



## Tillycairn Wood Aberdeenshire

A vibrant mixed woodland in the heart of Aberdeenshire, not far from Aberdeen or the Cairngorm National Park.

### Details

**Price:** £55,000 Freehold

**Location:** Millbank, near Sauchen, Aberdeenshire

**Size:** About 5 acres for sale

**OS Landranger:** OS No 38

**Grid ref:** NS 657 110

**Nearest post code:** AB51 7SA

### Local manager

**Torquil Varty and Rachel Bower**

07803 903 203 or 01307 467393

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



## Description

Tillycairn Wood is a wonderful woodland set within the forest at Millbank, that in turn is connected to the larger 'Scare Wood', currently owned by the Forestry Commission. At about 5 acres it is an ideal size for someone embarking on woodland ownership as a new venture.

Tillycairn is located at the end of one of these tracks and is suitable for all types of vehicle, please park on the layby on the mainroad and cross over and through the double metal gate. Please close the gate .

The wood is comprised of two distinct areas: the lower section, part of Minister's Moss, is a good mix of birch, rowan and alder. Within this area there is further diversity; damp areas and pools collecting water, with a number of different sphagnum mosses creating a rich and varied ecosystem that is the base of the food chain for much wildlife. In the wider world, there are over 380 different types of sphagnum moss. Regrettably, this traditional wetland habitat has shrunk globally with land being mainly drained for agriculture. It is however, an invaluable habitat for many species, as well as being an efficient carbon store, integral to the rise of global warming. Enlargement of some of the pool areas would create ideal conditions for more water plant species such as iris or marsh marigold and their colourful blooms favoured by insects such as dragon flies. A modest burn runs gently through Tillycairn and is an attractive draw to both four and two legged animals alike; perhaps the inspiration for [bridge construction?](#)

In contrast, the higher section of woodland is dry and home to some fine mature pines and would be the natural place for siting a woodland shelter and fire and if required, or for a spot of wild camping in the long hot summertime. The ease of access on foot is good with a vibrant understory of bilberry, providing late summer forage for birdlife stocking up reserves for winter.

Given the convenience of easy access from Aberdeen, these woods have attracted a great deal of interest and attention.

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.

---

### Trees

It is a mainly birch and alder woodland with some fine mature spruce trees occupying the higher ground. There is plenty of scope for small scale harvesting of timber to keep log fires burning or for some [creative carpentry](#).

---

### Wildlife

Wildlife is abundant within these woods whether aquatic, mammal or birdlife this woodland provides the perfect habitat for all. It is the smaller species , down to the micro that is the glue that holds the woodland together. It is usually the species that are too small to see that are the true indicators of a healthy woodland.

---

### Features

A small stream trickles gently through the wood and further enhances the diversity of the woodland, drawing in small mammals and birdlife, as well providing convenient water for campfire tea.

---

### Access, tracks and footpaths

Access to the wood is exceptionally good, with the substantial tracks constructed excellent stone from within the woodland and will be largely maintenance free for many years to come.

---

### Rights and covenants

All sporting rights are sold with the woodland.

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.

---

### Activities

These woods are the perfect backdrop for woodland activities whether that is educating or providing a playground for youngsters.

---

### Local area and history

The surrounding area is steeped in 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 1450s. 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](#).. From here it is a short hop to the Cairngorm National Park, arguably the heart of Scotland in many ways.

