

SITTYTON WOODLAND & PADDOCK

NEWMACHAR

ABERDEEN
&
NORTHERN
ESTATES

"A unique opportunity to acquire an **attractive block of commercial and amenity woodland**, along with a **versatile paddock**, in a peaceful yet accessible location **near Aberdeen**."

Sittyton Woodland & Paddock, Newmachar, Aberdeen, AB21 0RP

what3words location:///humans.times.dorms



For Sale as a whole or available in two Lots:

Offers Over £235,000

Property Highlights

- + Large block of tranquil woodland with a mix of commercial conifers (33 acres) and attractive amenity woodland (27 acres) with roadside access.
- + Versatile grass paddock extending to 9 acres or thereby with roadside access.
- + Private yet convenient location in close proximity to nearby Newmachar and Aberdeen to the south.

Lot 1- Sittyton Woodland, Newmachar, AB21 0RP (Offers Over £185,000)

Lot 1 (shown in red on the sale plan opposite) comprises IACS-registered woodland, predominantly on the west side of the Sittyton public road, extending to 60.05 acres or thereby. The woodland is classed as F4 as per the Land Capability for Forestry, meaning that the land has moderate flexibility for the growth and management of tree crops, with the soils predominantly consisting of Brown Earths. The woodland slopes gently in a north-easterly direction with an altitude ranging from 105 to 142 metres above sea level.

The block of commercial woodland at Sittyton extends to 33 acres or thereby and is located along the northern and western boundaries of the property. This section of the woodland consists of predominantly mature Sitka Spruce which is understood to have been thinned a number of years ago, with future harvesting providing a useful income source for any future owner.

The remainder of Sittyton woodland extends to 27 acres or thereby and lies along with eastern and southern boundaries of the property. It comprises of amenity woodland with a mix of young and mature deciduous species and areas of Scots Pine and conifers, as well as more open ground. The woodland benefits from direct roadside access and has excellent space and potential to be utilised further for amenity and recreational purposes, such as nature restoration or local dog-walking.

Lot 2 - Land at Middleton, Fintray, AB21 0JJ (Offers over £50,000)

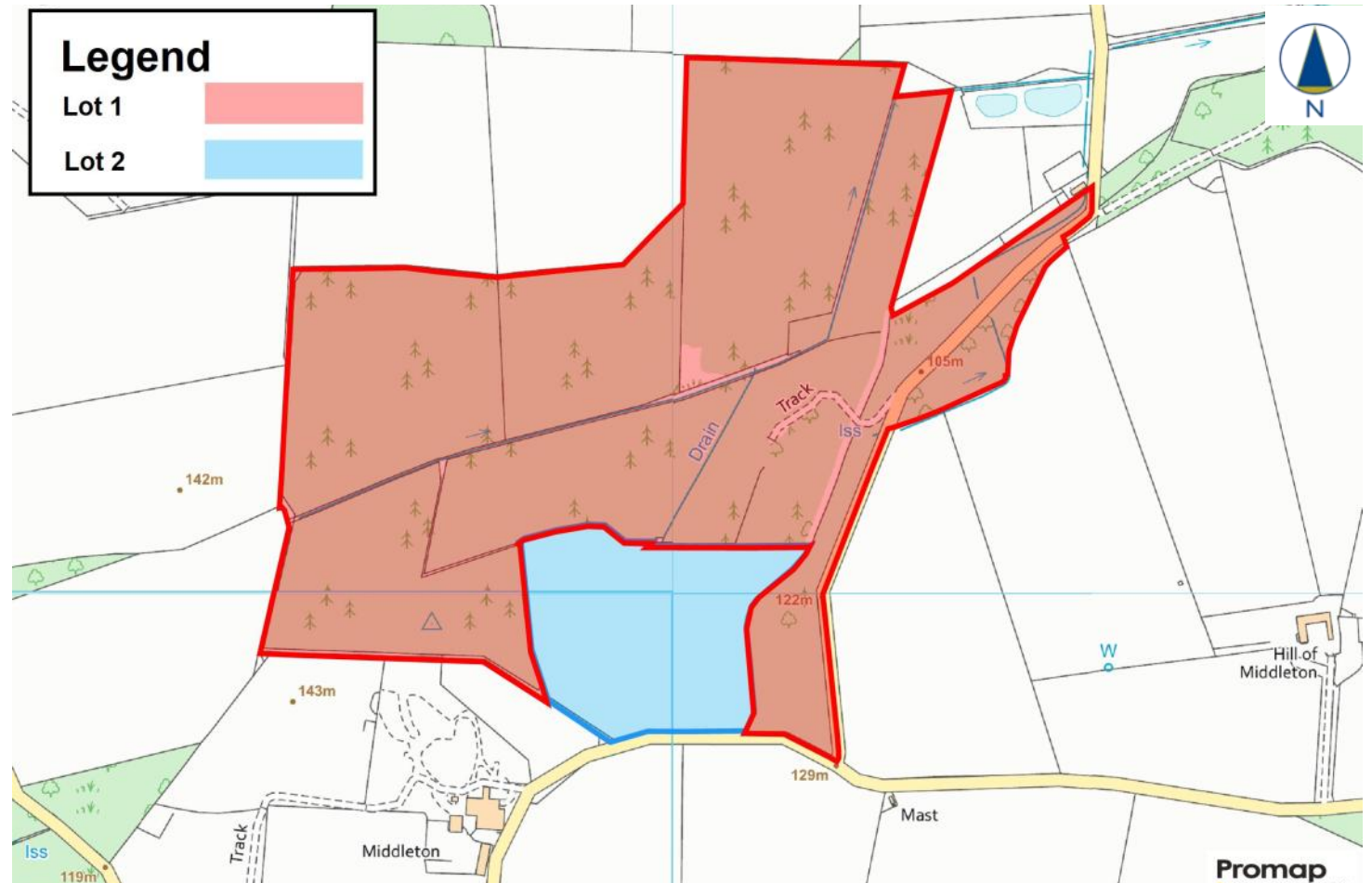
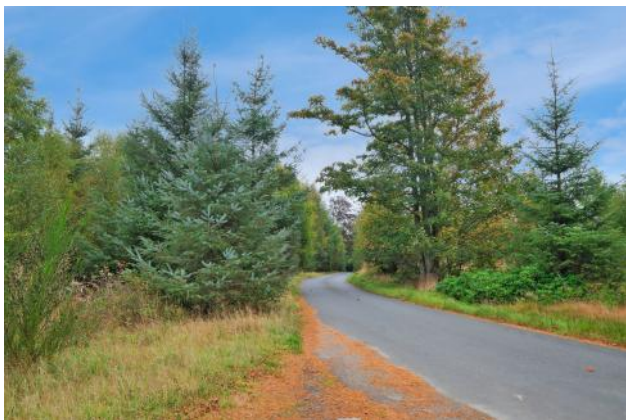
Lot 2 (shown in blue on the sale plan opposite) comprises an IACS-registered rectangular-shaped field parcel extending to 9.37 acres or thereby.

The land is north facing, with a topography ranging from flat to moderately sloping in this direction, with an altitude of approximately 125-135 metres above sea level. The land is classed as predominantly grade 3(2) as per the Land Capability for Agriculture map produced by the James Hutton Institute, with the land currently being utilised for livestock grazing. The land benefits from direct roadside access and could be utilised for further livestock grazing in the future, as well as for equestrian grazing, small scale cropping or amenity uses.

Distances

Newmachar 3 miles Hatton of Fintray 4½ miles Dyce 6 miles Inverurie 7 miles





Property Details & Important Notices

Services: The Vendors understand that a water supply serving lot 2 is available, though requires to be connected.

Forestry: The vendors understand that there are no outstanding forestry licences or grants in place.

BPS Entitlements: Not included in the sale. BPS Regions 0 & 2. Non-LFA.

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

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.

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

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

Daniel Grant

01467 623800

estates@anmgroupp.co.uk



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Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk