

Duffs Hill

Duffshill | Portlethen | Aberdeen

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Part of





**Duffs Hill,
Duffshill, Portlethen, Aberdeen**
34.53 hectares

Aberdeen 7 miles, Banchory 18 miles, Aboyne 31 miles
(Distances are approximate)

*Productive conifer woodland spanning
34 hectares in Aberdeenshire*

**Predominantly Sitka spruce conifer planting from 2009 - 2019
extending to over 34 ha**

**Features small pond and areas of open ground for an attractive
biodiverse woodland**

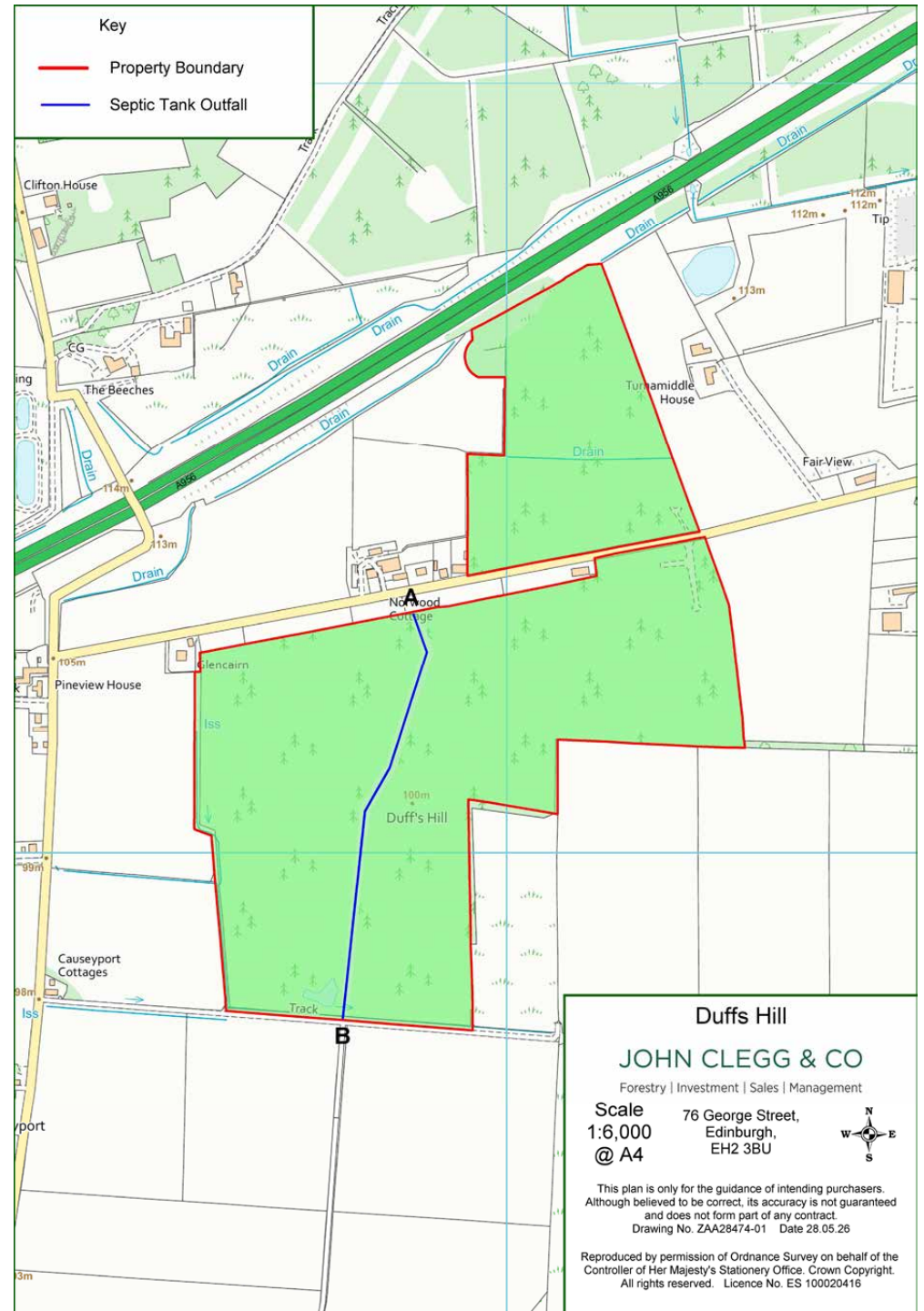
Good access links to local timber markets

