

The Aberdeenshire Portfolio

Aberdeen and east Aberdeenshire

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Part of



LOT 3 – Duffs Hill Wood



LOT 4 – Wester Ord Wood



The Aberdeenshire Portfolio Aberdeen and east Aberdeenshire

155.46 Ha (384.13 Acres) in total

Aberdeen (12 miles), Edinburgh (127 miles), Glasgow (145 miles)
(Distances are approximate)

Eleven well-located, commercial and amenity woodlands, some with mature timber ready to harvest, set in accessible and popular locations in Northeast Scotland

An excellent forestry investment opportunity with some high yielding conifer crops and attractive amenity woodland

Mature timber with the potential of immediate income from felling

Well located for timber processors in the region

Easily accessed and close to a number of popular towns and villages in Aberdeenshire

Available as a whole or in up to 11 lots

<i>Lots</i>	<i>Asking Price Offers Over</i>	<i>Hectares</i>	<i>Acres</i>
Lot 1 – Howemoss Wood	£15,000	2.59	6.40
Lot 2 – Bailieswells Wood	£40,000	3.08	7.61
Lot 3 – Duffs Hill Wood	£275,000	34.53	85.32
Lot 4 – Wester Ord Wood	£85,000	15.59	38.52
Lot 5 – Baads Wood	£125,000	24.17	59.72
Lot 6 – Drum Wood	£50,000	15.87	39.21
Lot 7 – Craiglug Wood	£150,000	35.96	88.86
Lot 8 – Barns Wood	£30,000	5.09	12.58
Lot 9 – Balbridie West Wood	£15,000	3.55	8.77
Lot 10 – Cairnhill Wood	£70,000	6.01	14.85
Lot 11 – Cairnfauld Wood	£100,000	9.02	22.29
Whole	£955,000	155.46	384.13

Location

The Aberdeenshire Portfolio Woodlands are located in several locations within Aberdeen and east Aberdeenshire. Locations range from the outskirts of Aberdeen City to Westhill, Peterculter and Banchory, all popular areas to live, work and enjoy the outdoors. Due to the quality of the soils, Aberdeenshire is a renowned growing area for commercial and amenity woodland. The entire portfolio lies within approximately 30 miles of Aboyne, home to the largest commercial sawmill in Aberdeenshire.

Access

The Aberdeenshire Portfolio Woodlands are accessed from the public road network or in some cases over privately owned tracks where appropriate access rights are in place. Access arrangements for each wood are outlined in more detail within the lotting descriptions and on the enclosed sale plans.



LOT 6 – Drum Wood



LOT 7 – Craiglug Wood

LOT 1 – Howemoss Wood 2.59 Ha (6.40 Acres)
Offers Over £15,000

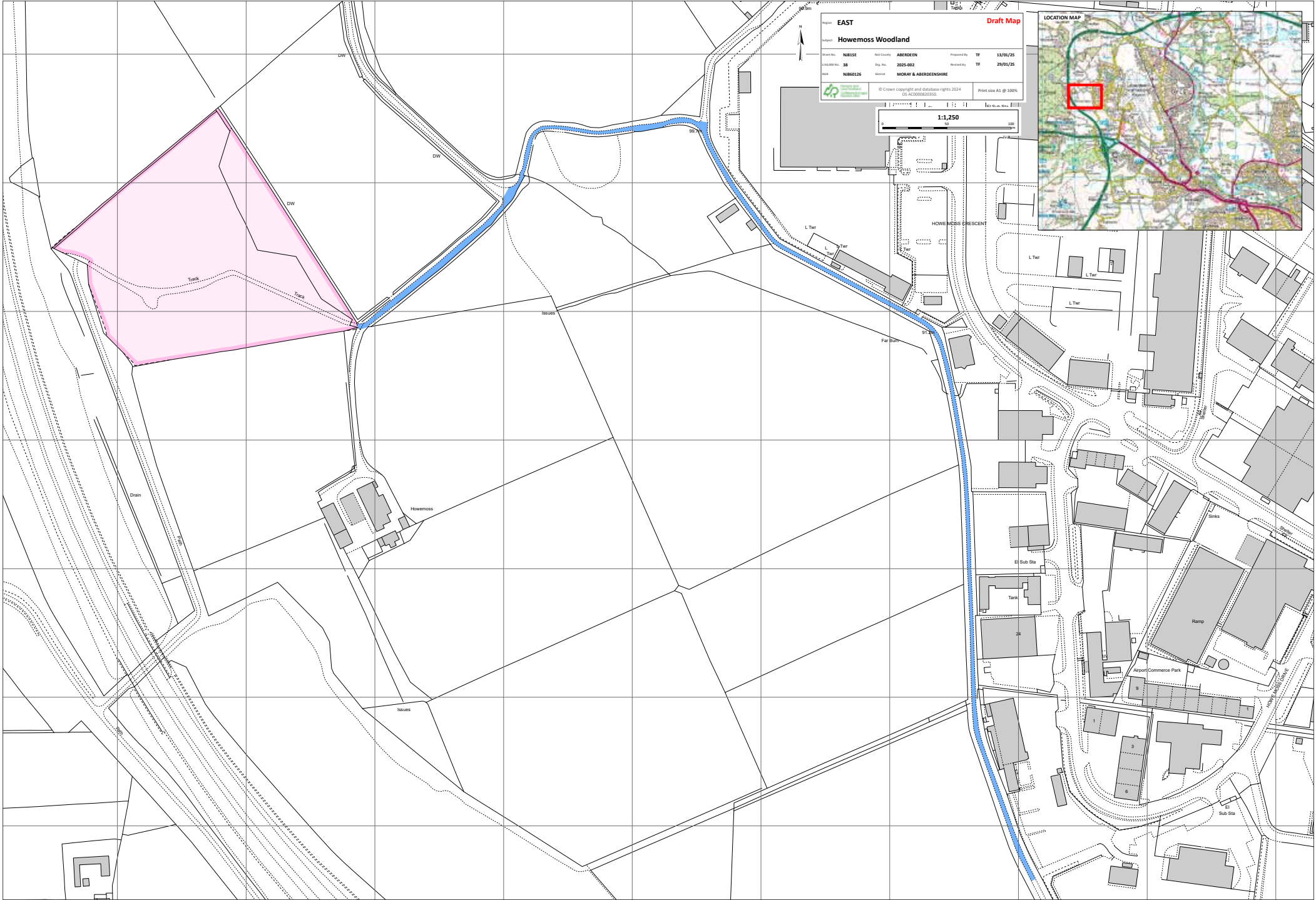
Howemoss woodland is one of a number of small woodlands included within the portfolio, positioned on the eastern side of the Aberdeen Wester Peripheral Route at Dyce. Howemoss woodland sits within the Kirkhill Forest area and extends to approximately 2.59 hectares. The woodland is mainly pure blocks of 26-year-old Sitka spruce or Japanese larch. The current access is via a servitude right which was acquired in 1966, separately to the original 1945 acquisition of the land.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year		Total
	1949	1998	
Sitka spruce		0.53	0.53
Japanese larch		0.66	0.66
Mixed broadleaves	0.32	0.22	0.54
Open Ground	0.07	0.79	0.86
Grand Total	0.39	2.20	2.59

What3words: [///resemble.contexts.prune](https://www.what3words.com/resemble.contexts.prune)





LOT 2 – Bailieswells Wood 3.08 Ha (7.61 Acres)
Offers Over £40,000

Bailieswells Wood is another small woodland that forms part of the portfolio. At just over 3 hectares, the woodland is situated next to the public road commonly known as the ‘Black Top’ running between Bieldside and Westhill to the west of Aberdeen.

