



## Primrose Wood Aberdeenshire

A rare opportunity to buy a larger, deciduous woodland, in the heart of Aberdeenshire.

### Details

**Price:** £98,000 Freehold

**Location:** Methlick, Aberdeenshire

**Size:** About 15 ½ acres for sale

**OS Landranger:** OS No 30

**Grid ref:** NJ 872 377

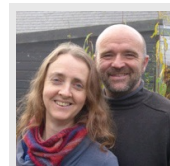
**Nearest post code:** AB41 7DJ

### Local manager

**Torquil Varty and Rachel Bower**

07803 903 203 or 01307 467393

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



## Description

It is not often that a woodland of this size comes to market, made all the more rare as this is a stunningly beautiful piece of forestry. At about 15 ½ acres, there is plenty to see and explore.

On arrival, there is space to park off road. From here the track leads a short distance into the wood and a very pleasant, open clearing. This corner of the wood is mainly well spaced oak trees that are showing good growth, with the odd rowan scattered throughout. The rowan are laden with berries and will be a good source of food for the abundant birdlife.

The open nature of the wood makes it a pleasure to walk round with many animal trails criss crossing the forest floor. Thankfully the autumn storms of last year did limited damage and on the whole, deciduous woods weathered the tempests well; more frequently damage occurred in softwood plantations. Trees that are down will provide ample firewood for family and friends or would become habitat for insects as nature takes over.

The all important atmosphere within these woods is incredible and one visit would probably not do it justice. One of the joys of woodland ownership is allowing oneself the time to walk the land in different seasons, to absorb the workings and activities of the creatures and plants that inhabit it.

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### Trees

There is a fantastic variety of trees within Primrose Wood from hazel to oak, to birch and rowan, sycamore and Scots pine, to name but a few.

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### Wildlife

This is a wonderful habitat for all the traditional woodland mammals, it is a large enough area to provide the diversity required for a balanced ecosystem.

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### Features

The open nature of the wood makes it ideal for walking around and would be a perfect backdrop for a forest school or potential eco tourism projects.

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### Access, tracks and footpaths

The topography is relatively flat and the woodland open and easy to traverse, though there are some pockets of valuable windblow. There is a convenient access track into the wood from the road.

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### Rights and covenants

All sporting rights are sold with the woodland.

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### Activities

These woods would make an ideal forest school or a base for bushcraft activities, there is plenty of firewood to be harvested from recent windblow as well as opportunity for small scale thinning.

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### Local area and history

Primrose Wood lies two miles north of the small village of Methlick, in an area known as Formartine, a district that extends north from the River Don to the River Ythan, about 16 miles north of Aberdeen.

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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.

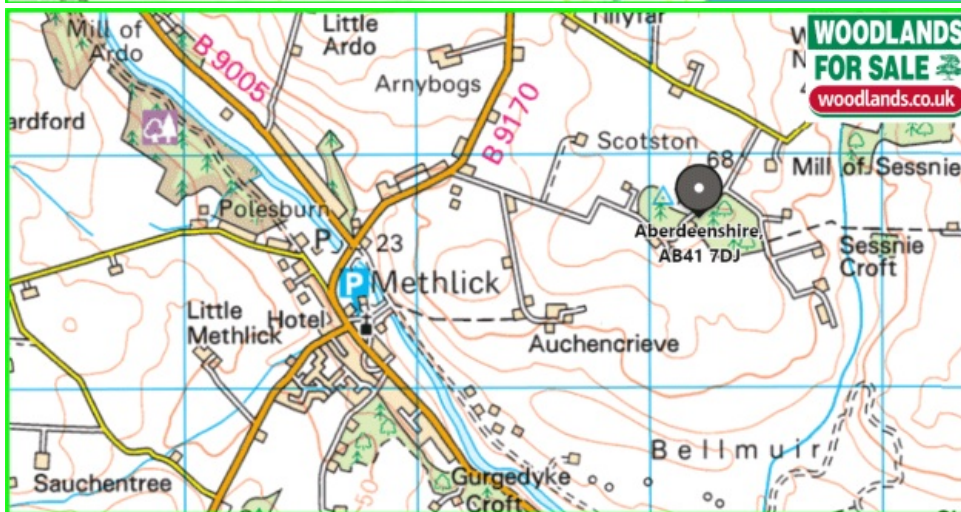
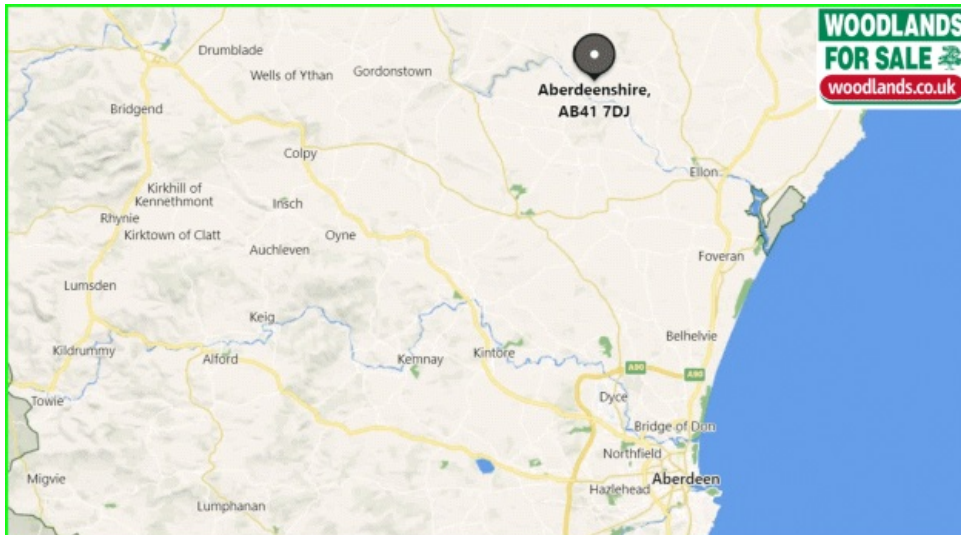
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## Directions

- Take the B9170 north out of Methlick village in the direction of New Deer.
- Turn right towards Auchnagatt and continue for about a mile.
- Just past a settlement of half a dozen houses the woodland is on your right.

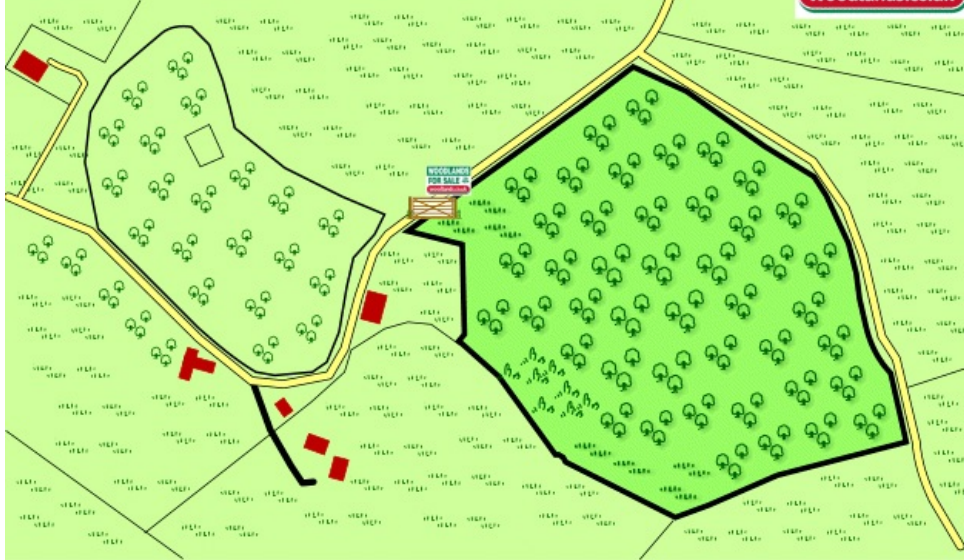
**Boundaries:**

Boundaries are marked by the public road and by stock net fencing.



# Primrose Wood

**WOODLANDS FOR SALE**  
woodlands.co.uk



Map Legend	
Wood	
Roads and Public Highways	
Tracks etc with rights of way for the wood	
Other private woodland tracks	
Public Footpath	
River, stream or lake	
Railway	
Slope	
House or cottage	
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.