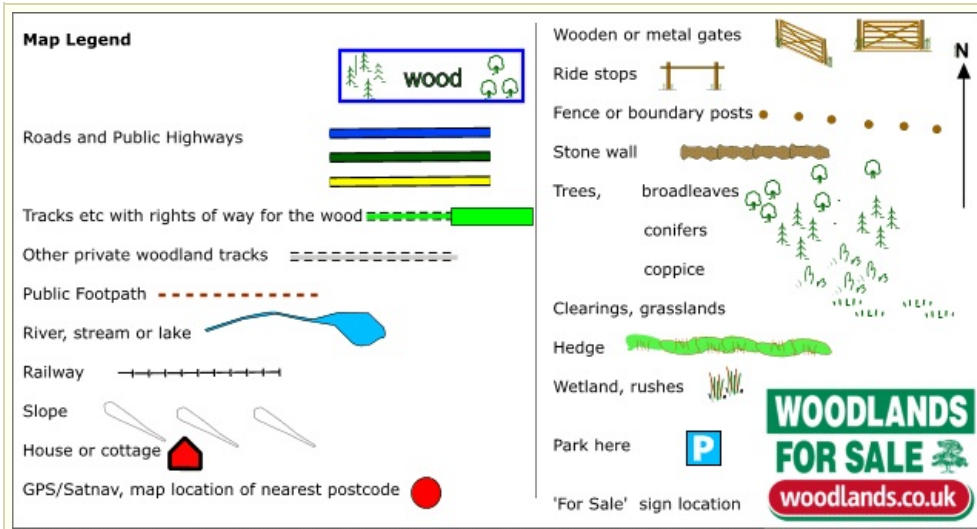
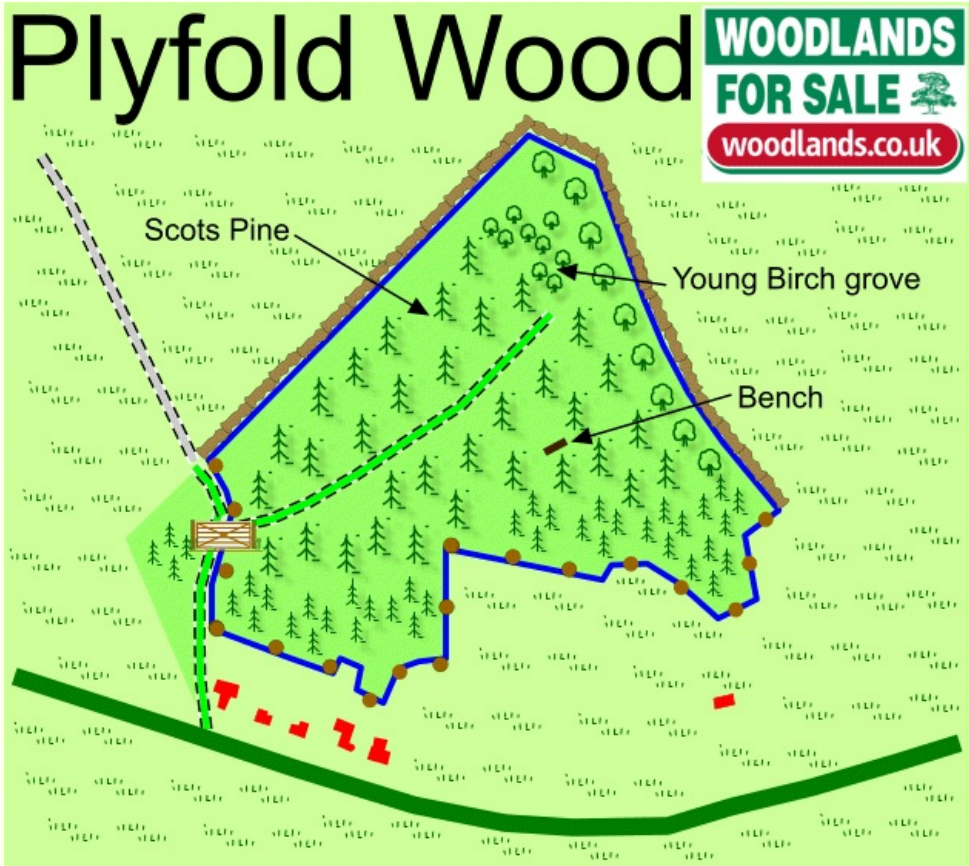
From Aberdeen:

- Take the A944 tourist route out of Aberdeen in the direction of Alford.
- Approximately 15 miles out of Aberdeen just passed Sauchen is the small hamlet of Ordhead.
- On your right hand side is a large woodlands for sale sign. Please turn right here.
- 50m on your right hand side is the woodland. Please park by the wooden gate.

Boundaries:

Boundaries are clearly marked by marker posts either side of the entrance gate and by drystone walls and stock fence on the other boundaries with fields surrounding the woodland.





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.