



Woodland at Broadmuir, Hill of Fisherie, Turriff, AB53 5QL

Woodland at Broadmuir

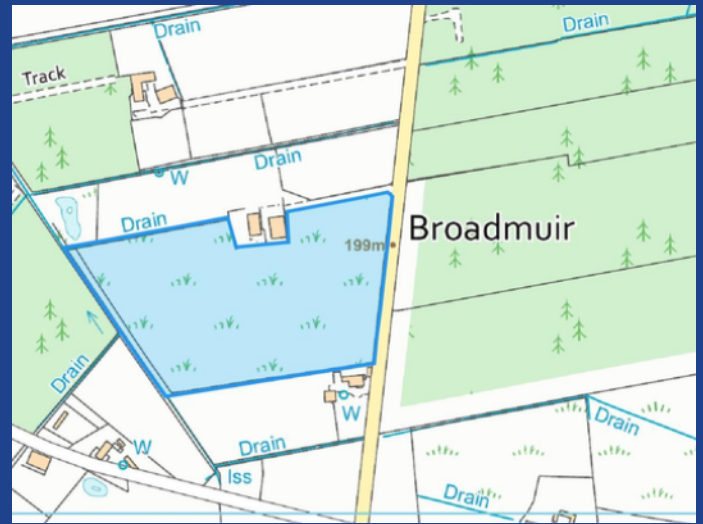
A small parcel of attractive amenity broadleaf woodland, in a peaceful yet convenient location near major road links in northern Aberdeenshire.

Offers Over
£20,000



Aberdeen & Northern Estates Ltd.
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

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The subjects comprises two IACS-registered land parcels extending to approximately 3.27 hectares (8.08 acres) or thereby in total. The woodland slopes gently in a westerly direction, with an altitude ranging from 170 to 200 metres above sea level, and benefits from gated access from the public road bordering the east of the subjects.

The subjects comprise predominantly of mixed deciduous tree species, as well as areas of open ground situated in the western portion and along the boundaries of the holding. The woodland is understood to have been planted just under 20 years ago, with no outstanding grant obligations understood to be in place. The woodland has potential to be utilised further for amenity and recreational purposes, such as local nature restoration, small-scale dog walking or as a haven for local wildlife.

Local Authority:

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

Forestry:

Scottish Forestry (Grampian Conservancy), Portsoy Road, Huntly, AB54 4SJ.

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.

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:

Daniel Grant
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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.