Available as a whole

Offers Over £200,000



JOHN CLEGG & CO
Forestry | Investment | Sales | Management





Location

Duffs Hill is situated south of the A956 and 2.5 miles north of Portlethen. The property lies 20 minutes south of Aberdeen and can be easily accessed from the A92.

The access road is served by an 'agreed route' for timber transport heading east to join onto the A92.

What3words:

Northern Access - ///preoccupied.wiping.audio

Southern Access - ///pipes.kings.frosted

Access

The woodland is split by a C road with suitable vehicle access on both sides north & south of the public road.

The woodland to the south of the public road was restocked in 2019 and access to the plantation is taken directly from the adjoining public road. There is a turning area suitable for timber extraction from previous felling operations.

The northern section can be accessed through a stock gate and passable with a light vehicle or 4x4.

What3words

Access Point A1 - germinate.panoramic.opened







Description

Duff's Hill Woodland spans just over 34 hectares of primarily productive woodland. The northern section, covering approximately 8 hectares north of the public road, consists of mid rotation productive conifers. This area is predominantly Sitka spruce, interspersed with a smaller percentage of larch and Scots pine. A forest drain divides the northern compartment to optimize drainage. This portion of the woodland offers potential for short-term income generation from thinning within the next 3 years.

Positioned south of the public road, the remaining woodland was restocked in 2019 and features Sitka spruce planting. Regeneration of lodgepole pine is evident and is sporadic in nature. Some pockets of gorse may require management to guarantee successful crop establishment. The southern woodland offers amenity and biodiversity value with a small pond and open ground situated to the southern boundary. Access is direct from the public road, leading to a well-developed turning area previously utilized for harvesting operations.

The table below summarises the current crop composition by area. Compartment schedules 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

Sporting Rights

The woodland provides 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. Some maintenance will be required in the southern compartment to ensure the site is stock proof.

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.

A servitude exists for a septic tank outfall which runs north – south in the southern woodland as shown on the property map.

Authorities

Scottish Forestry
Grampian Conservancy
Portsoy Road
Huntly
Aberdeenshire
AB54 4SJ
Tel: 0300 067 6950
Email: grampian.cons@forestry.gov.scot

Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB
Tel: 0345 608 1208

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. There are no locked gates and, for your own personal safety, please be aware of potential hazards.

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 and any associated public benefits.

The assessment will take into account whether the proposed use would be likely to improve:

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

Sole Selling Agent

John Clegg & Co
23 Melville Street
Edinburgh
EH3 7PE
Tel: 0131 229 8800

Cameron Bland

Email: cameron.bland@johnclegg.co.uk
Mobile: 07586 508962

Or Simon Hart

Email: Simon.hart@johnclegg.co.uk
Mobile: 07788 763055

Sellers Solicitor

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 relief from Inheritance Tax (IHT) after two years ownership. Under the IHT regime, 100% Business Property Relief (BPR) should be available on commercial woodlands on the first £2.5 million. The value above this receiving 50% relief (an effective IHT rate of 20%, not the standard 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

23 Melville Street
Edinburgh
EH3 7PE
Tel: 0131 229 8800

Ref: Simon Hart
E: simon.hart@johnclegg.co.uk

Ref: Cameron Bland
E: cameron.bland@johnclegg.co.uk



rightmove 

IMPORTANT NOTICE: John Clegg & Co for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of John Clegg & Co or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither John Clegg & Co nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Photographs dated April 2025 & April 2026. Particulars prepared May 2026.

John Clegg & Co is part of Strutt & Parker, a trading style of BNP Paribas Real Estate Advisory & Property Management UK Ltd, a private limited company registered in England and Wales with registered number 4176965 and with registered office address at 5 Aldermanbury Square, London EC2V 7BP





JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Part of



BNP PARIBAS GROUP