

Braes of Gight Woodlands

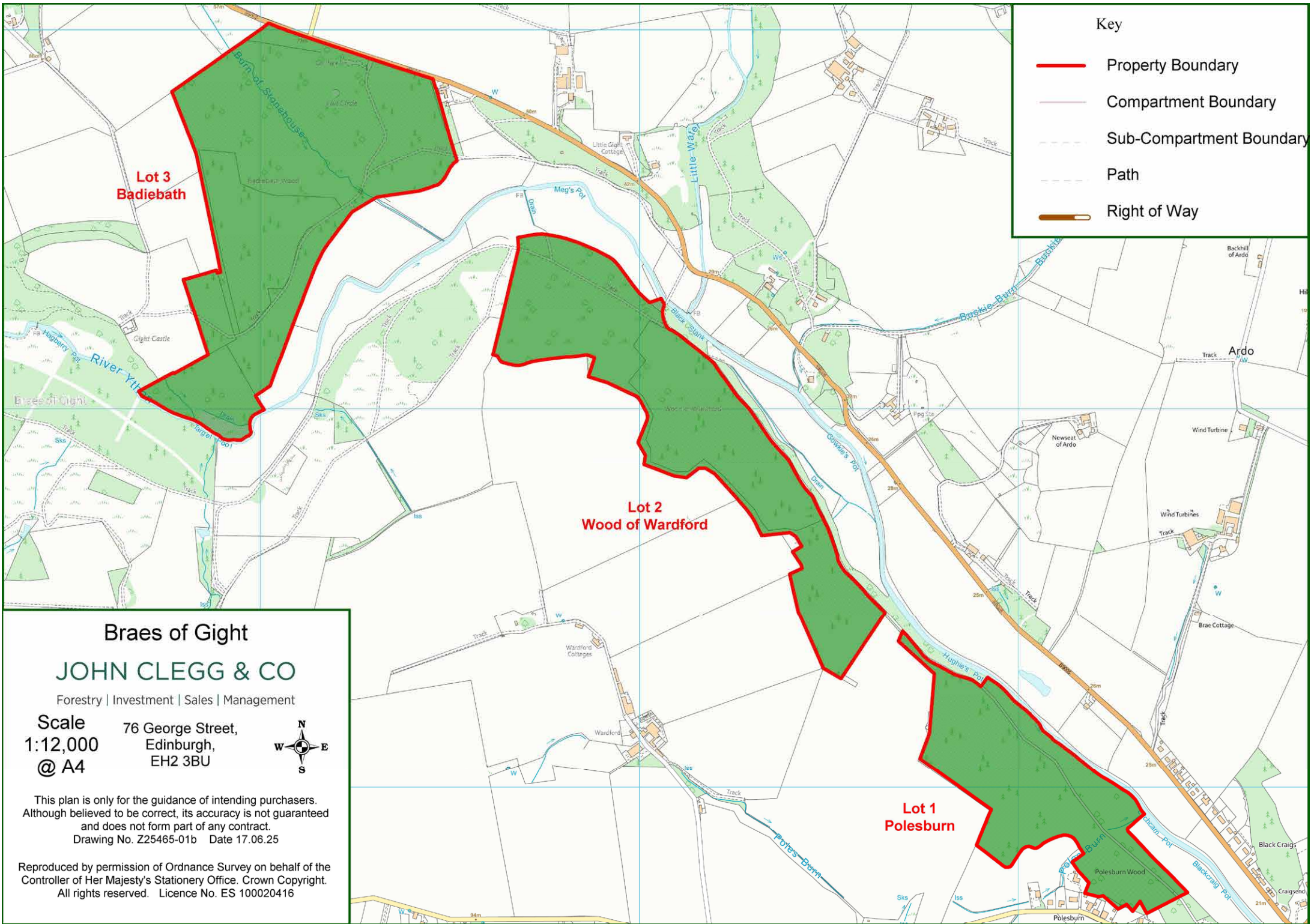
Methlick | Ellon | Aberdeenshire

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Part of





Braes of Gight Woodlands Methlick, Ellon, Aberdeenshire

91.88 Ha (227.04 Acres) in total

Aberdeen (24 miles), Inverness (93 miles), Edinburgh (152 miles)
(Distances are approximate)

A pleasant series of woodlands with a diverse mix of conifer and broadleaves. Recent timber extraction demonstrated. An excellent forestry investment for conifer crops or amenity purposes

Areas of broadleaf and riparian woodlands suitable for amenity purposes

Well located for timber processors in the region

**Set amongst the Formative area of Aberdeenshire
known for its fertile agriculture soils**

LOT 1 - Polesburn Wood - 19.22 Ha (47.49 Acres) - Offers Over £110,000

LOT 2 - Wood of Wardford - 29.50 Ha (72.89 Acres) - Offers Over £180,000

LOT 3 - Badiebath Wood - 43.16 (106.65 Acres) - Offers Over £320,000



Location

Braes of Gight Woodlands are set amongst the rolling hills of the Formartine area of Aberdeenshire. This area is renowned for its productive arable farmland and commercial forestry. The properties presented in 3 lots, are situated north west of Methlick village, north west of Ellon, Aberdeenshire.

Access

Lot 1 – Polesburn Wood: To access Polesburn Wood from Methlick village, follow the B9005 traveling north west on the road south west of the river Ythan. Take the right fork road which turns into an upgraded forest track. There is a small layby at the Gight Woods close to a Forestry and Land Scotland sign for parking.

What3words: Entrance from B9005: homing.contoured. continued

Lot 2 – Wood of Wardford: Access can be taken from Polesburn Wood by vehicle with a 260m drive from the nearest parking area, as per the Polesburn Wood entrance details. This road is suitable for timber haulage running adjacent to and through the woodland. This has been used to allow harvesting of the woodland by Forestry and Land Scotland in the past. Further pedestrian access from the north east corner of the woodland is available, crossing a small bridge by foot. Follow the B9005 on the northern side of the river Ythan.

What3words: North east corner access off the B9005: tempting.risk.trinkets

Lot 3 – Badiebath Wood: To access Badiebath Wood from Methlick village, follow the B9005 sign posted to Fyvie on the north side of the river Ythan. After two miles there is a large carpark, sign posted Braes of Gight Wood on the left hand side with ample parking.

What3words: Entrance from B9005: dreamers.fortunes. arrow

Archaeology and other designations

Polesburn Wood: The woodland is Long Established of Plantation Origin (LEPO). There are no noted monuments recorded with this property.

Wood of Wardford: Approximately half of the forest is classified at Ancient Semi Natural Woodland (ASNW) with the remainder being Long Established Plantation Origin (LEPO). There are no records of ancient monuments connected to this forest.

Badiebath Wood: All of the woodland is recorded as Long Established of Plantation Origin (LEPO) or Ancient Semi Natural Woodland (ASNW). The ASNW area is restricted to the southern portion running down to the river. There are five unscheduled monuments recorded in this woodland these being:

- 1. Linear Earthwork – Grid Ref: NJ 830 340
- 2. Hut Circle – Grid Ref: NJ 832 398
- 3. Quarry Pit, Rig & Furrow, Track – Grid Ref: NJ 835 397
- 4. Hollow Way – Grid Ref: NJ 832 396
- 5. Clearance Cairn – Grid Ref: NJ 829 394
- 6. Clearance Cairns – Grid Ref: NJ 830 394

