



BAHILL WOOD
HUNTLY



"A 66.72 acre block of productive woodland with good access in a desirable location"

Bahill Wood, Huntly, AB54 4RA

what3words location:///cascade.hammocks.respect



For Sale as a whole:

Offers Over £175,000

Property Highlights

- + Block of commercial woodland restocked with productive conifers
- + Direct access onto public road with timber stacking area
- + Convenient location adjacent to Huntly

Bahill wood is a mixed species woodland extending to 27.00 hectares (66.72 acres) or thereby. The wood comprises 14.3 hectares (35.34 acres) of primarily spruce, larch and scots pine restocked in 2021. These compartments have been recently beaten-up to maintain a planting density of 2,500 trees/ha for the conifer species and 1,600 trees/ha for the broadleaves, providing a strong foundation for future growth and long-term timber potential.

In addition, the woodland features 12.7 hectares (31.38 acres) of mature mixed species and open ground. A species plan indicating the separate compartments is available upon request.

According to the James Hutton Institute the land is primarily classified as grade F4, being land with moderate flexibility for the growth and management of tree crops. There are no outstanding grants in respect of the woodlands. The woodland benefits from direct access off the public road, identified as Point A on the plan, where a formed bellmouth entrance and timber stacking area are already in place, facilitating straightforward access.

Clawback / Overage

The land is to be subject to an obligation from the purchaser (and successors in Title) in favour of the seller to pay 50% of the uplift in value occurring as a result of any non-agricultural development including renewable energy or grant of planning permission in the period of 20 years from completion of sale, such obligation to be secured against the affected area.

