



Woodland at North Touxhill, Auchnagatt, AB41 8TS

Woodlands North Touxhill

The woodland at North Touxhill extends to 19.71 hectares (48.43 acres) or thereby.
Property available in 2 lots

Lot 1 - Offers Over £125,000 (27.84 acres or thereby)

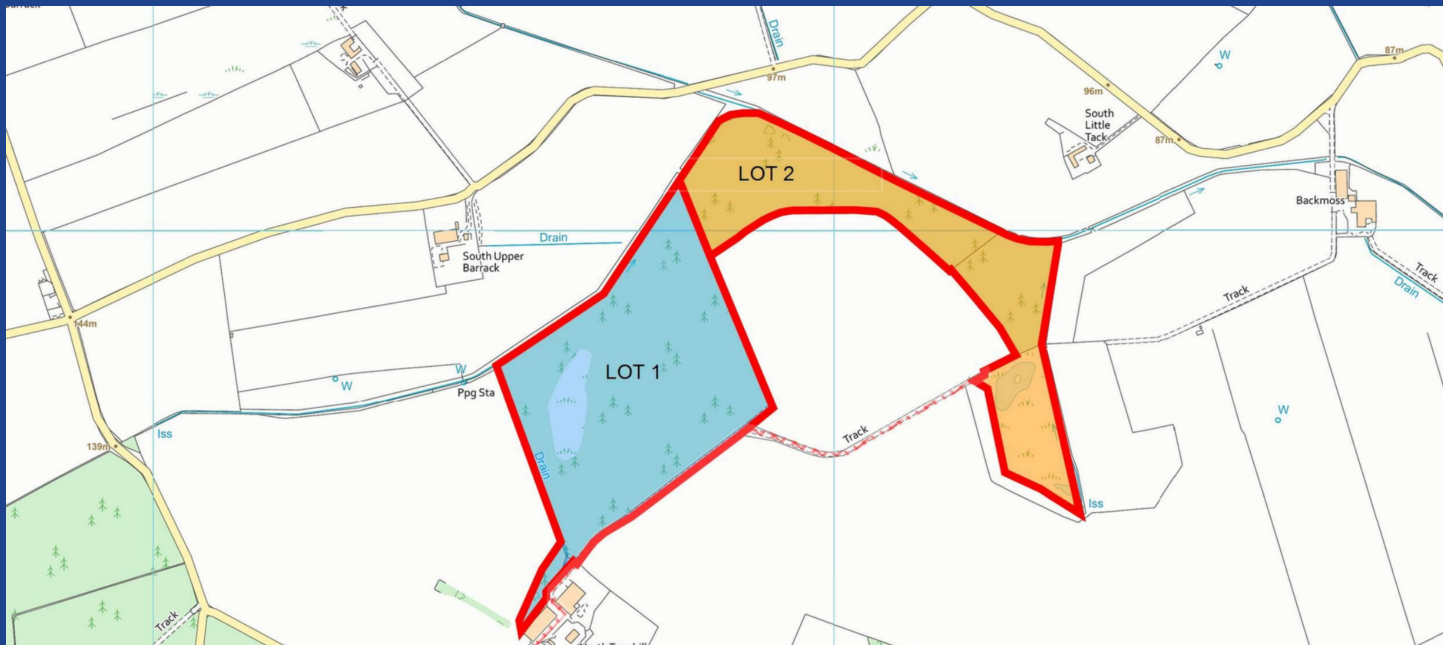
Lot 2 - Offers Over £95,000 (20.60 acres or thereby)

Offers Over
£220,000



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Lot 1 extending to 27.82 acres or thereby, planted in the 1990's, consists of one main compartment of Sitka Spruce, an area of Japanese Larch, and an attractive selection of hardwoods bounding the access track leading to the small hut at the south eastern edge of the Lot.

Lot 2 consists of a main compartment of Sitka Spruce (roughly 15.5 acres in size) and a wetland/pond area of (around 5.12 acres) in the southern corner. The main stand of woodland is again at the stage of readiness for thinning, consideration will be required for access and route of extraction due to the existing electricity pylons.

The pond area offers a superb opportunity for those interested in wildlife and development of wetland habitat. Native trees have established within the area and the pond is regularly visited by a range of wildfowl. In the past this has been used as a flight pond, with teal/wigeon/mallard etc, visiting regularly.

Local Authority

Aberdeenshire Council, Formartine House, Union Street, Ellon, AB41 9BA

Entry

By agreement

Mineral & Sporting Rights

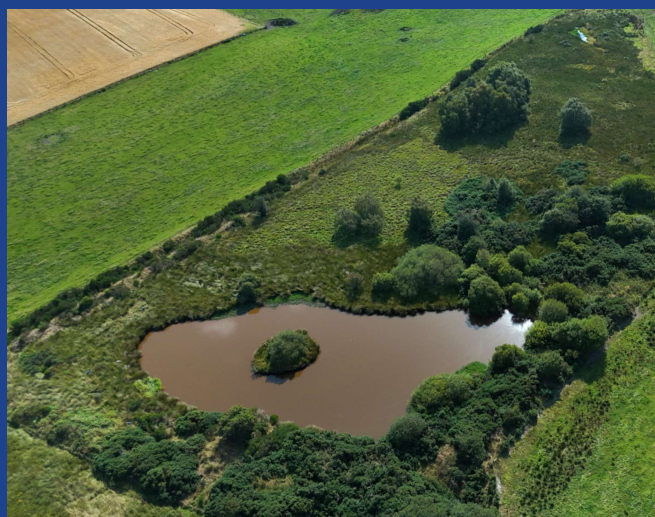
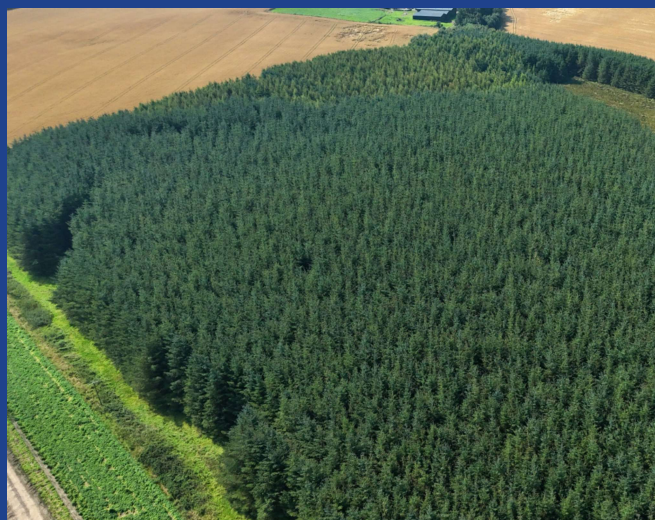
Included in sale in so far as they are owned.

Entry:

By arrangement

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.



///What3Words: ///puddles.simulates.seaweed



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

Tom Richmond MRICS

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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.