



Woodland at Dessmuir Estate

The wood at Dessmuir Estate extends to 2.4ha (5.93 acres) or thereby and consists of a mixed windblown conifer crop in an attractive and accessible location.

Offers Over
£12,000



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Description

Dessmuir Woodland offers an exceptional opportunity to purchase a sizeable yet manageable woodland block perfect for a multitude of uses including hutting, timber extraction, nature restoration, and perhaps future development (subject to all necessary approvals).

Whilst the majority of the stand was affected by Storm Arwin, the woodland still offers the ability to extract timber with a Felling Licence in place until October 2026 and an estimated volume of 690m³.

The views here speak for themselves and, with a location close to Aboyne, this is a superb opportunity for those with a desire to own and manage a small area of woodland in Royal Deeside.

Local Authority:

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Entry:

By arrangement

Mineral 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.



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

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.