---

### 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.

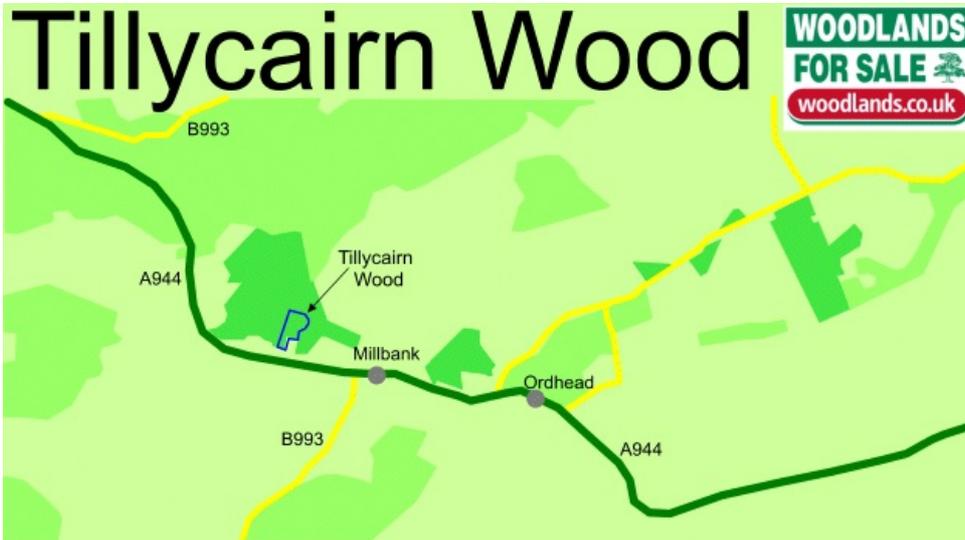
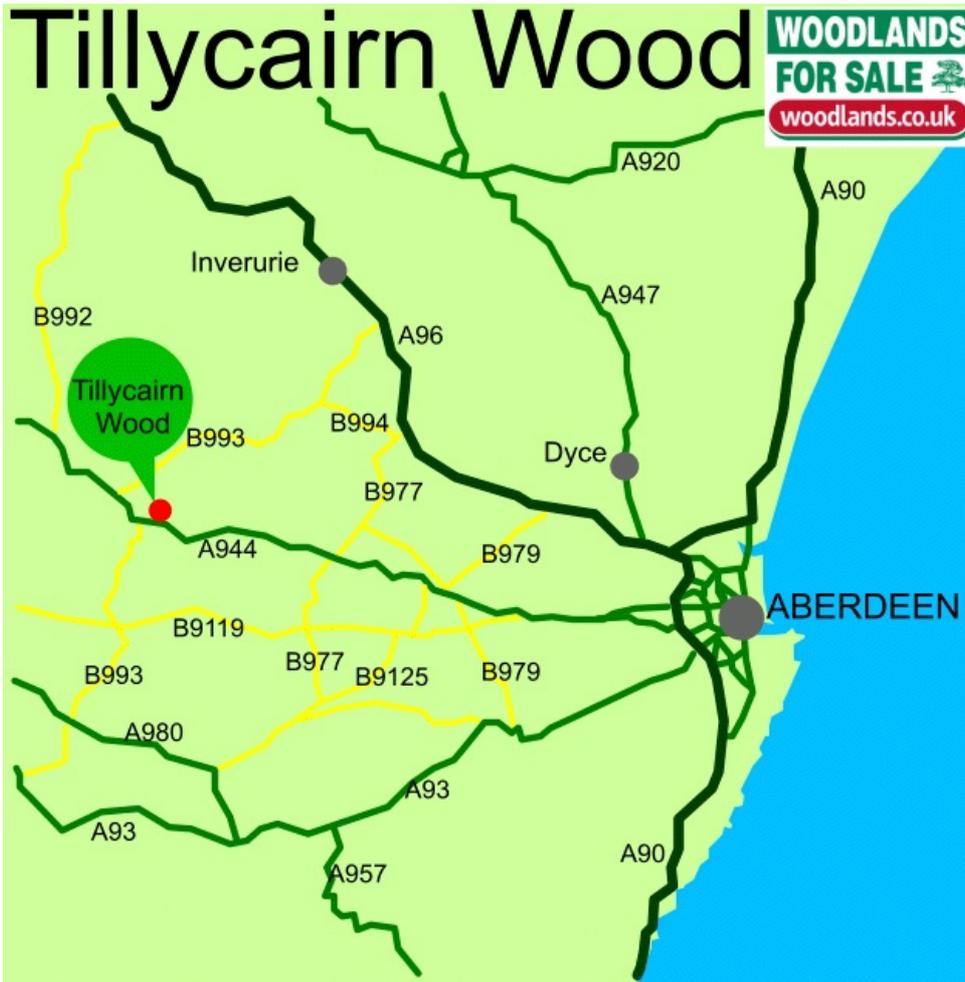
## Directions

From Aberdeen:

- Take the A944 in the direction of Alford.
- Just just after the hamlet of Ordhead keep going past a woodlands for sale sign,
- Continue through Millbank until you reach a layby on the lefthand side .Please park here.. Opposite the layby on the other side of the road is the entrance to the woods
- Continue for 50m and there is a locked wooden gate marking the entrance.
- Follow the main track, bearing right at the first junction and continue all the way for about 250m until you reach a fork in the track. Take the right fork and Tillycairn Wood is at the end of the track on your right .

**Boundaries:**

Boundaries are marked by blue painted post tops.