LOT 1 – Polesburn Wood

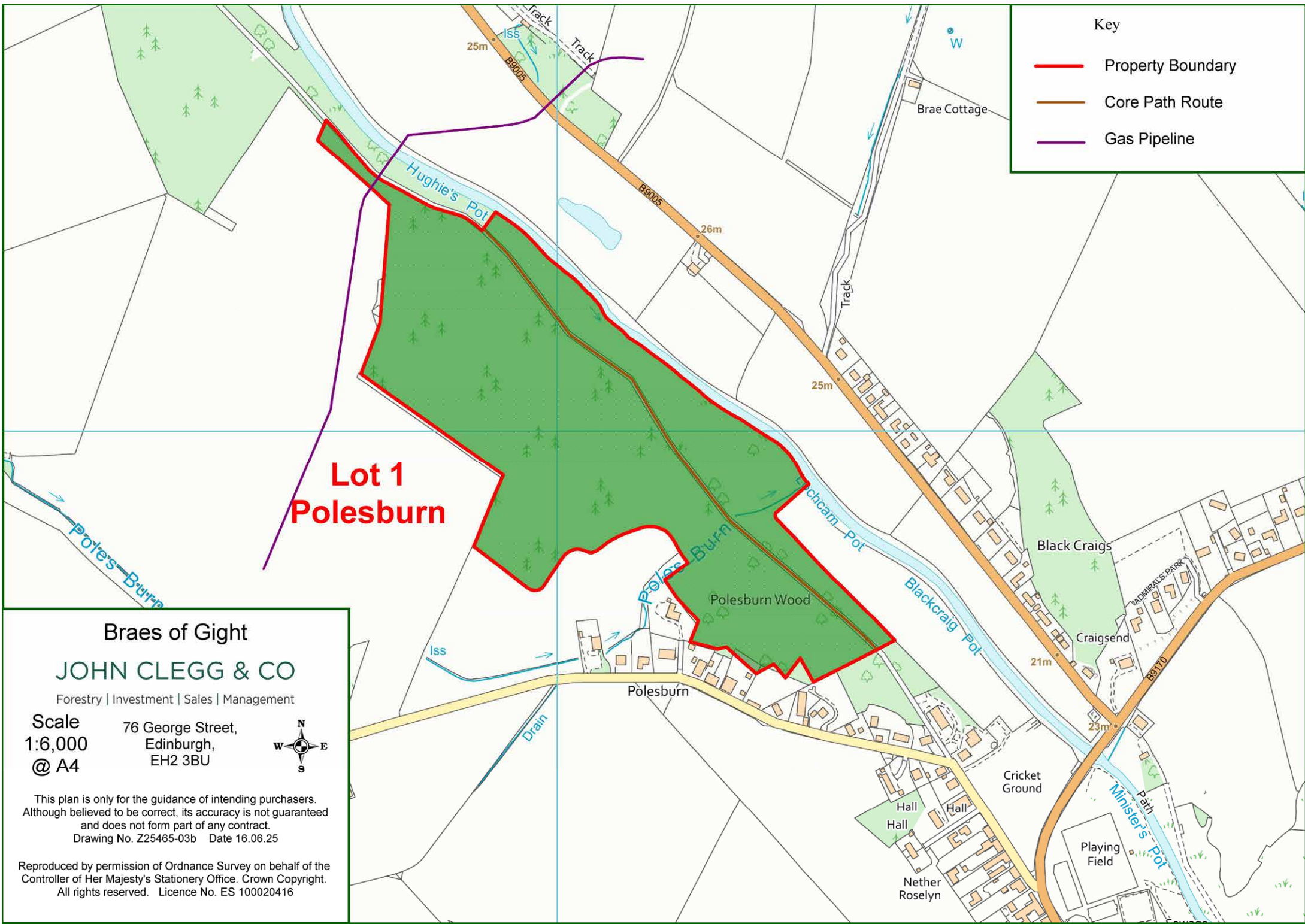
19.22 Ha (47.49 Acres)

Polesburn Wood comprises mainly of three identifiable areas: A commercial element which was felled in spring 2025, this comprised of Sitka spruce. The Hybrid larch and Grand fir element remains as per the compartment schedule. Currently this area has not been ground prepared or restocked with trees. This area is situated to the north of the property. At the main entrance in the south, there is a mixed broadleaf area comprising mostly of birch which was planted in 2002. There is a riparian zone area bordering with the river Ythan of mixed broadleaves. This area is mainly made up of relatively young willow, birch, rowan but some trees date back as far as the 1890s.

There is an obligation to replant the felled areas. Prospective owners may want to consider replanting the felled commercial area with productive conifer or further expand the mixed broadleaf element. The forest road has been upgraded for timber transport prior to the felling operation with laybys. The other mixed broadleaf area may be suitable for firewood production or amenity uses.

The tables below summarise the current crop composition by area. Compartment schedules and map are available on request from the selling agent.

PLANTING YEARS						
Species	1890	1961	2002	2010	Felled	Total
Hybrid larch/ Grand fir		0.59				0.59
Birch				0.03		0.03
Mixed broadleaves	1.4		5.57	0.22		7.19
Felled					11.29	11.29
Sitka spruce				0.12		0.12
Grand Total	1.4	0.59	5.57	0.37	11.29	19.22



Key

- Property Boundary
- Core Path Route
- Gas Pipeline

Braes of Gight
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Scale
1:6,000
@ A4

76 George Street,
Edinburgh,
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Lot 1 Polesburn

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Drawing No. Z25465-03b Date 16.06.25

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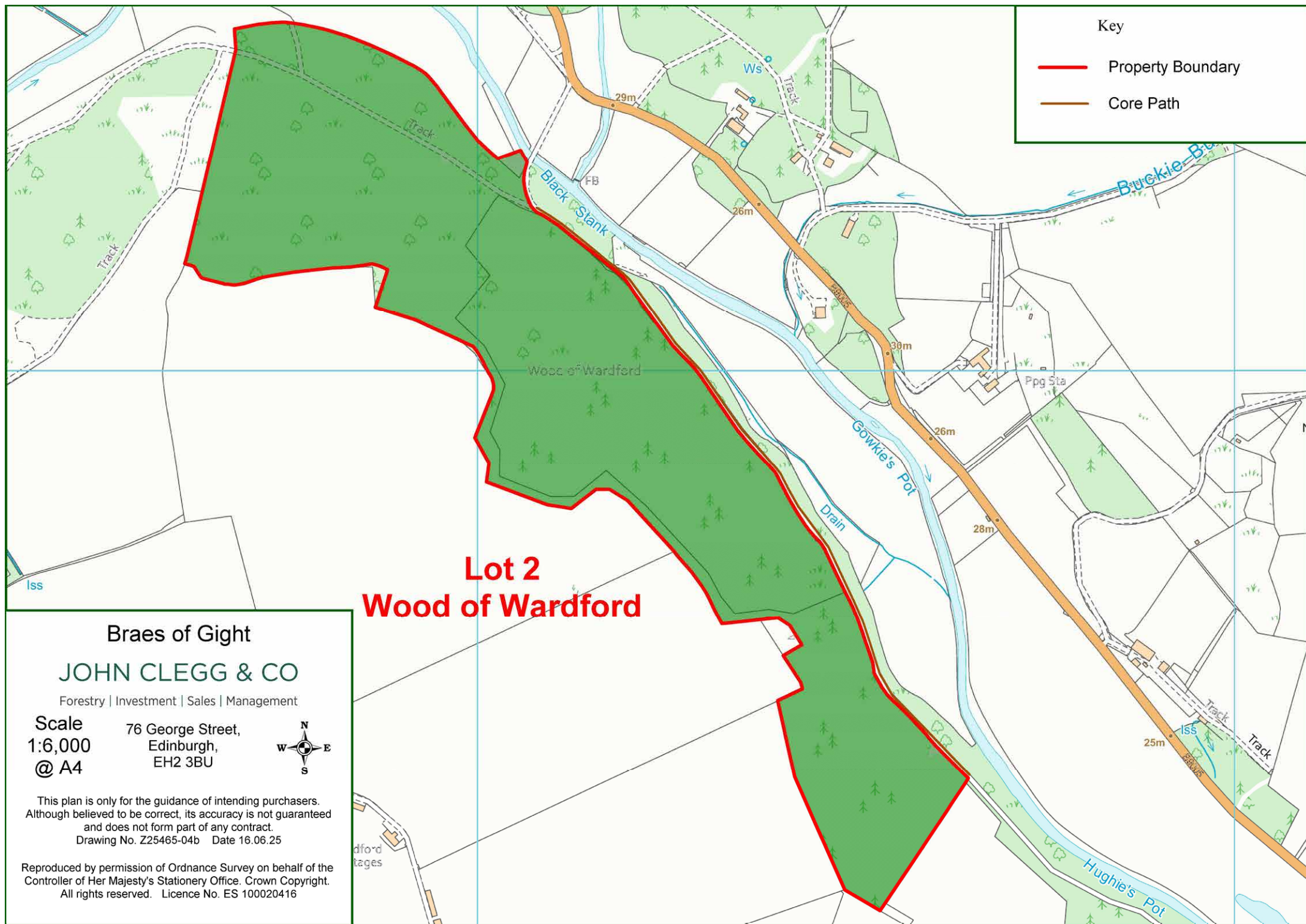
LOT 2 - Wood of Wardford

29.50 Ha (72.89 Acres)

The wood has previously been planted with conifers. It now mainly comprises of a matrix of mixed broadleaves, plus just under 4ha of Sitka spruce planted in 2002 which is growing very well.

The broadleaves were planted or regenerated in 2002 and 2012. Given the high percentage mixed broadleaves, this woodland may be more suited to amenity buyers or gradual development favouring productive hard woods.

PLANTING YEARS				
Species	2002	2012	Unplanted	Total
Alder		9.53		9.53
Birch	0.63			0.63
Hawthorn		1.02		1.02
Hazel		1.14		1.14
Blackthorn		1.02		1.02
Mixed broadleaves	11.92			11.92
Sitka spruce	3.74			3.74
Unplanted			0.50	0.50
Grand Total	16.29	12.71	0.50	29.50



Key

— Property Boundary

— Core Path

Lot 2
Wood of Wardford

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LOT 3 – Badiebath Wood

43.16 (106.65 Acres)

Badiebath is a high amenity woodland but the main value is in 12 hectares of conifers. This includes 7.5ha of very high Yield Class Sitka spruce planted in 1993. There are also areas of mature larch. These areas could produce income in the next 5-10 years.

