



Hill of Foudland

Insch, Aberdeenshire

bellingram.co.uk



Well-located native pine woodland and designed open hill land with potential for sporting use and amenity

About 350.51 hectares (866 acres) rough heather hill and former slate quarries.

Inverurie 15 miles, Huntly 9 miles, Aberdeen 31 miles.

Situation

Foudland Hill is located approximately 31 miles north west of Aberdeen and 9 miles south east of Huntly in rural Aberdeenshire. With its outstanding natural scenery, the woodland covers the upper slopes of Red Hill in the west to Foudland Hill in the east and extends to the lower arable land. The property is serviced with forest roads on the eastern side and an internal forest track.

Directions

Travel 28 miles from Aberdeen on the A96 towards Colpy, upon entering Colpy, turn left for Largie. Continue on this road for 2 miles, turn right just before the T-junction and continue up this track to Hillside of Foudland.

Description

The woodland was established during the early 1990's as a native pine wood. With predominantly Scots Pine, native broadleaf species and designed open ground.

The woodland has not been deer fenced and as a result has suffered from browsing. There is the potential to improve stocking a commercial level on the better land on the lower slopes.

Boundaries

The property is generally enclosed within stock fences and stone dykes where the neighbour is agricultural land or other enclosures. Where the neighbour is forestry the march is generally unfenced. March fencing is maintained on a mutual basis with neighbouring owners. The ground for sale is as described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

Sporting

The sporting rights are included.

Grant Schemes

The grant scheme which was in place for the hill has closed. Please refer to the Selling Agents for further information.

Estimated Planting Area (ha) by Species					
Spp.	CSP	NMB	DOG	UP	Total
Cpt 1	76.12	22.03	25.82	76.70	200.67
Cpt 2	83.32	28.60	36.80	0.49	149.84
CSP – Caledonia Scots Pine			NMB – Native Mixed Broadleaves		
DOG – Designed Open Ground			UP – Unplantable Land		

Roads

The property has one main track that runs primarily along the top of the hill through compartments 1 and 2.

Archaeology

Cpt 1 lies within a Scheduled archaeology site comprising of disused slate quarries, small bothies and shelters. Cpt 2 has several Regional archaeology sites comprising slate quarries, hut circles and cairns.

Minerals

Mineral rights are included, except as provided for by statute.

Third Party Servitudes and Burdens

The property is sold under the conditions of the Title Deeds, subject to all Servitude Rights, burdens, reservations and wayleaves including rights of way and rights of access howsoever constituted.

The purchaser shall be held responsible to satisfy themselves as to the nature of all burdens, should they exist. Further details can be obtained via the selling agents. Title deeds will be exhibited to the purchaser's legal agents for examination.

Viewing

May be undertaken at any reasonable time by anyone in possession of a set of these particulars, however, it is recommended that the selling agent be contacted beforehand.

Entry

The land is for sale with vacant possession. Entry by agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents office in Aberdeen. Under the 4th Directive of the Money Laundering Regulations 2017, effective from 26th June

2017, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Closing Date

The closing date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram, 2 Albert Street, Aberdeen, AB25 1XQ

Authorities

Aberdeenshire Council
Woodhill House, Westburn Road, Aberdeen, AB16 5GB Tel: 0845 608 1207
Email: enquiries@aberdeenshire.gov.uk

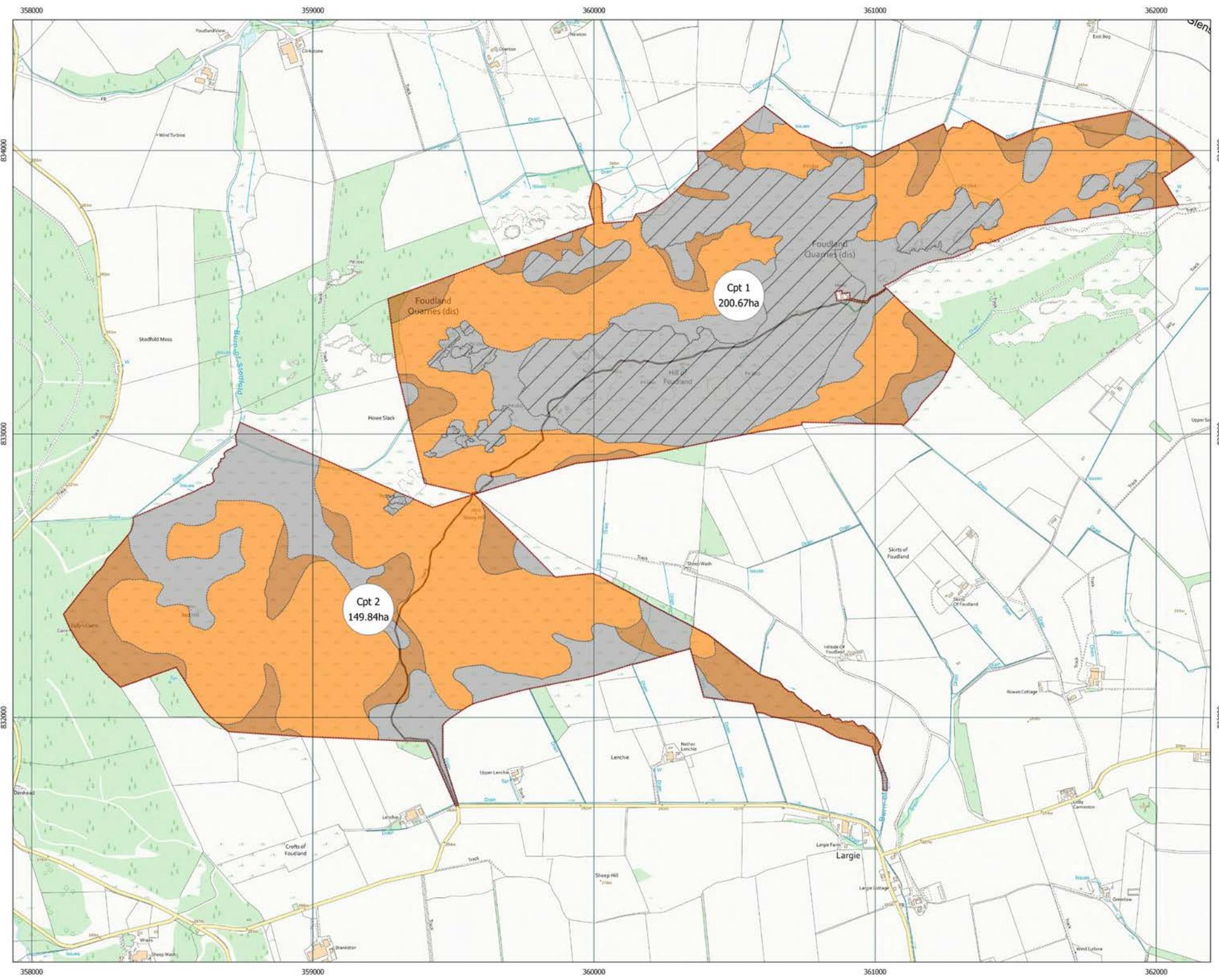
Forestry Commission Scotland
Grampian Conservancy, Portsoy Road, Huntly, Aberdeenshire, AB54 4SJ Tel: 01466 794542
Email: grampian.cons@forestry.gsi.gov.uk

Agents

Bell Ingram Aberdeen
2 Albert Street, Aberdeen, AB25 1XQ
aberdeen@bellingham.co.uk
01224 621 300

Important Notice:

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram LLP or its Partners or employees assume any responsibility therefore. In particular: i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities; ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.iv) images taken January 2019



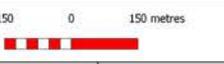
**Foudland Hill, Inverclyde,
Aberdeenshire**

Sale Plan

- Legend**
- Property Boundary
 - Caledonian Scots Pine
 - Native Mixed Broadleaves
 - Designed Open Ground
 - Unplatable Land
 - Forest Road
 - Forest Track

BI Ref: T8718 DRG No. 003

Date printed: 15/01/2019 Drawn by: R J Adam

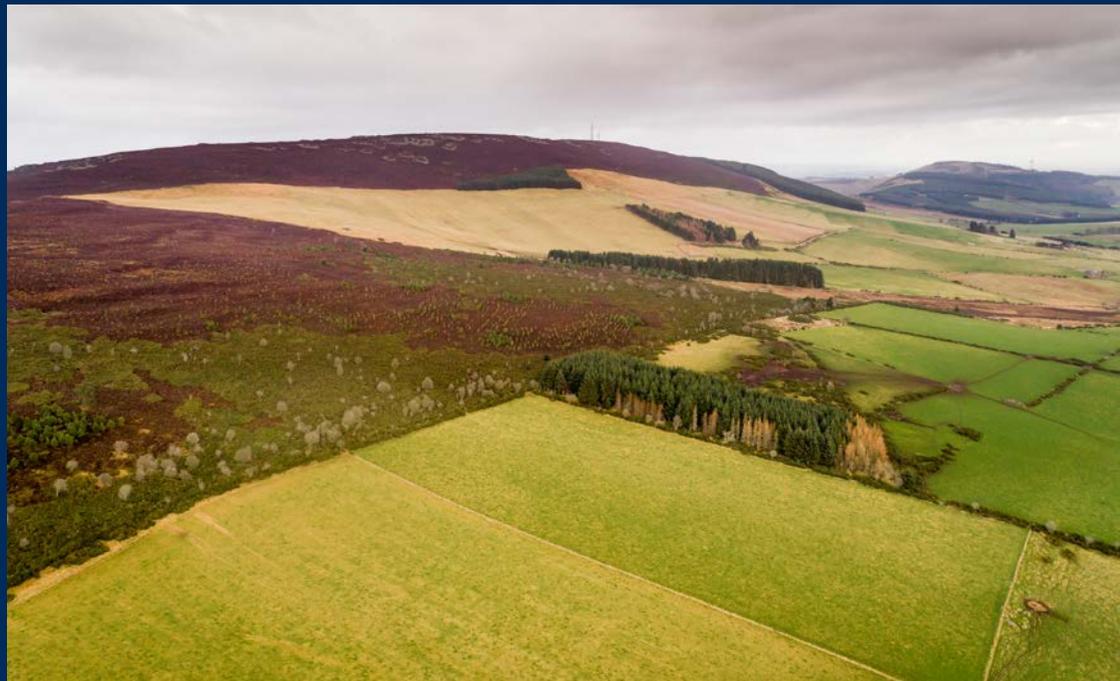


Scale
1:12,000
at original size
A3

Ordnance Survey
Reproduced from Ordnance Survey digital map data © Crown copyright 2019. All rights reserved. Licence number 0100031673



2 Albert Street,
Aberdeen, AB25 1XQ
Tel: 01224 621300
www.bellingram.co.uk
aberdeen@bellingram.co.uk



2 Albert Street, Aberdeen, AB25 1XQ
Tel: 01224 621 300
www.bellingram.co.uk aberdeen@bellingram.co.uk