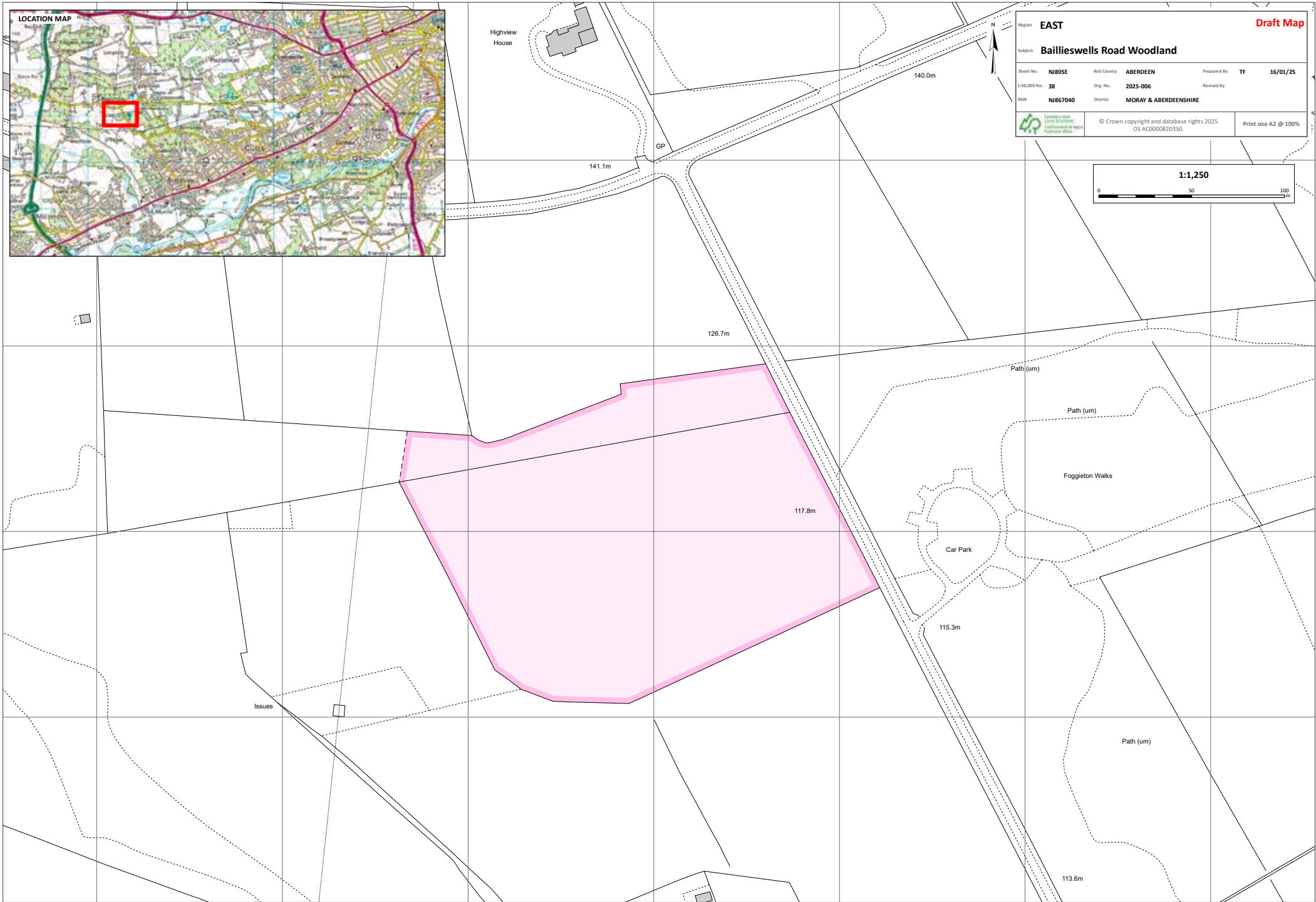
The crop is mainly 43-year-old, high yield Sitka spruce with a 50% mix with Douglas fir. The woodland has been impacted by storms in recent years there is some windblown trees within this wood. Access to the wood is directly from the public road.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year		Total
	1963	1983	
Sitka spruce		1.54	1.54
Douglas fir		1.07	1.07
Mixed broadleaves	0.15		0.15
Beech		0.22	0.22
Unplantable	0.10		0.10
Grand Total	0.25	2.83	3.08

What3words: ///playback.escalated.serve





Region EAST

Subject Baillieswells Road Woodland

Sheet No. N1805E

Ro5 County ABERDEEN

Prepared By TF

16/01/25

1:50,000 No. 38

Drg. No. 2025-006

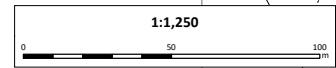
Revised By

NGR N1867040

District MORAY & ABERDEENSHIRE

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OS AC0000820350.

Print size A2 @ 100%



LOT 3 – Duffs Hill Wood 34.53 Ha (85.32 Acres)
Offers Over £275,000

Duff's Hill Woodland is a mainly productive woodland extending to just over 34 hectares. The woodland is split into two sections with the woodland to the north of the public road, equating to approximately 8 hectares, that was restocked in 2009 and is mainly 15-year-old productive conifer predominantly Sitka spruce.

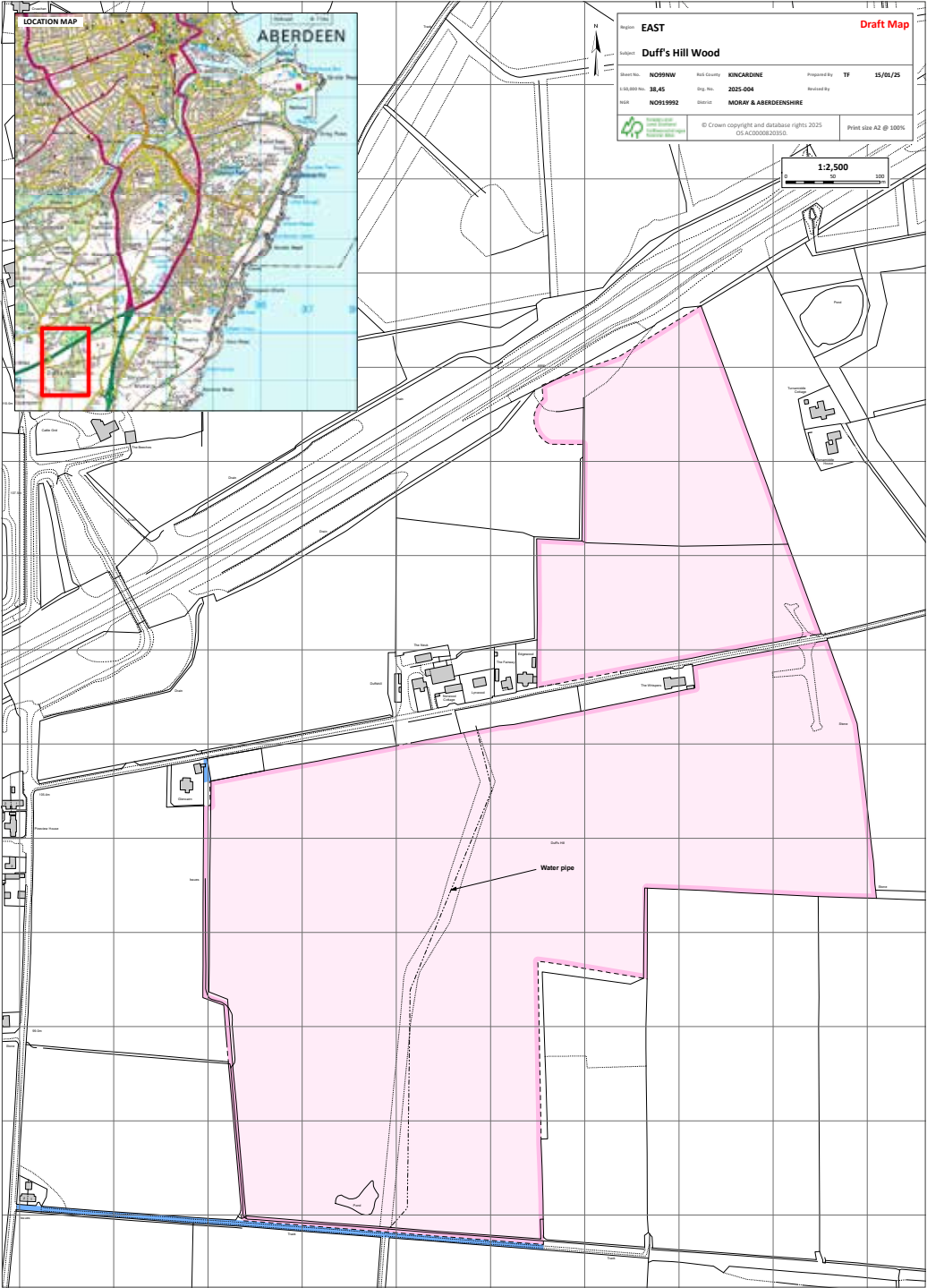
The woodland to the south of the public road was restocked in 2019 and is almost entirely Sitka spruce. Access to the plantation is taken directly from the adjoining public road and there is a well-developed harvesting facility which has been used for previous felling operations.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year			Total
	2009	2019		
Sitka spruce	5.8	25.35		31.15
European larch	0.73			0.73
Scots pine	0.34			0.34
Japanese larch	0.10			0.10
Mixed broadleaves	0.59			0.59
Open ground			1.62	1.62
Grand Total	7.56	25.35	1.62	34.53

What3words: ///hardly.moods.brick





LOT 4 – Wester Ord Wood 15.59 Ha (38.52 Acres)
Offers Over £85,000

Having been clear felled in 2024/25, Wester Ord Wood once comprised a productive pine woodland located in an attractive area of Westhill in rural Aberdeenshire. The previous crop was planted in 1954 with predominantly Scots pine accompanied by pockets of European larch and noble fir.

The woodland provides a blank canvass opportunity for a purchaser to design the layout and restocking of the site to their own requirements.

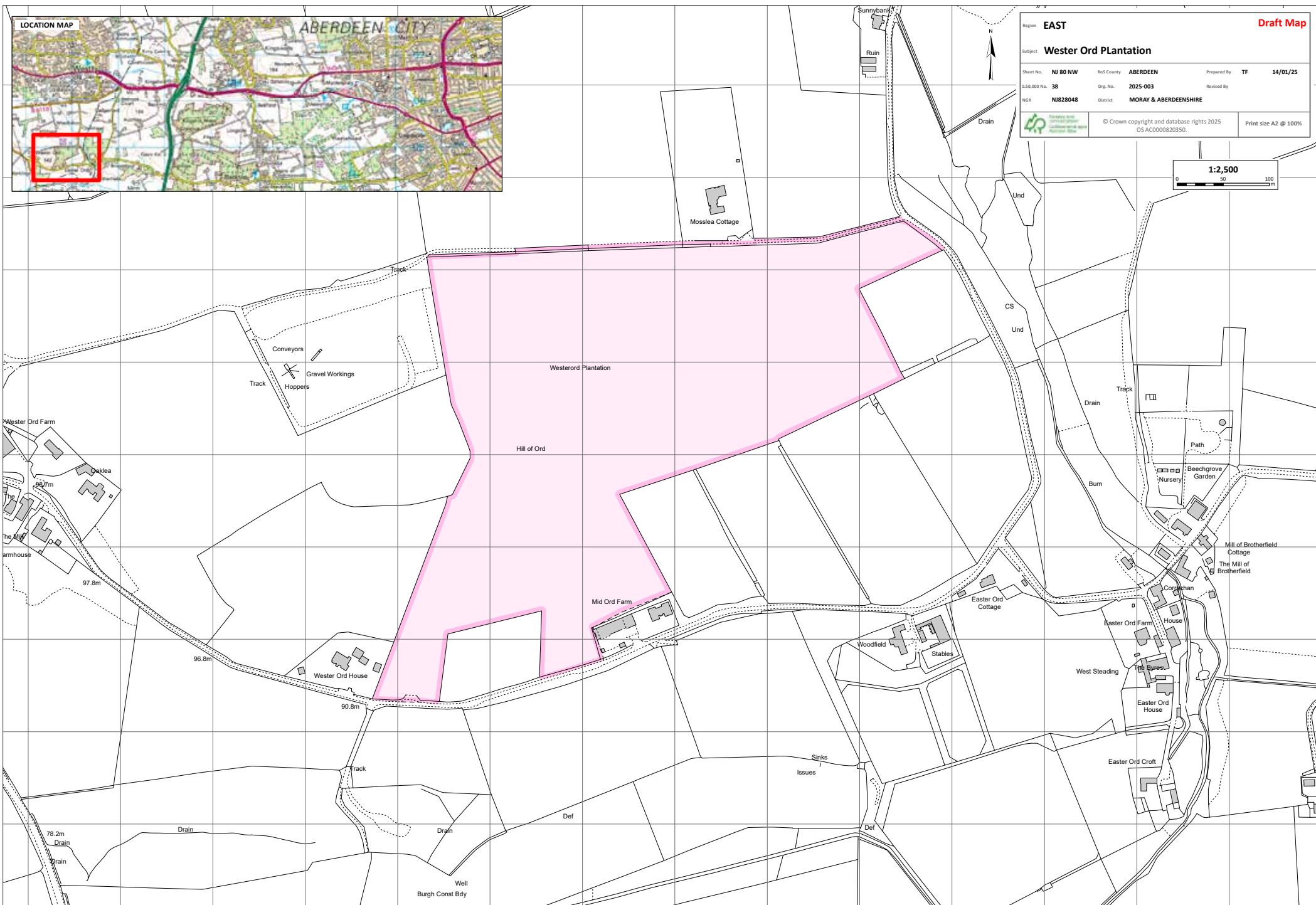
Access to the woodland is taken via a well-developed bell mouth from the adjoining public road in the south west corner of the wood.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year		Total
	1954	2024/25	
Scots pine	8.32	Clear Felled	8.32
Scots pine - Windblow	6.14	Clear Felled	6.14
European larch	0.58		0.58
Noble fir	0.55		0.55
Grand Total	15.59		15.59

What3words: ///possibly.issued.weeps





LOT 5 – Baads Wood 24.17 Ha (59.72 Acres)
Offers Over £125,000

Baads Wood is located to the north west of Peterculter and is a mixed woodland with conifer and broadleaf planting. The woodland was completely restocked in 2014 & 2015 with the crop now fully established. There are areas within the woodland that are open ground although the majority of the woodland is very productive.

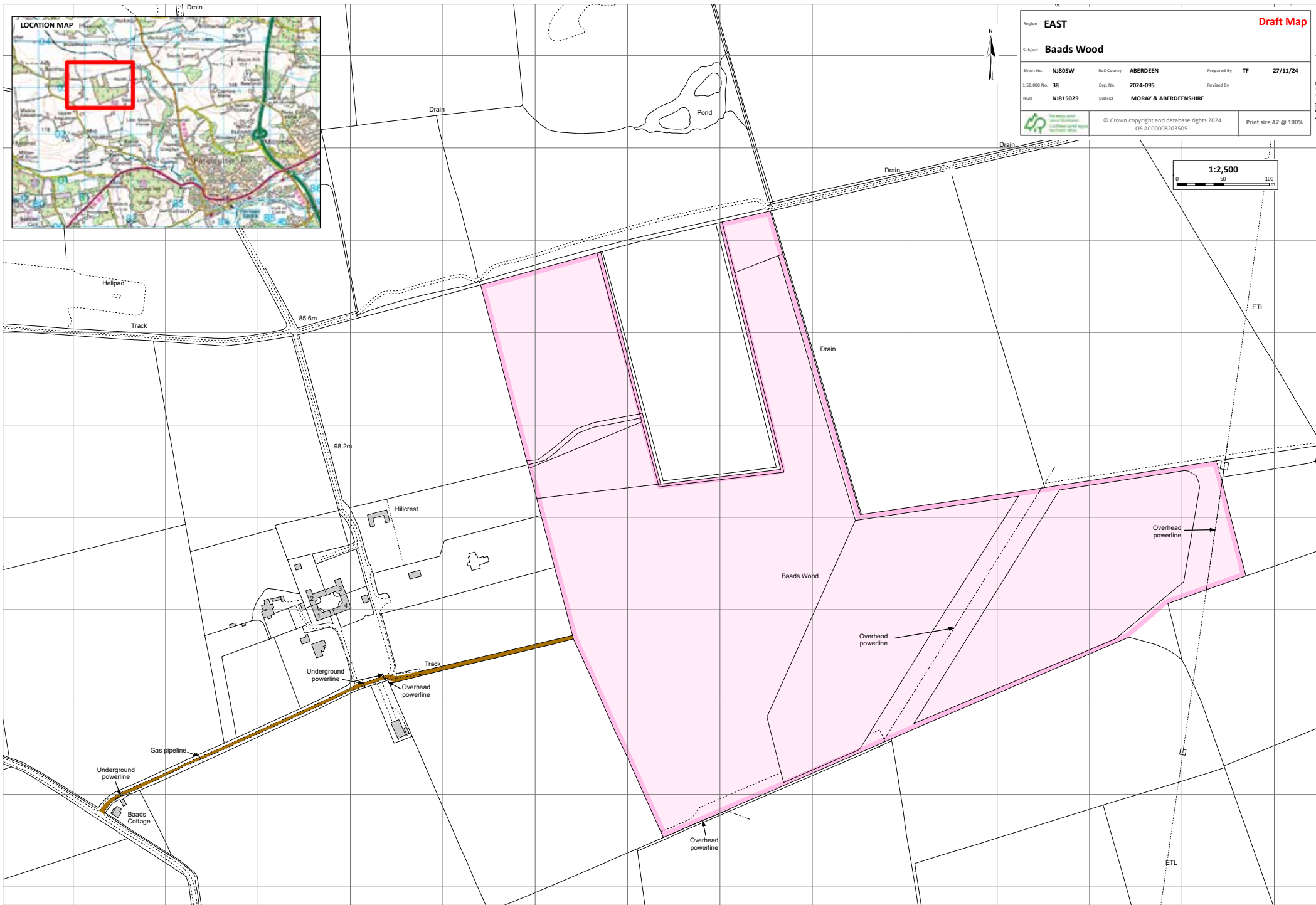
Access is over a servitude right from the public road, highlighted brown on the sale plan.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year				Total
	2007	2014	2015	N/A	
Sitka spruce		4.45	6.93		11.38
Mixed broadleaves	4.45		1.08		5.53
Open ground				7.26	7.26
Grand Total	4.45	4.45	8.01	0.00	24.17

What3words: ///witless.race.soft





Region

EAST

Subject

Baads Wood

Sheet No.

NJ80SW

RoS County

ABERDEEN

Prepared By

TF

27/11/24

1:50,000 No.

38

Dwg. No.

2024-095

Revised By

NGR

NJ815029

District

MORAY & ABERDEENSHIRE

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1:2,500

0 50 100

LOT 6 – Drum Wood 15.87 Ha (39.21 Acres)
Offers Over £50,000

Drum Wood extends to approximately 15.87 hectares and sits within the Drum Castle and Garden Designed Landscape, which defines the ‘landscaped park’ of Drum Castle. This is an impressive 18th century landscape setting for the category A-listed Drum Castle, containing an oak woodland dating back to the 1500s.

Drum Wood has been extensively felled and restocked since it was purchased, with the most recent restock being carried out in 2005/2006, largely with native broadleaves. Drum wood also includes productive areas of Scots pine and Norway spruce, with a small area of Sitka spruce.

The woodland lies adjacent to the Old Wood of Drum SSSI which is an ancient wood that has a documented history dating back to the 13th century and is one of the largest oak woods in Aberdeenshire.

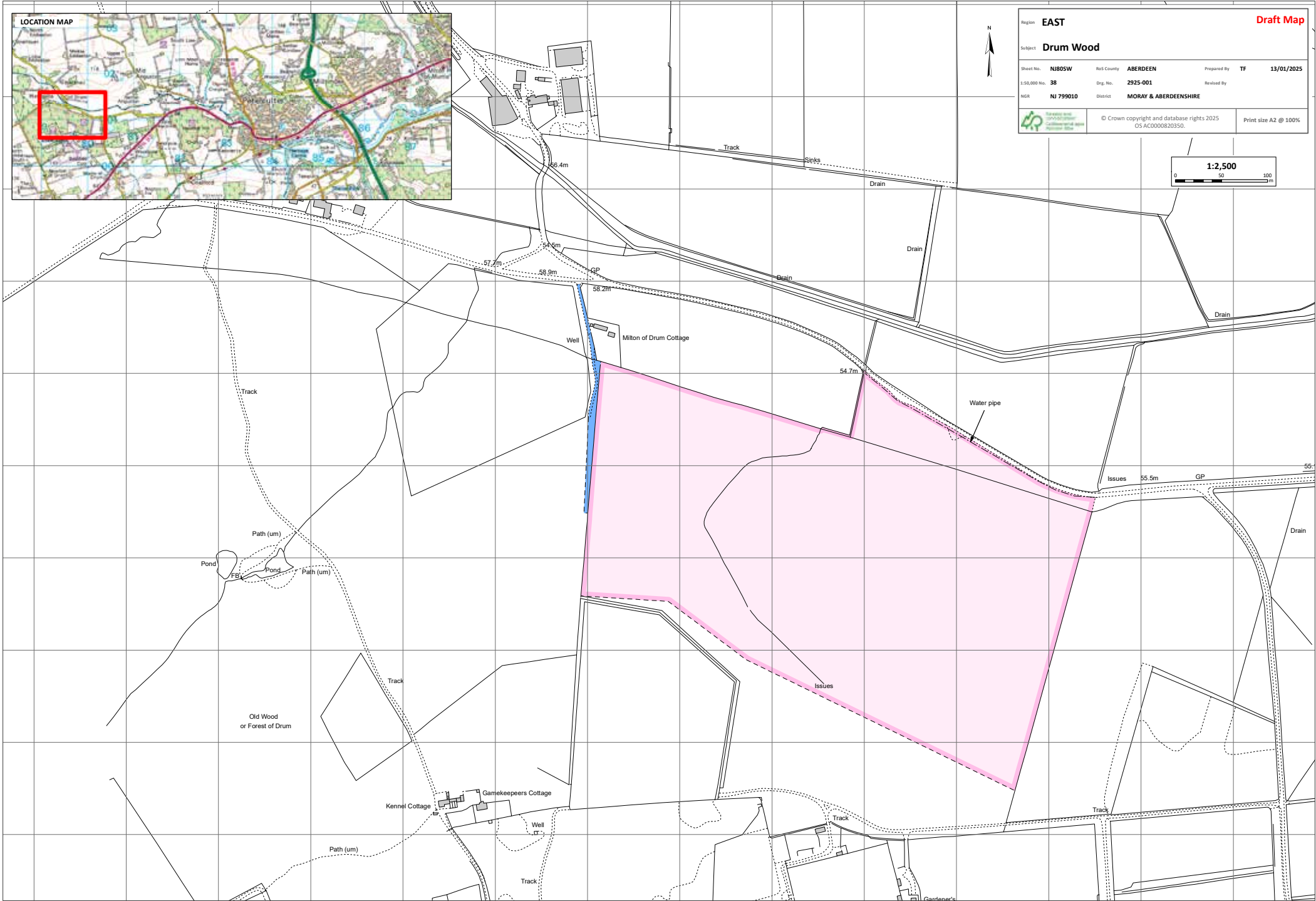
Access to the woodland is directly from the minor public road.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year							Total
	1964	2005	2006	2010	2015	2010		
Norway spruce			1.53					1.53
Sitka spruce	0.65							0.65
Scots pine			3.82					3.82
Mixed broadleaves	0.69	0.31		0.87	1.38	4.74		7.99
Open ground							1.88	1.88
Grand Total	1.34	0.31	5.35	0.87	1.38	4.74	1.88	15.87

What3words: ///whisk.needed.cafe





LOT 7 – Craiglug Wood 35.96 Ha (88.86 Acres)
Offers Over £150,000

Craiglug Wood is made up of 3 separate woodlands totalling approximately 36 hectares, with the largest approximately 24 hectares and the smallest being approximately 2 hectares. Access to all three woodlands is from the B9077 / South Deeside Road.

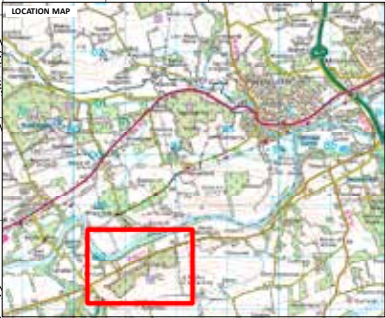
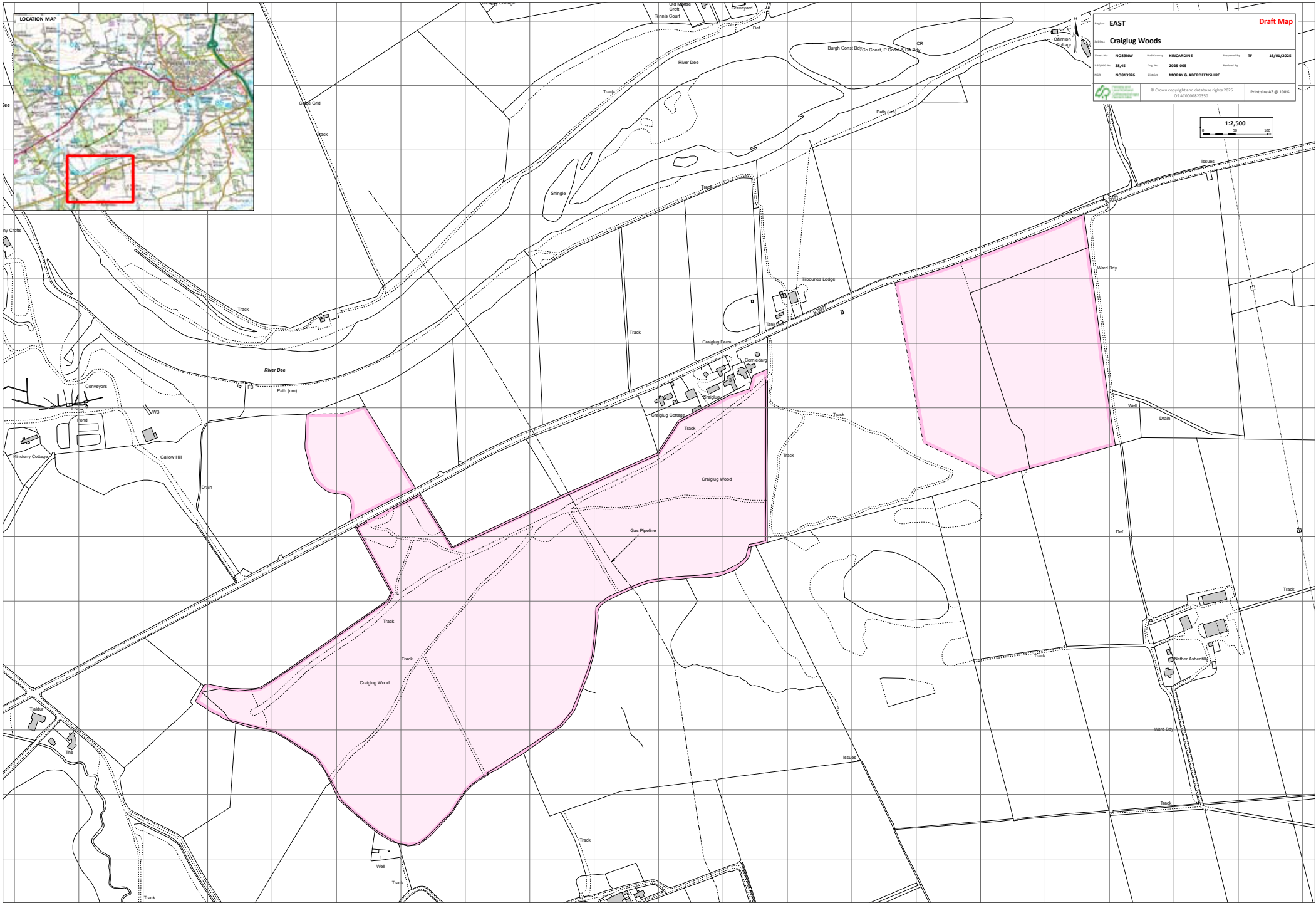
The woodland comprises primarily Japanese larch, Sitka spruce and an assortment of Scots pine and mixed broadleaves. The yield classes of the spruce and larch is estimated to be in the region of 24 and 12 respectively. Small pockets of windblow can be found throughout Craiglug, but primarily in the conifer stand to the east due to the recent storms.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year									Total
	1920	1942	1950	1960	1965	1975	1982	1991	N/A	
Japanese larch		8.14								8.14
Sitka spruce							3.67	4.02		7.69
Scots pine	0.58	1.86								2.44
Douglas fir					0.96		1.3			2.26
Birch			0.33	0.08			2.88	4.44		7.73
Mixed broadleaves	0.83	1.95	2.99			0.17	0.21	0.05		6.2
Open ground									1.5	1.5
Grand Total	1.41	11.95	3.32	0.08	0.96	0.17	8.06	8.51	1.5	35.96

What3words: ///pins.unite.straws





EAST Draft Map

Craiglug Woods

Sheet No.	NOBHW	Arch. County	KINCARDINE	Prepared By	TP	16/01/2025
1:2,500 No.	31,45	Orig. No.	2025-005	Revised By		
Sheet	NOB13916	District	MORAY & ABERDEENSHIRE			

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LOT 8 – Barns Wood 5.09 Ha (12.58 Acres)
Offers Over £30,000

Barns Wood lies a short distance from the Slug Road leading from Crathes to Stonehaven, on a minor public road that links back to Bridge of Feugh. The wood extends to 5.09 hectares with 2.76 hectares windblown Sitka spruce damaged during storm Arwen. The woodland is mainly 50-year-old high yield class Sitka spruce.

The woodland is a long property, similar to a shelterbelt with maximum width 160 metres. The property is bounded by agricultural land and by an unclassified public road.