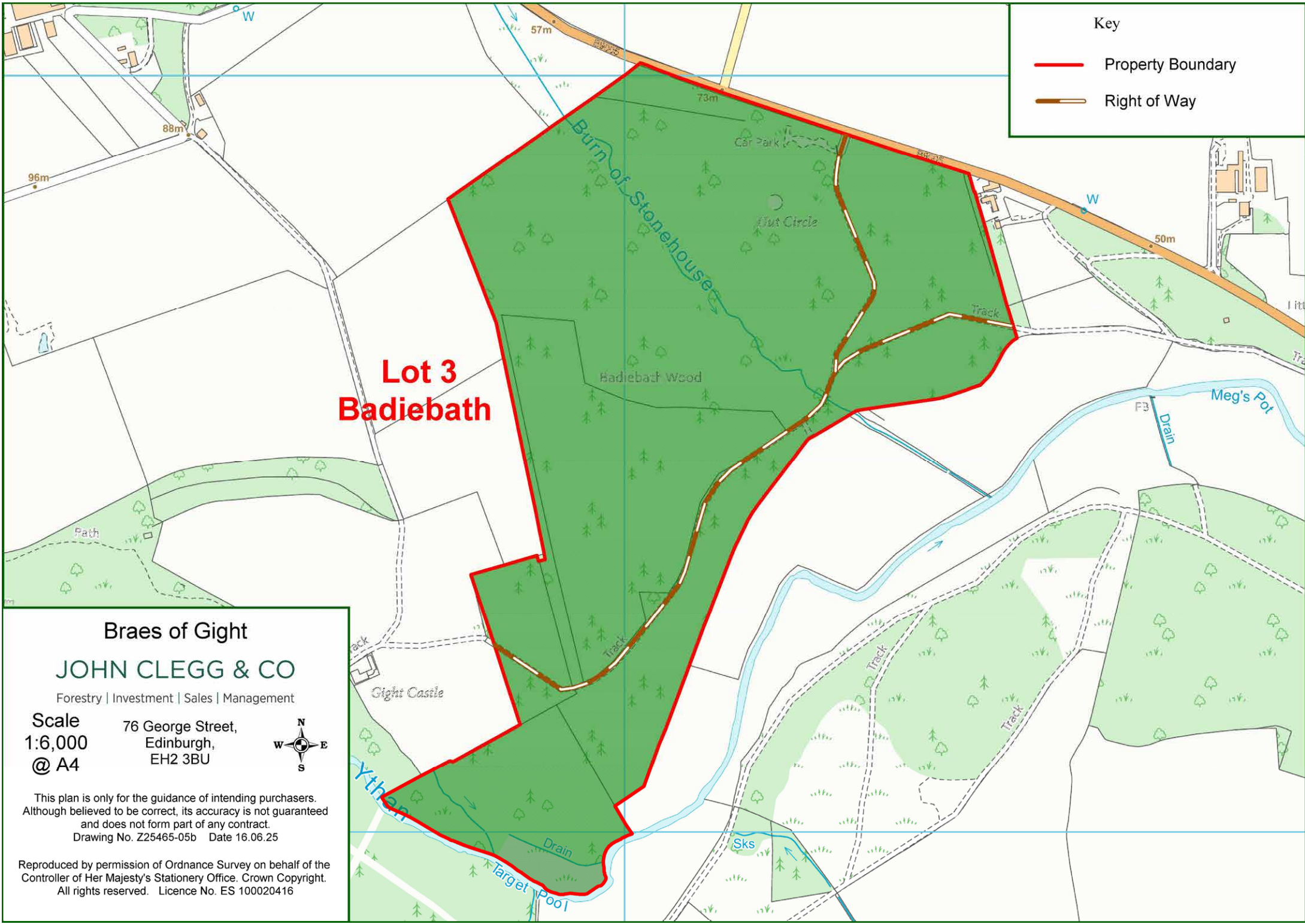
In late 2024 some 13.4ha of conifers were felled and there will be an obligation on the purchaser to replant this area. The roads were upgrade prior to the felling.

The balance of the area is made up of a wide range of broadleaves with a range of ages. This includes attractive mixed woods running down to the River Ythan at the south of the property.

The forest road access is gated and some road upgrades have been carried out prior to the previous felling works. The road leads to Gight Castle (ruins) out with the sale area. A small quarry lies within the property and benefits future road and path maintenance. There is a carpark at the entrance to the woodland.



PLANTING YEARS									
Species	1800	1950	1960	1961	1967	1993	2012	N/A	Total
Norway spruce					0.58				0.58
Hybrid larch					2.41				2.41
Scots pine						0.1			0.1
Sitka spruce						7.54			7.54
Japanese larch			1.33						1.33
Total									11.96
Ash		0.12							0.12
Alder							6.79		6.79
Beech	0.23			0.11	0.2				0.54
Birch		0.3		0.29		2.43			3.02
Common alder		0.3				0.13			0.43
Hawthorn							0.72		0.72
Hazel							0.81		0.81
Mixed broadleaves					1.91				1.91
Sessile oak					0.05				0.05
Black thorn							0.72		0.72
Sessile oak		0.3			0.05				0.35
Sycamore		0.13		0.11	0.14				0.38
Unspecified willow		0.18				0.13			0.31
Total									16.15
Open ground								0.4	0.4
Quarry								0.23	0.23
Felled								13.06	13.06
Unplanted								1.42	1.42
Grand Total	0.23	1.33	1.33	0.51	5.29	10.33	9.04	15.11	43.16



**Lot 3
Badiebath**

Braes of Gight

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Sporting rights

The woodlands provide a good opportunity for deer stalking with roe deer often seen in the woods. Sporting rights are included in the sale with vacant possession.

Mineral rights

Mineral rights are included in the sale, except as reserved by statute or in terms of the Titles.

Boundaries

The boundaries are clearly identified by a stock fences and appear to be of stock proof condition and as per the sale plan. The seller is confident that the legal ownership doesn't impinge on other registered properties.

Wayleaves & Third party rights

The woodland is sold subject to and together with all existing rights of ways, servitudes, wayleaves and any other rights as outlined in the Title Deeds and purchasers will be deemed to have satisfied themselves in all respects thereof.

Authorities

Scottish Forestry	Aberdeenshire Council	Aberdeen City Council
Grampian Conservancy	Woodhill House	Broad Street
Portsoy Road	Westburn Road	Aberdeen
Huntly	Aberdeen	AB10 1AB
Aberdeenshire	AB16 5GB	Tel: 0300 020 0292
AB54 4SJ	Tel: 0345 608 1208	
Tel: 0300 067 6950		
Email: grampian.cons@forestry.gov.scot		

Plans and Areas

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

Viewing

Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars. Please contact the Selling Agents in advance of your visit to arrange a viewing. Please close and lock the gates at all times and, for your own personal safety, please be aware of potential hazards including windblown timber.

Financial Guarantee/Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchaser's questionnaire before the transaction can proceed. For further information, please contact the Selling Agents.

Closing Date

A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of the property ahead of a notified closing date and will not be obliged to accept the highest or any offer for the subjects of sale and reserves the right to withdraw the property from the market at any time.

Offers

If you wish to make an offer on this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Purchasers should have their solicitor submit a Letter of Intent, detailing the price, date of entry and any conditions which they require to attach to their offer. The solicitor acting on behalf of the vendor will then issue an offer to sell to the successful bidder(s).

All offers will be assessed on the basis of the best value themes in terms of overall public benefits. To allow assessment of any wider public benefit, interested parties should submit a statement of intent outlining their proposed use of the site.

The assessment will take into account whether the proposed use contributes to Scotland's Forestry Strategy and delivers quantifiable public benefits such as:

- Economic Development
- Regeneration
- Public Health
- Social Wellbeing
- Inequalities from socio-economic disadvantage
- Any other benefits that might arise



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Taxation

Investment in UK commercial forestry offers significant tax benefits. At present, timber income from commercial forestry is currently exempt from Income or Corporation Tax. Forestry businesses currently attract 100% relief from Inheritance Tax (IHT) after two years ownership. Under the IHT regime, 100% Business Property Relief

(BPR) should be available on commercial woodlands. This will change from 6 April 2026, when only the first £1 million will be subject to full IHT relief, the value above this receiving 50% relief (an effective IHT rate of 20%, not 40%). In addition, forests have a low exposure to Capital Gains Tax because the value of the growing crop is excluded from the assessment. In certain circumstances it is possible to roll over Capital Gains into the proportion of the purchase price attributable to the value of the land. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free apart from farm woodland subsidy payments. Prospective purchasers are strongly advised to consult their Financial/Tax Advisors to ascertain how these tax concessions may be of benefit.



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