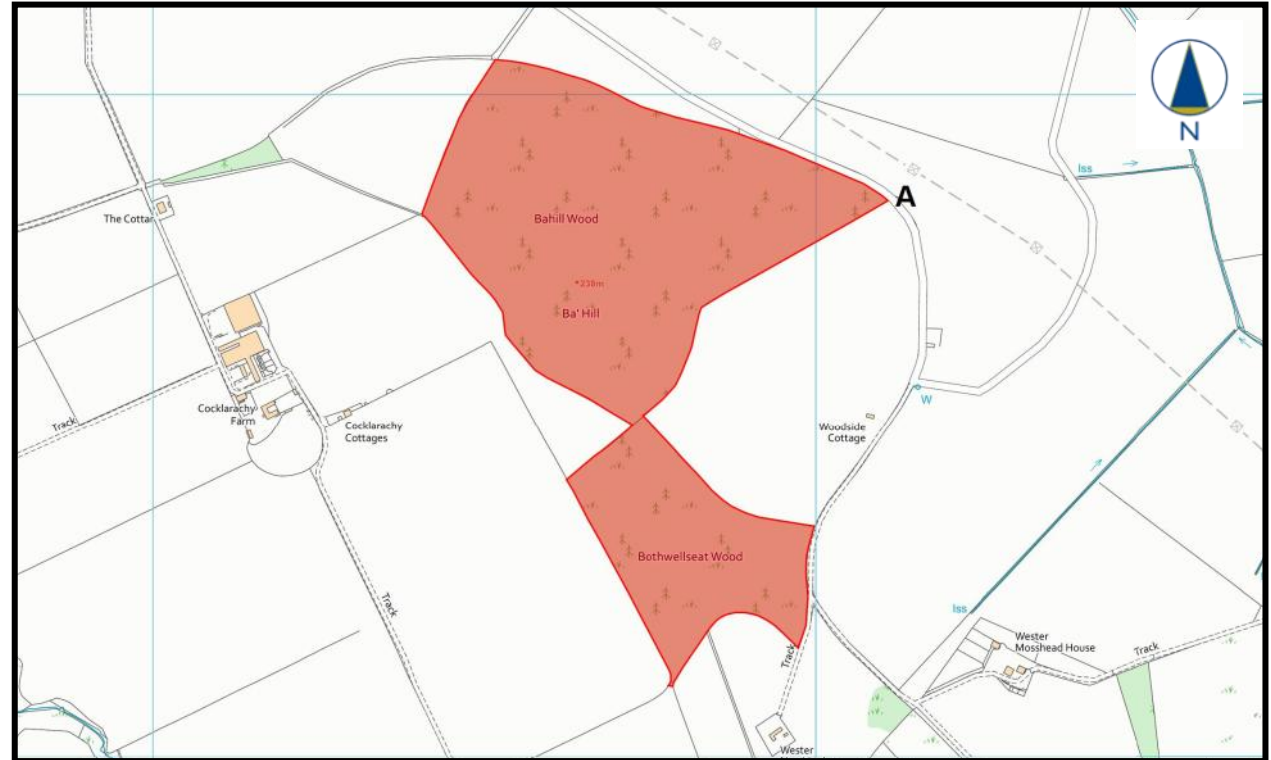
Distances

Huntly 1 mile

Inverurie 17 miles

Aberdeen 29 miles

Sale Plan and Compartment Table



Area	Description	Ha	Acres
Restocked 2021	Hybrid larch & Scots pine	3.60	8.90
	Sitka spruce	8.50	21.00
	Norway spruce	1.30	3.21
	Broadleaves	0.90	2.22
		14.30	35.34
Mature	Scots pine	8.40	20.76
	Douglas fire	0.30	0.74
	Broadleaves	3.00	7.41
	Sitka spruce	0.10	0.25
Other	Open ground	0.90	2.22
		12.70	31.38
Total		27.00	66.72

Property Details & Important Notices

Local Authority: Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Forestry Commission: Forestry Commission Scotland, Grampian Conversancy, Portsoy Road, Huntly, AB54 4SJ

Entry: By arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

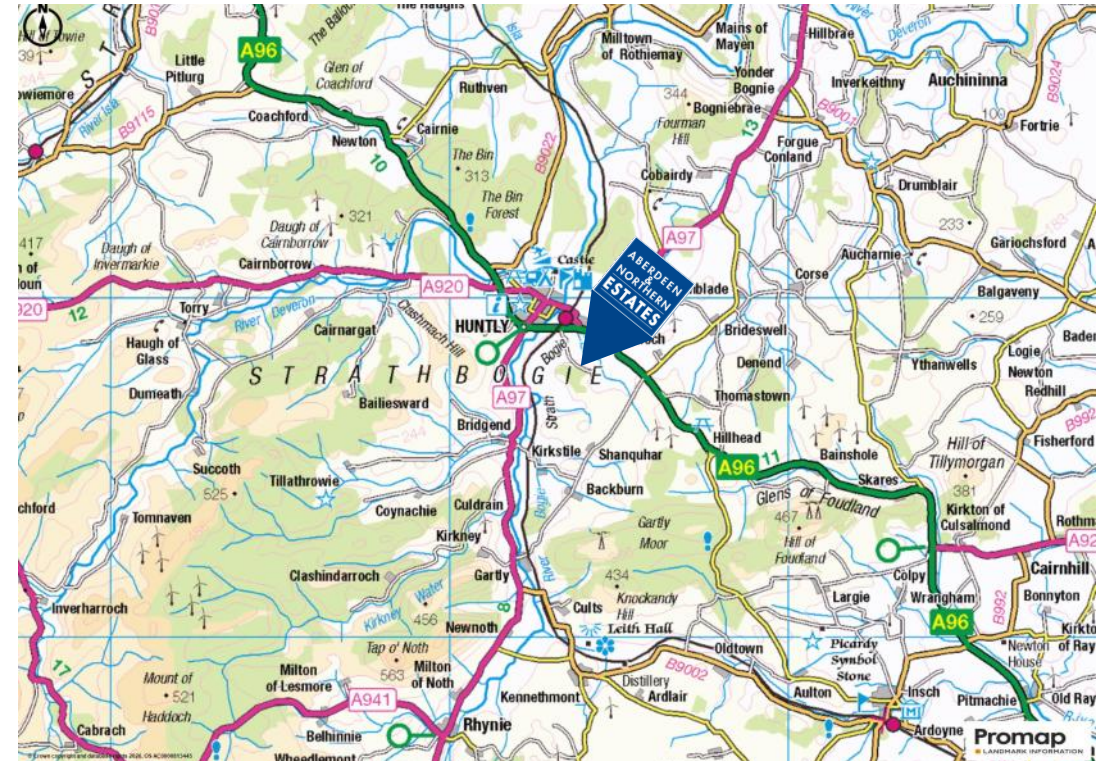
Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

Date of publication: April 2026 Photographs taken: April 2026.

Viewing by appointment. The property is an agricultural and woodland holding, and appropriate caution should be exercised at all times during inspection.

**ABERDEEN
&
NORTHERN
ESTATES**

To view this property or for further information,
contact our agent:

Ian Armstrong

01467 623800

estates@anmgroupp.co.uk



ZOOPLA rightmove OnTheMarket

Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk