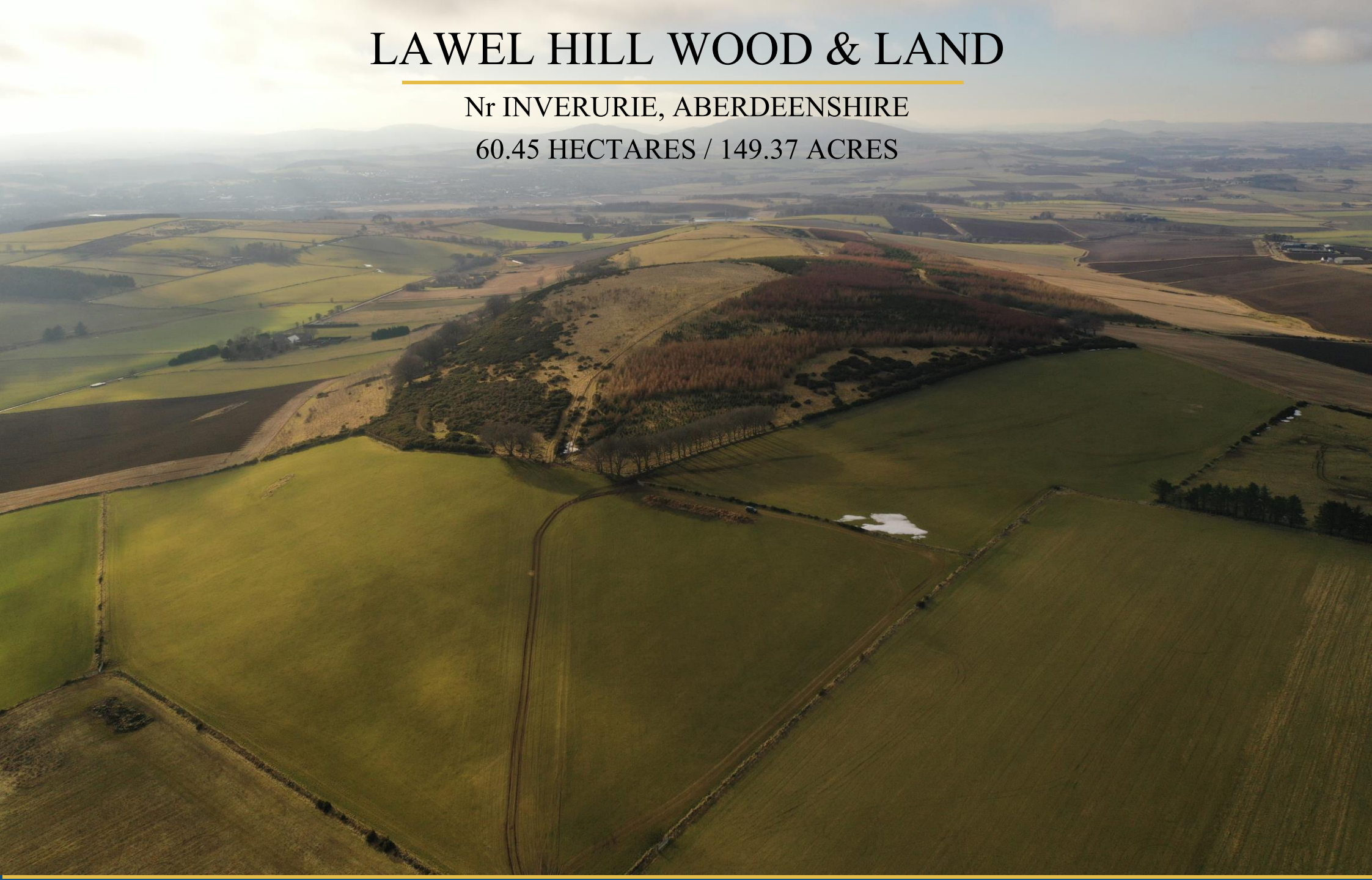
LAWEL HILL WOOD & LAND

Nr INVERURIE, ABERDEENSHIRE

60.45 HECTARES / 149.37 ACRES



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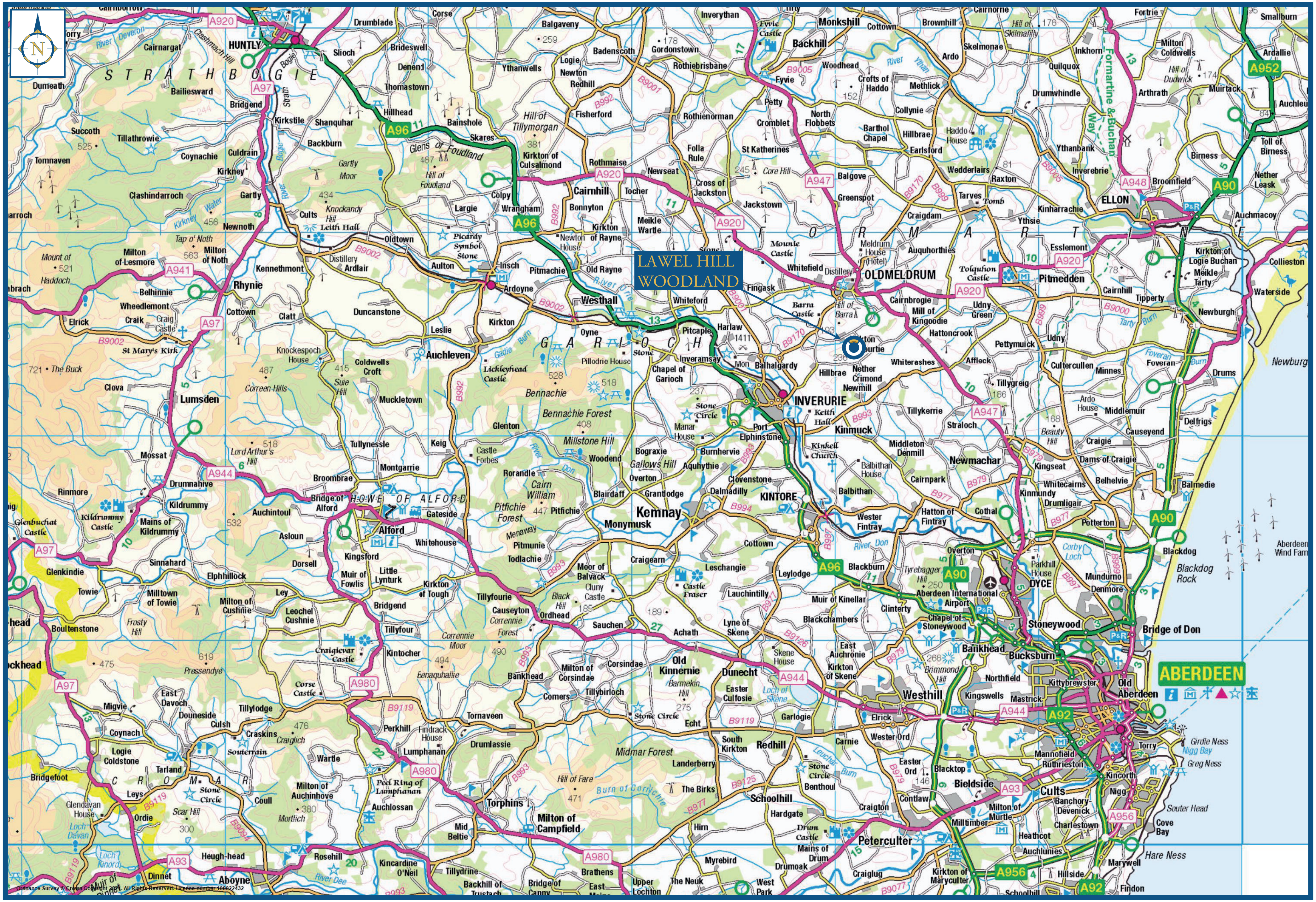
LAWEL HILL
WOODLAND
HUNTLY
STRATHBOGIE
OLDMELDRUM
INVERURIE
KINTORE
ELLON
DYCE
ABERDEEN
Pitmedden
Kemnay
Alford
Westhill
Peterculter
Aboyne
Torphins
Insch
Rhynie
Lumsden
GARIOCH
FORMARTINE
HOWE OF ALFORD
CROMAR
Bennachie
Aberdeen International Airport
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LAWEL HILL WOOD & LAND

60.45 HECTARES / 149.37 ACRES

A highly-attractive young mixed woodland with scenic views.
Three productive fields with excellent planting potential.
Attractive possible development site for a residential dwelling.

- Highly-attractive woodland of conifers and mixed broadleaves.
- Productive grass fields, well-suited to a further planting scheme.
- Development site with potential for residential dwelling.
- Far-reaching views over the surrounding scenery including Bennachie, Lochnagar and Aberdeen.

FREEHOLD FOR SALE AS A WHOLE OR IN 4 LOTS

Lot 1 (42.06 Ha / 103.94 Ac) – Offers Over £325,000
Lot 2 (5.85 Ha / 14.46 Ac) – Offers Over £55,000
Lot 3 (12.03 Ha / 29.72 Ac) – Offers Over £90,000
Lot 4 (0.51 Ha / 1.26 Ac) – Offers Over £50,000

SOLE SELLING AGENTS
GOLDCREST Land & Forestry Group
46 Charlotte Square, Edinburgh EH2 4HQ
0131 3786 122
www.goldcrestlfg.com

LOCATION

Lawel Hill is well-located, approximately 4 miles north-east of Inverurie and 4 miles due south of Oldmeldrum. The area is well-known for productive soils and good growing conditions. The property benefits from attractive views over the surrounding Aberdeenshire countryside.

Lawel Hill is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 38. The entrance to the access road is at Grid Reference NJ 816 240 and the centre of the forest is found at Grid Reference NJ 806 241. The nearest postcode is AB51 0JX.

ACCESS

From Inverurie, head north on the Oldmeldrum Road (B9170) and after approximately 0.5 miles, turn right onto an unnamed minor road towards Lofthillock. Follow the minor road for 1.2 miles and turn right on to another unnamed public road at Hillbrae Cottages. Continue along this road for approximately 1.5 miles until you reach the private access road shown at A1 on the sale plan and signposted Pitgaveny.

From A1-A2, there is a shared farm road over the neighbouring property which is maintained on a 'user' basis. There is an entrance gate to Lot 2 at point A2 and there is a 4x4 track across the field to Lot 1 at A3. Within the woodland there is a 4x4 track along the fence-line which could be upgraded. In addition, there is an access which serves Lot 3 & Lot 4 off the public road at A4 and a 4x4 track across the field to A5.

DESCRIPTION

Lot 1 - Lawel Hill Wood (42.06 Ha / 103.93 Ac)

This attractive mixed woodland was planted in 2009 with conifer and mixed broadleaved species. The conifer area totals 27.56 hectares and constitutes 57% of the planted area. The broadleaved area totals 20.85 hectares and forms 43% of planted the area. The productive and free-draining soils have enabled the crops to establish well- and they are now gaining good annual growth. The plantation is on a gently sloping hill, rising from 185 meters (607 feet) to 220 metres (722 feet) above sea level. The average annual rainfall in this region normally ranges from 800mm to 1,000mm.

	Planting Year		
Species	2009	N/A	Area (Ha)
European larch	6.89		6.89
Japanese larch	6.89		6.89
Norway spruce	6.89		6.89
Scots pine	6.89		6.89
Mixed broadleaves	9.18		9.18
Downy birch	5.01		5.01
Oak	3.33		3.33
Ash	3.33		3.33
Open ground		0.51	0.51
Total	**48.41**	**0.51**	**48.92**

Please note: Management measurements as per the planting schedules indicate a total area of 48.92 hectares which may differ slightly from the title area. The property will be sold as per the title. Further information is available from GOLDCREST Land & Forestry Group upon request

Lot 2 & Lot 3 - Lawel Hill Farmland (17.88 Ha / 44.18 Ac)

In addition to Lot 1, there are three grass fields split into two lots. Lot 2 extends to 5.85 hectares / 14.45 acres; Lot 3, comprises of 12.47 hectares / 30.81 acres. The soils are productive and consist mostly of free-draining brown earths, classified as 3.2 for agriculture. Both Lot 2 and Lot 3 are well-suited to forestry planting and will likely support high-yielding crops.

Lot 4 - Lawel Hill Potential Development Site (0.51 Ha / 1.26 Ac)

Subject to approval from the local authority, this plot has good development potential for one, possibly two, residential dwelling houses. No planning applications are in place and an incoming purchaser has the freedom to design a development to suit their requirements.

TIMBER MARKETS

Lawel Hill is well-located to access timber processors in the North East, with Banchory, Aboyne, Huntly, Fraserburgh and Elgin all within a 50-mile radius.

SPORTING RIGHTS

Sporting rights are included with each lot and the property presents good opportunities for Roe deer stalking.

BOUNDARIES

The boundaries of Lot 1 are deer-fenced. The boundaries of Lot 2 and Lot 3 are stock-fenced. The purchaser of Lot 4 will be required to erect a boundary fence at their sole expense. Boundaries are to be maintained in a stock-proof condition at joint mutual expense with adjoining proprietors.

WAYLEAVES & THIRD-PARTY RIGHTS

In 2012 Lawell Hill was registered under the Woodland Carbon Code, and the Pending Issuance Units were sold to a third party. As such the carbon credits are not available for sale, and the purchaser will be required to take over the obligations under the Woodland Carbon Code. Full details of the obligations are available on request.

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the titles.

MINERAL RIGHTS

Mineral rights are included except as reserved by Statute or in terms of the Titles.

FOREST GRANTS

There are no grant schemes or Forest Plans in place and no transfer of obligations required. For further information on current grants available, please visit the following websites:
https://forestry.gov.scot
https://www.ruralpayments.org/publicsite/futures

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 and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

OFFERS

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

SOLE SELLING AGENTS

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46 Charlotte Square, Edinburgh EH2 4HQ
Tel: 0131 3786 122
Ref: Jock Galbraith & Jon Lambert

SELLER'S SOLICITORS

Turcan Connell
1 Earl Grey Street, Edinburgh EH3 9EE
Tel: 0131 228 8111
Ref: Don Macleod

AUTHORITIES

Scottish Forestry
Grampian Conservancy
Portsoy Road
Huntly
AB54 4SJ
Tel: 0300 067 6004

Aberdeenshire Council
Town House
34 Low Street
Banff
AB45 1AY
Tel: 0345 608 1208

TAXATION

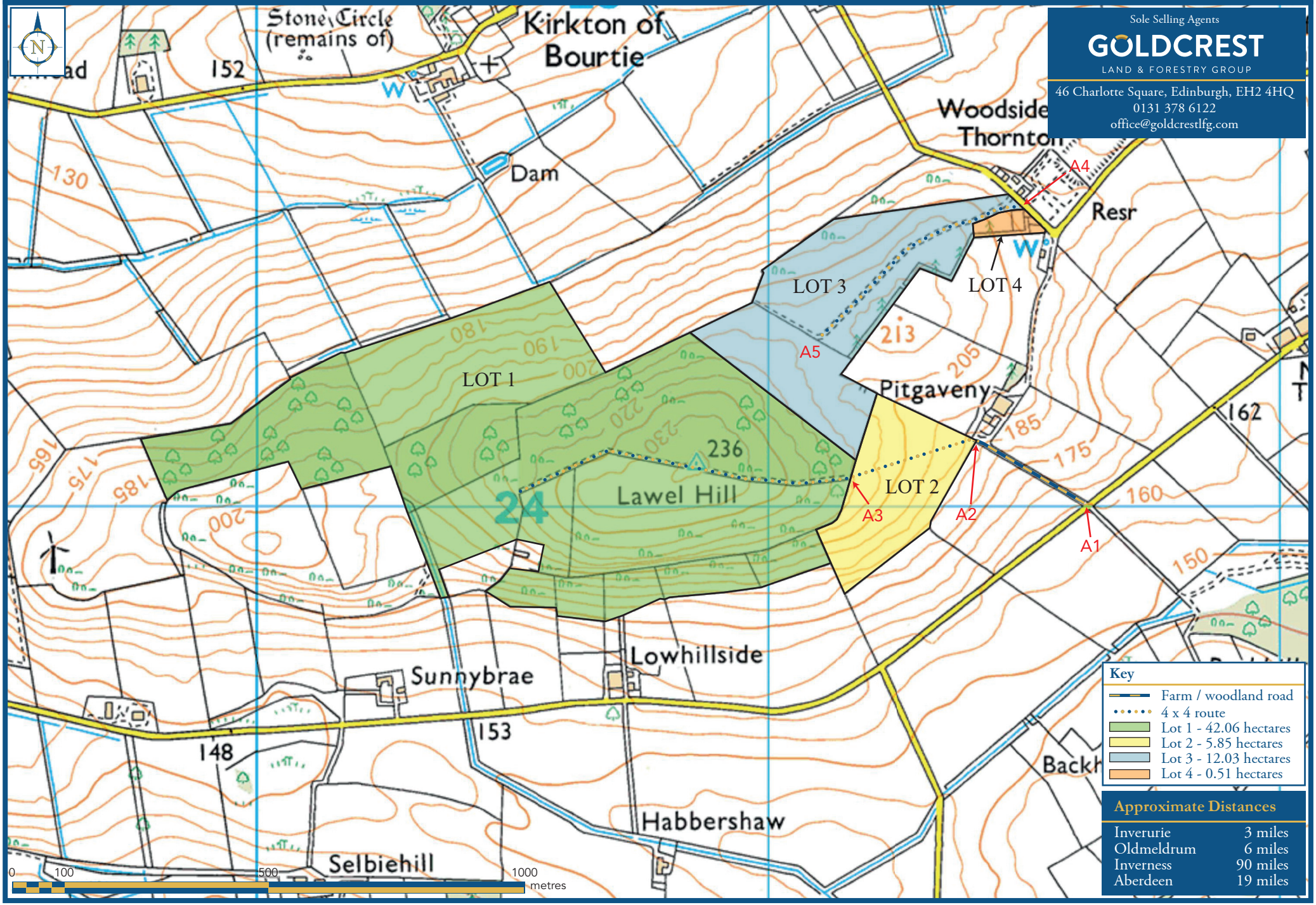
At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

FINANCIAL GUARANTEE/ANTI MONEY LAUNDERING

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

LAWEL HILL WOODLAND, INVERURIE, ABERDEENSHIRE



Sole Selling Agents

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0131 378 6122
office@goldcrestlfg.com

Key

- Farm / woodland road
- 4 x 4 route
- Lot 1 - 42.06 hectares
- Lot 2 - 5.85 hectares
- Lot 3 - 12.03 hectares
- Lot 4 - 0.51 hectares

Approximate Distances

Inverurie	3 miles
Oldmeldrum	6 miles
Inverness	90 miles
Aberdeen	19 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract.
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