

## Breena Wood Aberdeenshire

A productive young conifer woodland in rolling Aberdeenshire countryside.

### Details

**Price:** £45,000 Freehold

**Location:** Lairshill, Newmachar, Aberdeenshire

**Size:** Nearly 4 ¾ acres for sale

**OS Landranger:** OS No 38

**Grid ref:** NJ 866 190

**Nearest post code:** AB21 0BX

### Local manager

**Torquil Varty and Rachel Bower**

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## Description

Breena Wood sits tucked away to the north of Aberdeen in rolling countryside: close enough to the city to be accessible, but far enough away to feel as though you have escaped the trappings of a busy world. This woodland would suit someone looking for a productive project as the wood is characterised by spruce that has grown strong and true, creating a solid canopy.

The creation of pockets of clear areas and judicious thinning will allow light to penetrate to the forest floor that will allow the woodland to move to a second phase in its evolution; create the right conditions and nature takes over bringing diversity of flora and fauna. The land is fairly flat and easy to traverse with a large open area by the access gate suitable for stacking timber or general storage area. Not much more of the woods at Lairshill will come to market in this popular and convenient part of the county.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

### Trees

Sitka spruce trees grow close together, forming a dense canopy. However, the dense foliage provides cover from the wind and rain for larger mammals, while birds of prey and smaller birds, such as crossbill, tree creeper, coal tit and siskin, may use Sitka spruce for nesting.

Thinning for firewood or projects would prove beneficial as well as providing sustainable domestic firewood. The created spaces would offer valuable protection for replanting with more diverse species.

### Wildlife

Red squirrels have been spotted foraging in the woods as well as deer and the odd fox : a few well placed webcams may show up some other visitors.

### Features

The biggest resource of Breena Wood is the timber and it is of an age where thinning out would be the next step and perhaps opening up some clearings to encourage light onto the forest floor.

### Access, tracks and footpaths

Vehicle access to the wood is very good and there are also a couple of tracks through the wood, though more work could be done to further open it up. This can be done relatively easily with hand tools and a work party of family and friends.

### Rights and covenants

All sporting rights are included with the sale of the woodland.

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### Activities

Sitka spruce makes up about half of commercial timber in the UK and is used for a multitude of purposes from construction, to paper, to firewood. A log pole cabin would be a great way of making use of the timber.

### Local area and history

The villages of Newmachar and Hatton of Fintray are nearby, as is the Kirkhill Forest and [Formartine and Buchan Way](#) cycling/walking routes. Aberdeen is Scotland's third largest city profiting from a booming oil industry with property being very sought after. To the west is the fertile and attractive region of Deeside and beyond are the eastern fringes of the [Cairngorm National Park](#). To the north is the world famous whisky producing area of [Speyside](#), whilst the north east coastline provides atmospheric empty beaches and historic fishing villages such as Balmedie and Newburgh.

### 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

Breena Wood is located 25 minutes NW of Aberdeen

**For Directions From Bing Maps [CLICK HERE](#)**, enter your own postcode, (wood location already entered) click blue "Go" box, this will take you to the entrance.

**For Satnav:** the postcode **AB21 0PX** is for the point shown by the red dot on the location maps. Satnav coordinates are Lat: **N57:15:39** Lon: **W2:13:44**

- Breena Wood is located about 2 miles west from the village of Newmachar and about 11 miles northwest from Aberdeen city centre.
- Travelling out from Aberdeen on the A96 take the A947 road north towards Newmachar/Oldmeldrum.
- Proceed for about 5 miles passing Dyce and, 1 mile before reaching Newmachar, turn left onto the B979.
- Proceed west for about 1 mile and then turn right at the sign directing towards Lairshell.
- Continue northwest along this road for about 2 miles where you will see the "Woodlands For Sale" sign and double metal entrance gates on the right. Please park here safely off the road.
- From inside the double gates walk approx. 400m along the access track to Breena Wood as shown on the detailed map.

## Boundaries:

Boundaries are marked by blue coloured post tops.