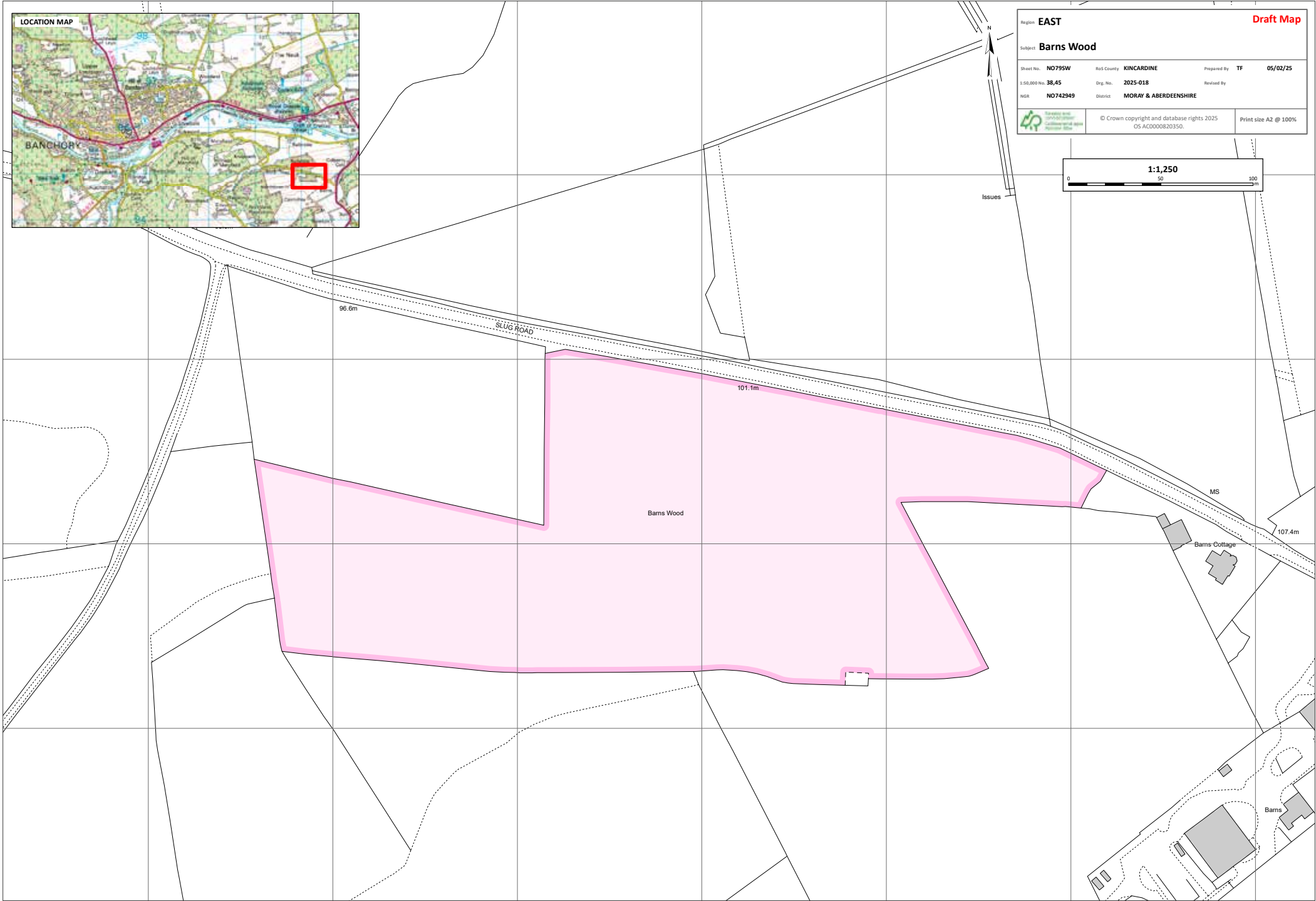
Access is directly from the minor public road.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year			Total
	1950	1960	1974	
Sitka spruce			1.82	1.82
Sitka spruce - windblown			2.76	2.76
Mixed broadleaves		0.20		0.20
Oak	0.31			0.31
Grand Total	0.31	0.20	4.58	5.09

What3words: ///vitals.fillings.slave





LOT 9 – Balbridie West Wood 3.55 Ha (8.77 Acres)

Offers Over £15,000

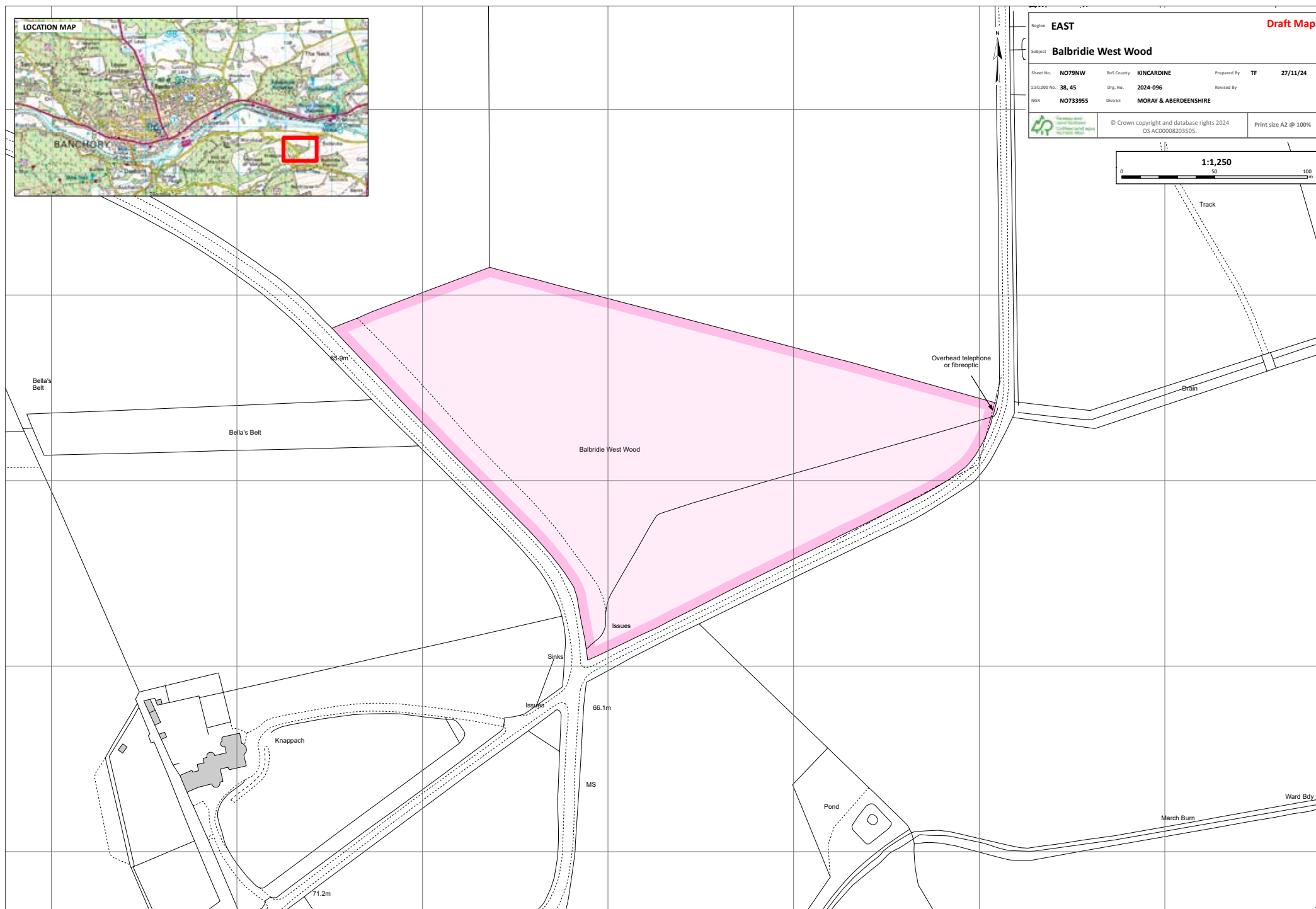
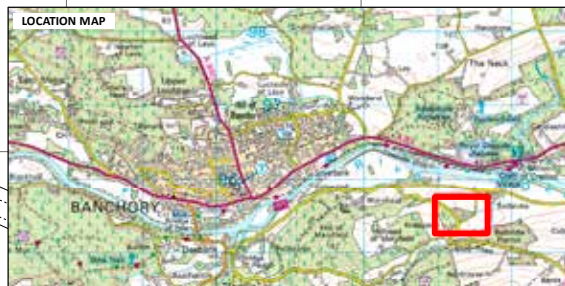
Balbridie West Wood is located a short distance from Barns Wood (Lot 8) along the same minor public road leading from the Slug Road back to Bridge of Feugh. At approximately 3.5 hectares, Balbridie is bounded by minor public roads to the south and west that provide good general access to the woodland as well as options for timber lorries to be loaded. The crop is mainly 68-year-old Scots pine with a minor component of 84-year-old Beech.