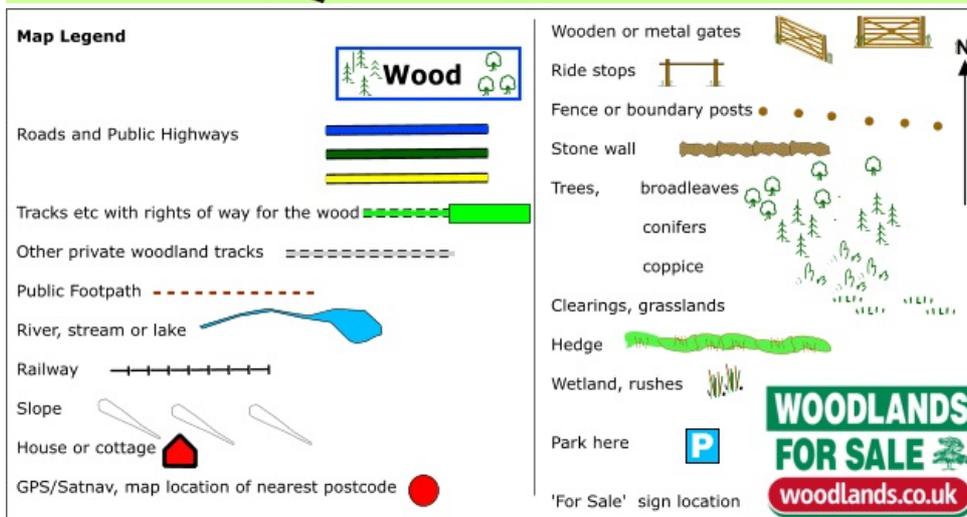
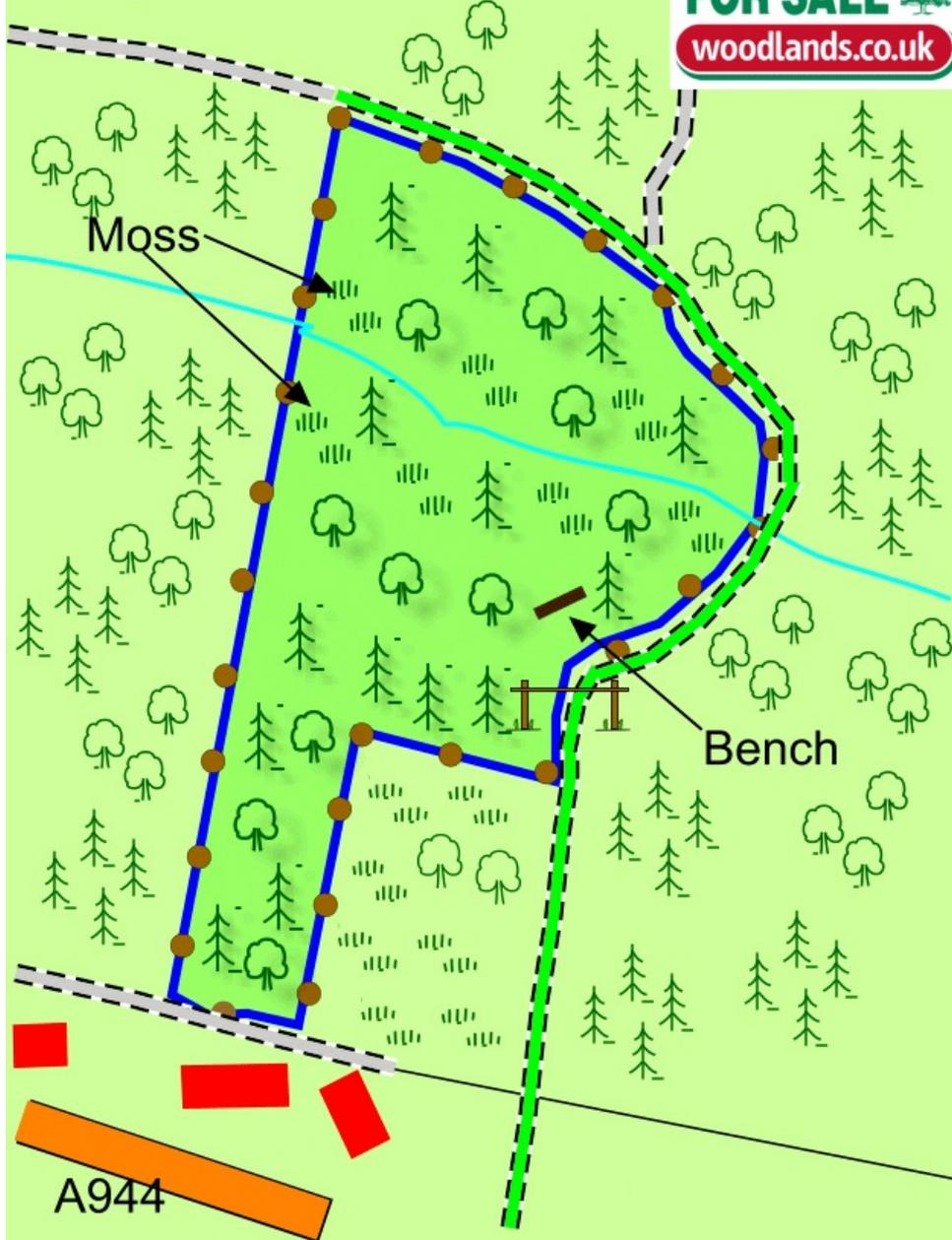
# Tillycairn Wood

**WOODLANDS**  
**FOR SALE**   
[woodlands.co.uk](http://woodlands.co.uk)



# Tillycairn Wood

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



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.