# Breena Location Map



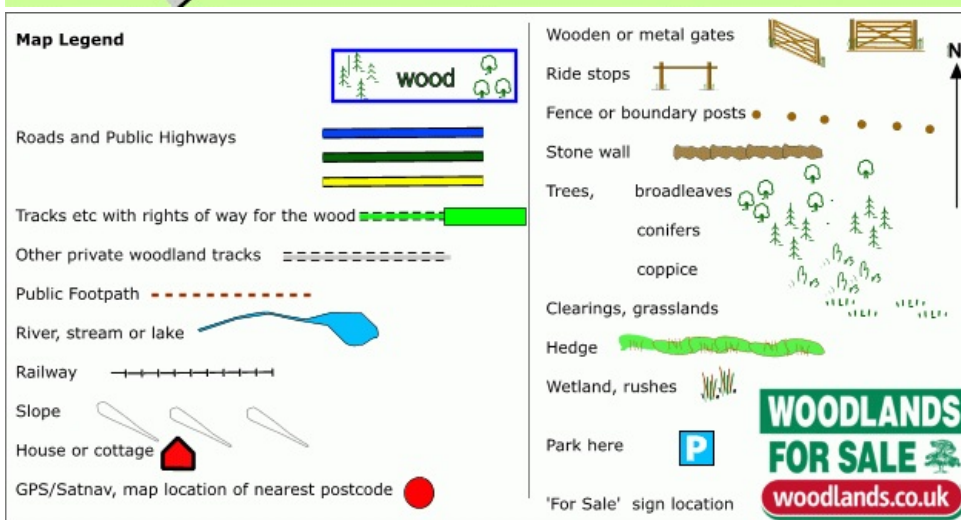
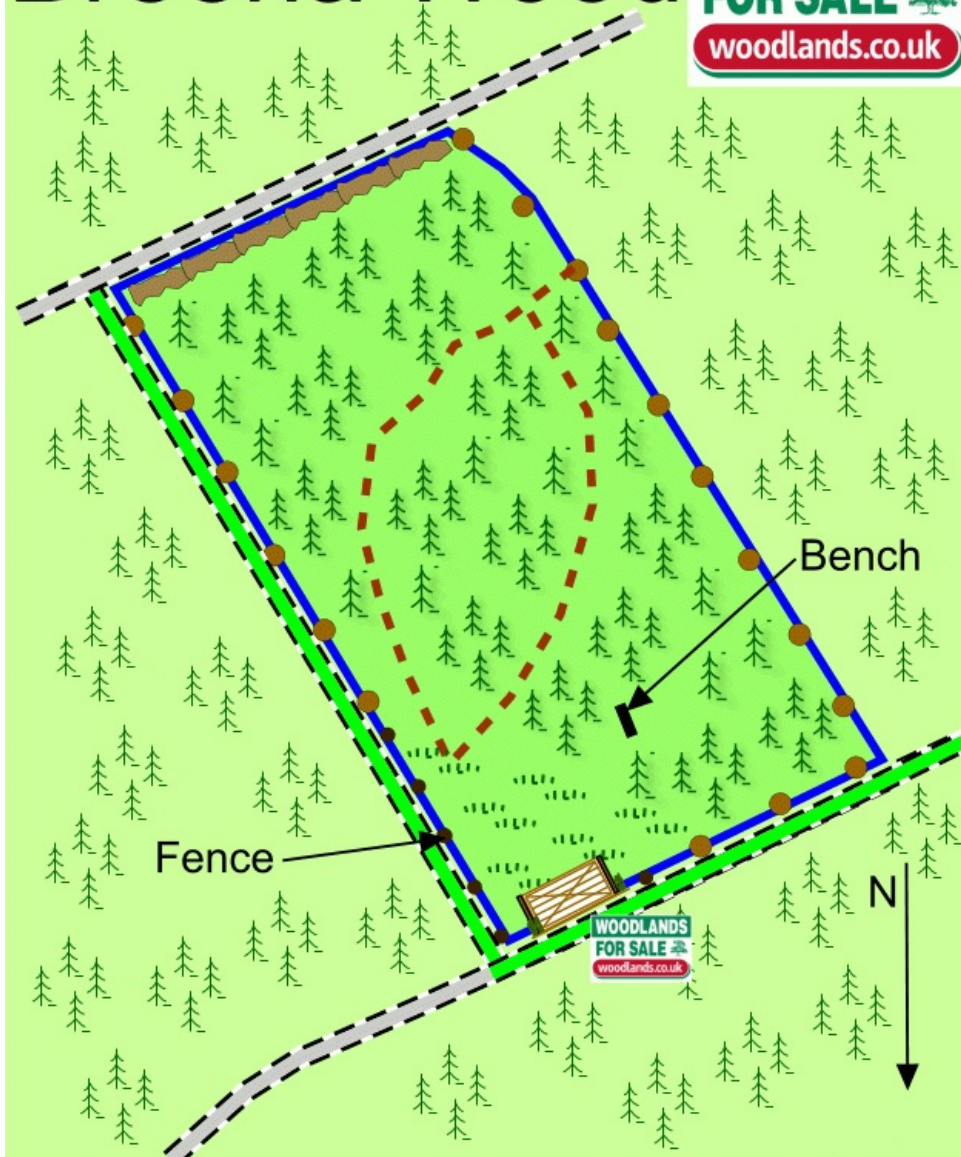
# Breena Location Map





# Breena Wood

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FOR SALE**  
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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. Woodland

Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.