The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

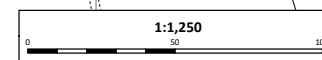
Species	Planting Year		Total
	1940	1956	
Scots pine		2.65	2.65
Beech	0.90		0.90
Grand Total	0.90	2.65	3.55

What3words: ///growl.degrading.massing





Region	EAST		Draft Map	
Subject	Balbridie West Wood			
Sheet No.	NO79NW	RoS County	KINCARDINE	Prepared by TF 27/11/24
1:50,000 No.	38, 45	Drg. No.	2024-096	Revised by
NGR	NO733955	District	MORAY & ABERDEENSHIRE	
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LOT 10 – Cairnhill Wood 6.01 Ha (14.85 Acres)
Offers Over £70,000

Cairnhill comprises two separate woodlands located on either side of a minor public road a short distance from Balbridie West Wood (Lot 9). In total the woodland extends to approximately 6 hectares. The minor public road splits the woodland in two with approximately 1.9 hectares lying to the south west of the public road and the remainder to the north east of the public road.

The woodland is mainly 31-year-old high yield class Sitka spruce with a small element of birch.

The woodlands are long, thin properties, similar to a shelterbelt with maximum width 78 metres on the south western block and averaging 100 metres on north eastern block. The property is bounded by agricultural land and by an unclassified public road.

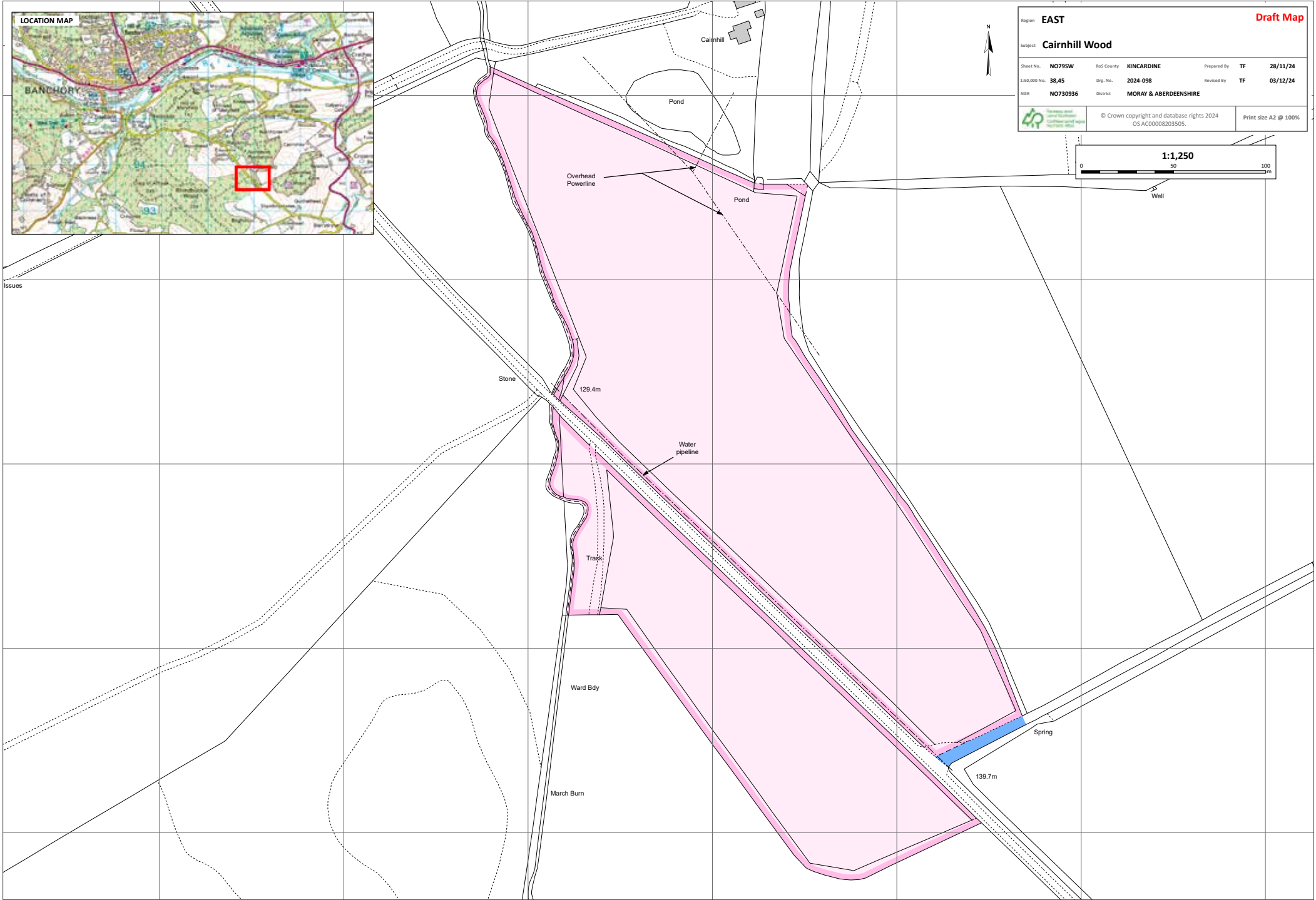
Access is directly from the public road or from the short access servitude to the block on the east side of the public road, highlighted blue on the sale plan.


The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

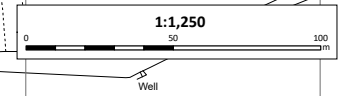
Species	Planting Year		Total
	1950	1993	
Sitka spruce (birch)		2.73	4.96
Mixed broadleaves	0.79		0.79
Mixed conifer	0.26		0.26
Grand Total	1.05	4.96	6.01

What3words: [///else.decisions.navigate](#)





Region	EAST			Draft Map
Subject	Cairnhill Wood			
Sheet No.	NO795W	RoS County	KINCARDINE	Prepared By TF 28/11/24
1:50,000 No.	38,45	Dwg. No.	2024-098	Revised By TF 03/12/24
NGR	NO730936	District	MORAY & ABERDEENSHIRE	
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LOT 11 – Cairnfauld Wood 9.02 Ha (22.29 Acres)
Offers Over £100,000

Cairnfauld Wood extends to approximately 9 hectares and is predominantly made up of highly productive spruce. The woodland is mainly 37-year-old Sitka spruce of high yield class, and is now approaching the clearfell stage. Cairnfauld Wood is located a short distance from Cairnhill Wood (Lot 10).

The woodland is long and thin, similar to a shelterbelt with a maximum width of 125 metres, with the northern section bounded by a public road and agricultural land.

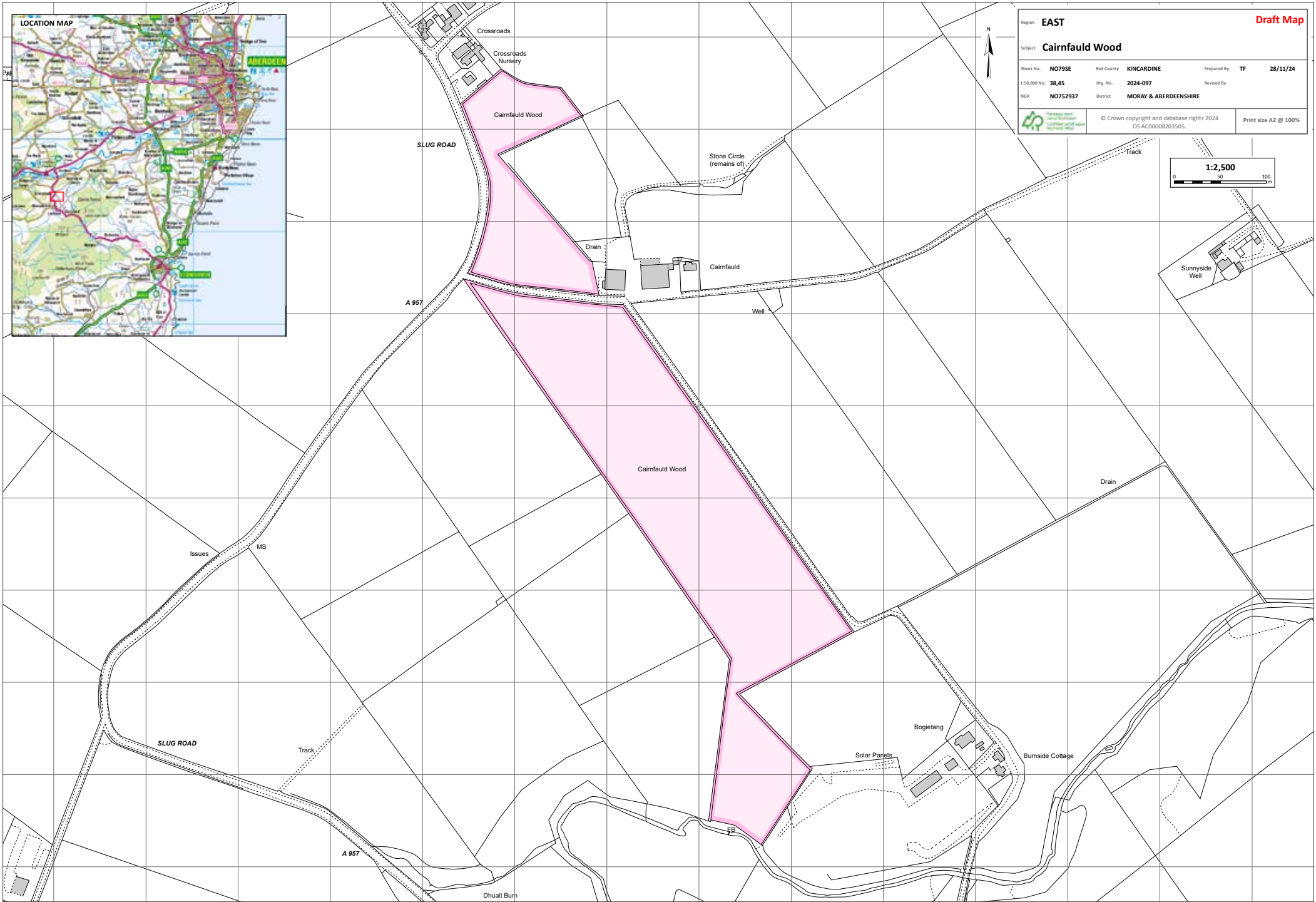
Access to the woodland is directly from the public road.

The table below summarises the current crop composition by area. A compartment schedule and map are available on request from the selling agent.

Species	Planting Year						Total
	1939	1960	1965	1976	1987		
Sitka spruce				0.62	4.76		5.38
Birch					1.90		1.90
Norway spruce			0.37				0.37
Hybrid larch	0.73						0.73
Mixed broadleaves		0.52		0.05			0.57
Open ground						0.07	0.7
Grand Total	0.73	0.52	0.37	0.67	6.66	0.07	9.02

What3words: ///stability.tilting.launch





Region**EAST**

Subject**Cairnfauld Wood**

Sheet No. **NO795E**

RoS County **KINCARDINE**

Prepared By **TF**

28/11/24


1:50,000 No. **38,45**

Dwg. No. **2024-097**

Revised By

NGR **NO752937**

District **MORAY & ABERDEENSHIRE**

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Sporting Rights

A number of the woodlands would provide good opportunities for roe deer stalking and some rough shooting. Sporting rights are included in the sale, insofar as they are owned.

Mineral Rights

Mineral rights are included in the sale insofar as they are owned.

Boundaries

The boundaries are clearly identified by either stock fences or stone walls, as per the sale plan.

Wayleaves & Third Party Rights

All woodlands are 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

LOT 4 - Wester Ord Wood



Sole Selling Agents

John Clegg & Co
76 George Street
Edinburgh
EH2 3BU
Tel: 07920 813 225
Ref: Douglas Orr

Sellers Solicitors

Harper Macleod LLP
The Ca'd'oro
45 Gordon Street
Glasgow
G1 3PE
T: 0141 221 8888

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.

John Clegg & Co

76 George Street

Edinburgh

EH2 3BU

Tel: 0131 229 8800

Ref: Simon Hart

E: Simon.Hart@johnclegg.co.uk

LOT 8 – Barns Wood



LOT 10 – Cairnhill Wood



rightmove 

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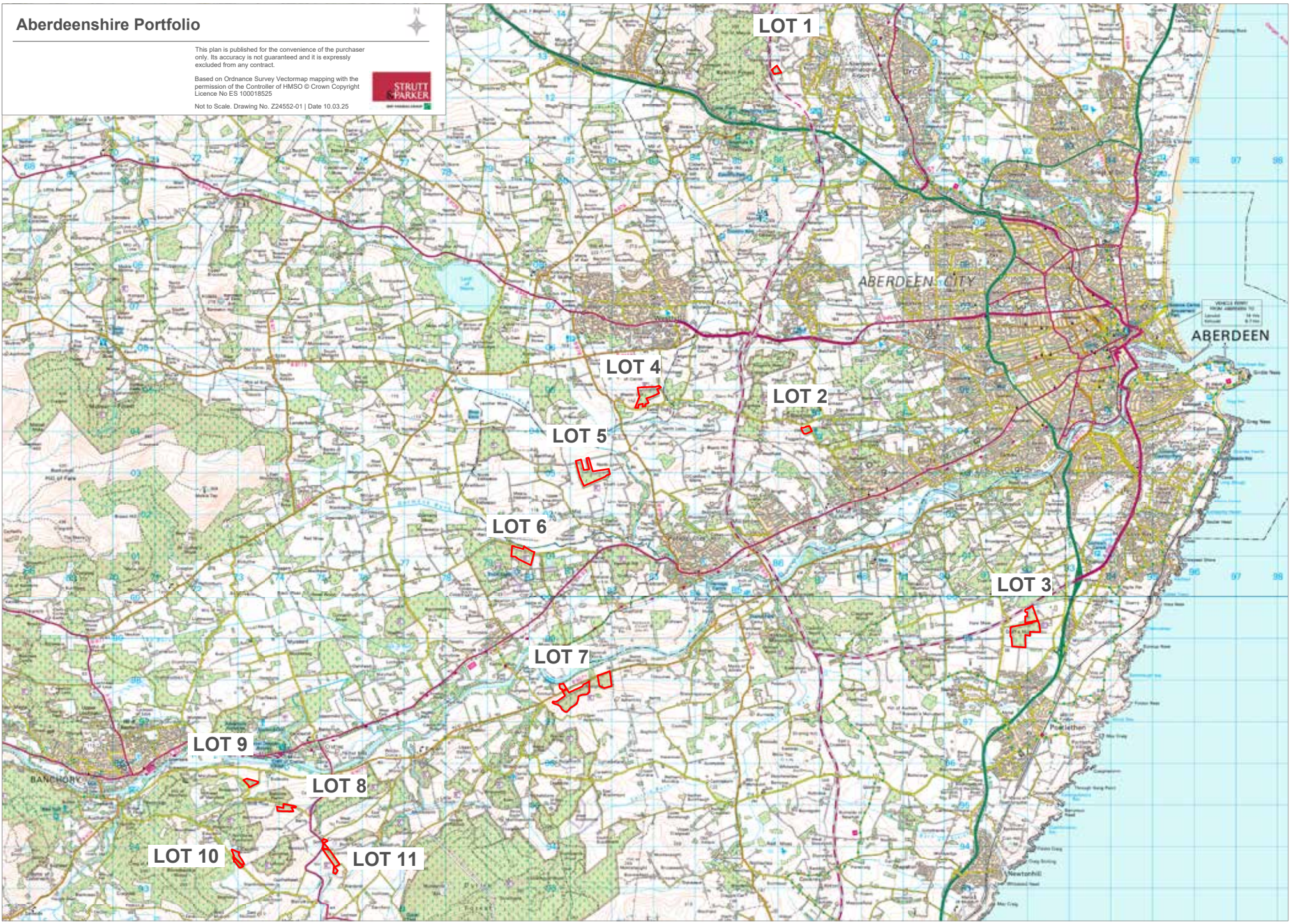
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Aberdeenshire Portfolio

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Not to Scale, Drawing No. Z24552-01 | Date 10.03.25





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Forestry | Investment | Sales | Management

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