



Atherb Wood North Aberdeenshire

A wildlife-rich and beautiful mixed broadleaf woodland on the old Brucklay Estate in gentle rural Buchan surroundings.

Details

Price: £59,500 Freehold

Location: Brucklay, Near Maud, North Aberdeenshire

Size: Over 5½ acres for sale

OS Landranger: OS No 30

Grid ref: NJ 913 497

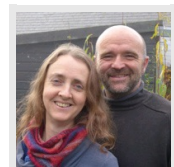
Nearest post code: AB42 4RD

Local manager

Torquil Varty and Rachel Bower

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torquilandrachel@woodlands.co.uk



Description

This woodland is fairly unique in being home to a large number of magnificent mature elm trees, and although Dutch elm disease is moving north, this little oasis seems untouched.

Storm Arwen, 18 months ago, did bring down some of the weaker trees along the exposed boundary, resulting in a valuable amount of high quality hard wood for the fire, conveniently waiting to be harvested. The impact of that terrible storm event is not great enough though to change the atmosphere of the wood.

Atherb Wood is full of wild flowers and along with a water course, it will tick plenty of the boxes of many woodland owners. A second entrance has also been installed, as well as a table and benches. There is a small shed that could be used for storage or as a childrens' play area. These woods are expected to sell very quickly so early viewing is recommended.

Trees

Atherb Wood is a rich and extremely diverse woodland of mainly mature broadleaves with a small area of mature spruce and larch in the southeast corner. Interspersed amongst the older sycamore, elm, ash, lime and oak trees are similar, younger, planted species. Many of the fine older specimen trees have developed full crowns which harbour an array of flora and fauna underneath their combined high woodland canopy.

Wildlife

In spring and summer the birdsong, along with colourful perennial ground cover by colonies of pink purslane to the south and blue speedwell to the north, are a sensational delight, and add considerably to the generally soothing rural surroundings.

Features

The good fertile land is either level or gently free-draining towards the northwest ditch boundary. There is a small basin/wetland area shown on the map towards the north, between the flowing ditch and the parallel old stone bank, which may suit the creation of a small wildlife pond.

Access, tracks and footpaths

Access: is directly off the country road into the northern corner of Atherb Wood. Internal access for vehicle use and private parking is provided by a useful turning area inside the private gate entrance off the road.

Rights and covenants

Sporting Rights: These are owned and included with the land.

Activities

This woodland would be a great spot for camps and dens as well as being a good base for exploring the northern coastline.

Local area and history

Surrounding area: Atherb Wood is historically part of the old Brucklay Castle & Estate grounds which covered a swathe of the South Ugie Water valley and is in Buchanshire. [Maud](#) village and its good local facilities, including a shop and hotel pub, are within about 2 miles walk of Atherb Wood via quiet roads or the nearby [Formantine and Buchan Way](#). The larger village of Mintlaw and the coastal town of Peterhead are within 5 and 12 miles east respectively. New Deer village is a few miles west and Ellon, Turriff and Fraserburgh towns are within about 20 mins drive. The City of Aberdeen is about 30 miles and 45 mins drive to the south.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Atherb Wood is located about 2 miles north of Maud village.

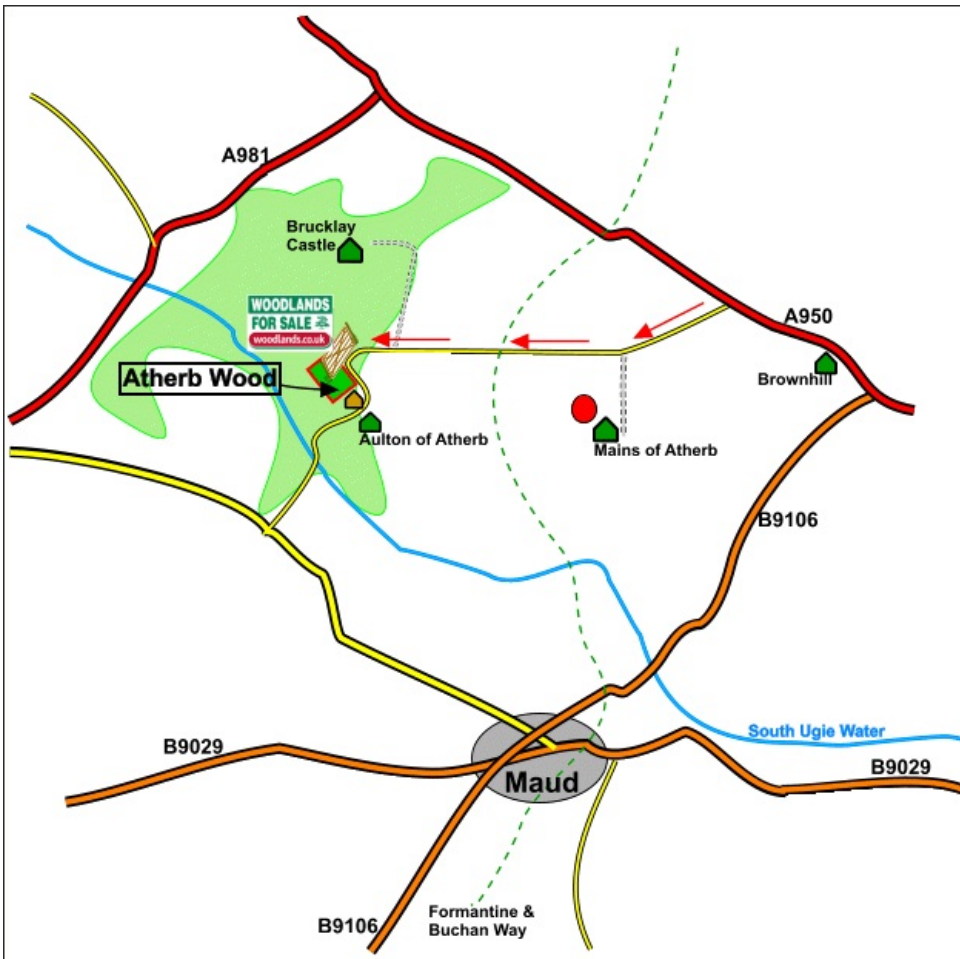
- From Maud head northeast on the B9106 until you reach the junction with the A950.
- Turn left onto the A950 heading northwest for about 1 mile and then turn off onto the first left road leading to the Mains of, and Aulton of, Atherb.

- After travelling about 1½ miles west along this road you will see the wooden gate entrance to Atherb Wood and attached "Woodlands For Sale" sign on your right. Please park here off the road in front of the gate when viewing.

Satnav/GPS note: the postcode AB42 4RD is for the point shown by the red dot on the location maps. For those without satnav/gps why not use [Green Flag](#) routefinder to plan your route?

Boundaries:

The boundaries are clearly indicated with **red** markings on fence or freestanding posts and some trees.





Map Legend

The Wood boundary markings		Wooden or metal gates	
Roads and Public Highways		Ride stops	
Tracks with rights of way for The Wood		Fence or boundary posts	
Other private woodland tracks		Stone wall	
Public Footpath		Trees, broadleaves	
River, stream or lake		conifers	
Railway		coppice	
GPS/Satnav, map location of nearest postcode		Clearings, grasslands	
		Hedge	
		Wetland, rushes	
		Park here	
		'For Sale' sign location	

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract.