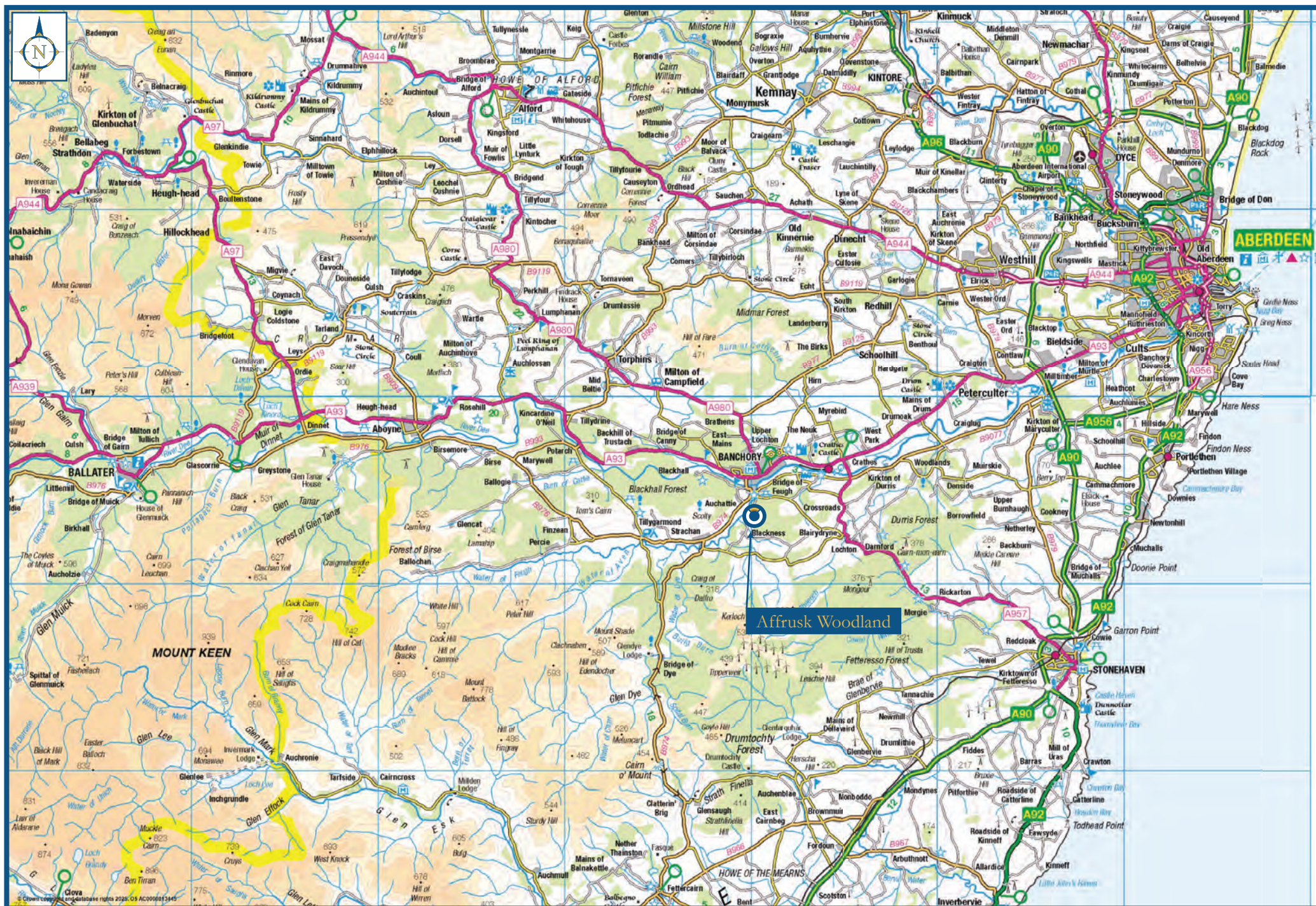


Affrusk Woodland

Banchory | Aberdeenshire

4.54 Hectares / 11.22 Acres





Affrusk Woodland

4.54 Hectares / 11.22 Acres

A unique opportunity to purchase a delightful small woodland. Well situated near Banchory in Royal Deeside.

- Attractive and easily managed
- Suitable for the development of a cabin or hut
- Tax free timber income
- Stunning location with views over the River Dee and close to the renowned Falls of Feugh

Freehold for Sale as a Whole

Offers Over £75,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN
0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

Affrusk Woodland sits just two miles south of Banchory in Aberdeenshire, offering a perfect balance of rural serenity and excellent accessibility. Positioned close to the banks of the famous River Dee and within easy reach of the picturesque Falls of Feugh, well known for the spectacular salmon leap, this tranquil woodland is surrounded by stunning natural beauty. Despite its peaceful setting, it is only a short drive from Banchory's shops, cafés, and amenities, making it both a convenient escape and an ideal base for exploring Royal Deeside and beyond. The property is shown on the location and sale plans within these particulars.

The nearest postcode is AB31 6LJ and What3Words: instructs.mild.able



Access

Access to Affrusk Woodland is directly from the U52K public road, ensuring convenient and straightforward entry to the property. The U52K forms part of an approved timber transport route, offering excellent connectivity to several local sawmills. This direct link to the public road network adds to the property's practicality and long-term appeal. At present, access within the woodland is on foot, but creating a parking area should be relatively simple, subject to the necessary consents.



Description - Affrusk Woodland– 4.54 Hectares / 11.22 Acres

Affrusk is an attractive, small commercial woodland which has been planted with mostly Sitka spruce which is growing well and tax free income will be available when the woodland is harvested in approximately 5-10 years.

The south western part of Affrusk has been planted with broadleaves and offers an excellent opportunity for the development of a cabin or hut, subject to the necessary consents from the relevant authority. Its peaceful setting, close proximity to the river and natural character make it an ideal location for a private retreat or nature-based project.





Sporting Rights

Sporting rights are included in the sale.

Boundaries

Boundary fences are maintained to a stockproof condition at joint equal expenses with the adjoining land owners.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

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

Designations

According to our online searches, there are no designations which affect the property. Interested parties should carry out their own searches.

Forest Grants & Management

There are no active grants on the property. The woodland is currently managed by Scottish Woodlands in Banchory; telephone number: 01314 515 154.

For 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, unaccompanied. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards 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.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Gillespie Macandrew

5 Atholl Crescent, Edinburgh EH3 8EJ

Tel: 0131 225 1677

Ref: Amy Eakin

Measurements

The property will be sold as per the Title. Management records state an area of 4.54 Hectares. Any red line boundaries on the photos in this brochure are for indicative purposes only.

Authorities

Scottish Forestry

Grampian Conservancy

Ordiquhill

Portsoy Road

Huntly AB54 4SJ

Tel: 01466 794 542

Aberdeenshire Council

Gordon House

Blackhall Road

Inverurie

AB51 3WB

Tel: 01467 533200

Financial Guarantee/Anti Money Laundering

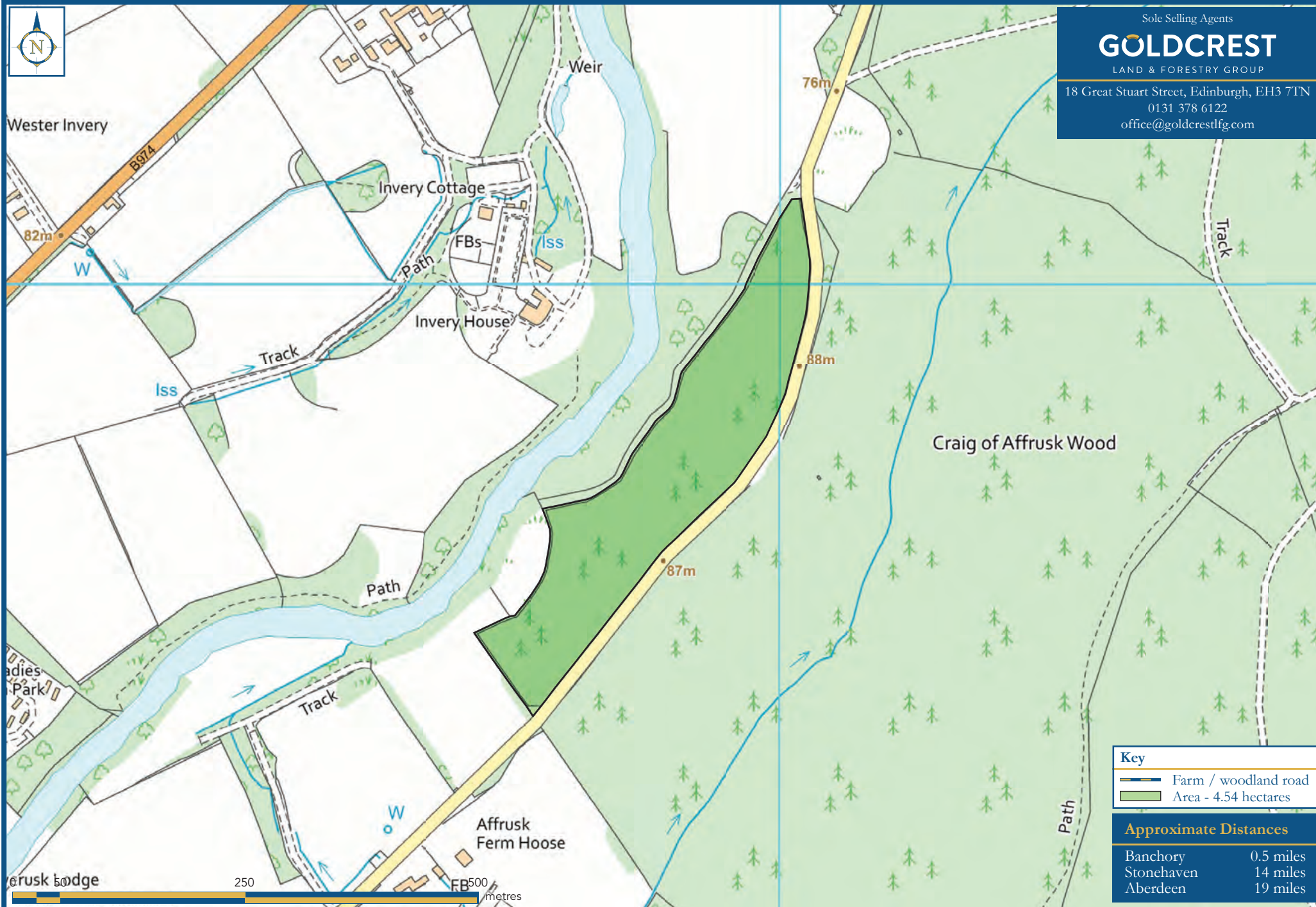
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

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.

Affrusk Woodland, Bridge of Feugh, Banchory, Aberdeenshire



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office@goldcrestlfg.com

IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in July 2025) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.