



Elrick Wood

Aberdeen

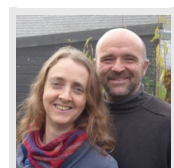
A colourful woodland within easy reach of Aberdeen and with good internal access.

Details

Price: £45,500 Freehold
Location: at Lairshell, near Newmachar, Aberdeen
Size: Nearly 4½ acres for sale
OS Landranger: OS No 38
Grid ref: NJ 869 192
Nearest post code: AB21 0PX

Local manager

Torquil Varty and Rachel Bower
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Description

Description: Elrick Wood is a delightful mixed spruce, broadleaf and open woodland planted in 1999. The larger spruce area sits on slightly higher ground to the centre and north of the wood. To the south a wide strip of young broadleaves stretches along a small dry valley. The spruce has established well as have the birch, rowan, oak, cherry, ash, and beech. A sizeable triangular area of open ground in the northeast corner could suit further tree planting.

The evergreen conifer provides privacy and winter shelter in contrast to the deciduous broadleaved trees: the [spruce conifers](#) are in a major growth phase and each year will see a dramatic change in the woodland. Buttercups, clover, rosebay willowherb and other wild flowers seasonally adorn the rides and open grassy areas to the north, south and east. The land is generally well drained with a warm gentle south-facing gradient, providing distant views across the surrounding arable/grazing fields from the east.

As the trees grow and mature it's likely that red squirrels will move in, see [Red Squirrels at Lairshill](#) with potential for joining in with the project.

A secluded clearing and parking area on the southern edge of the conifers and overlooking the broadleaf valley is ideal for enjoying time off and occasional private camping. It is possible to amble through the broadleaves and around the perimeter of the wood via mowed rides and brashed conifer paths and further paths could easily be extended through the conifers.

Internal vehicle access is provided by the hard grassy ride from the southern access gate which winds its way through the broadleaves towards the central clearing/parking area.

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

Trees

The areas of spruce plantation are ready for thinning and will provide a decent return on timber, it can be hard to interest large harvesting companies on such small acreages however there are informal conversations about a few woodland owners approaching companies to take this on. Alternatively a small scale enterprise based on the concepts of continuous tree cover management would also be suitable.

Wildlife

On first inspection monoculture plantations can appear denuded of wildlife, however time spent within the woods will unfurl its secrets. Any work to create a more diverse mix of species with an increase in clearings, will add exponentially to the diversity of this woodland.

Features

The deciduous areas are more attractive and would be the obvious place to set up a campsite for the long days and short nights of summer.

Access, tracks and footpaths

Access: Access is off the minor public road and along a private hard grassy track with full rights of way.

Rights and covenants

All sporting and mineral rights are included in the sale.

Activities

Woodland ownership can be a journey of discovery opening up the worlds of bushcraft, green wood working, bee keeping, den building, the list is as long as the imagination.

Local area and history

Surrounding Area: Elrick Wood is part of a larger planted area of woodland now known as Lairshill Woods, also previously known as Paradise Woods. The villages of Newmachar and Hatton of Fintray are nearby, as is the Kirkhill Forest and Formartine and Buchan Way cycling/walking routes. The coast with secluded beaches of Balmedie and Newburgh, as well as Dyce, Inverurie and Aberdeen, are all within 20 minutes' drive.

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

Elrick Wood is just 25 mins northwest 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 OPX** is for the point shown by the red dot on the location maps. Satnav coordinates are Lat: **N57:15:39** Lon: **W2:13:44**

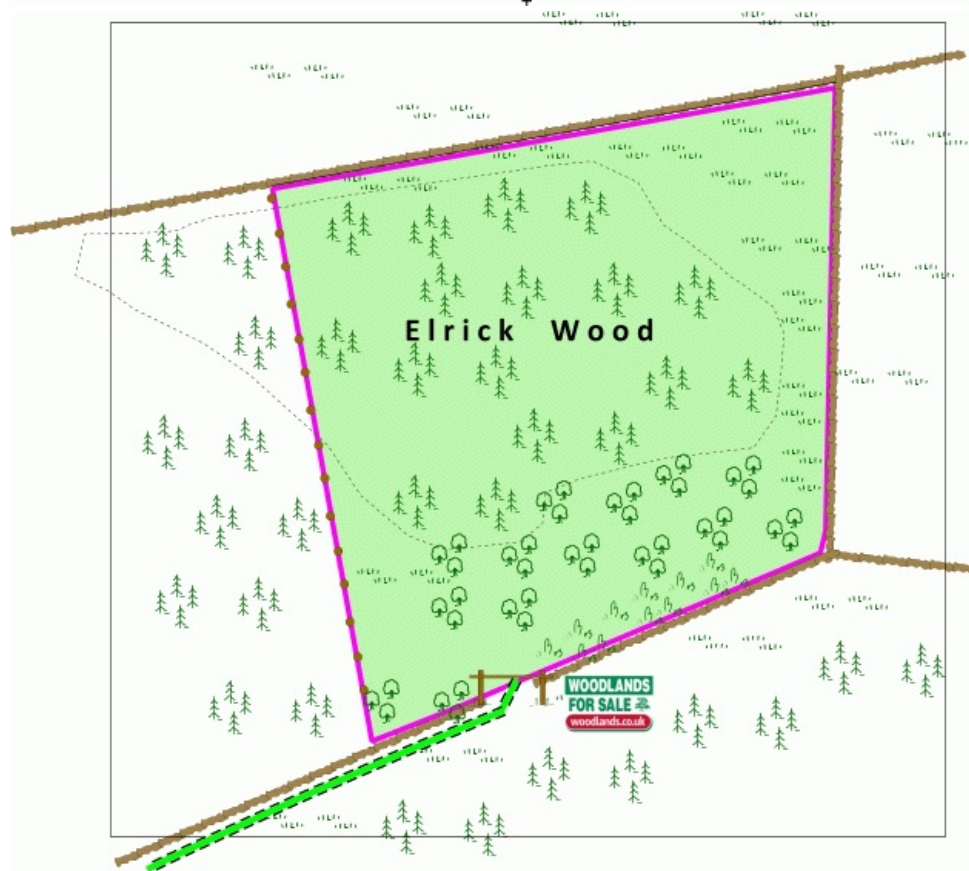
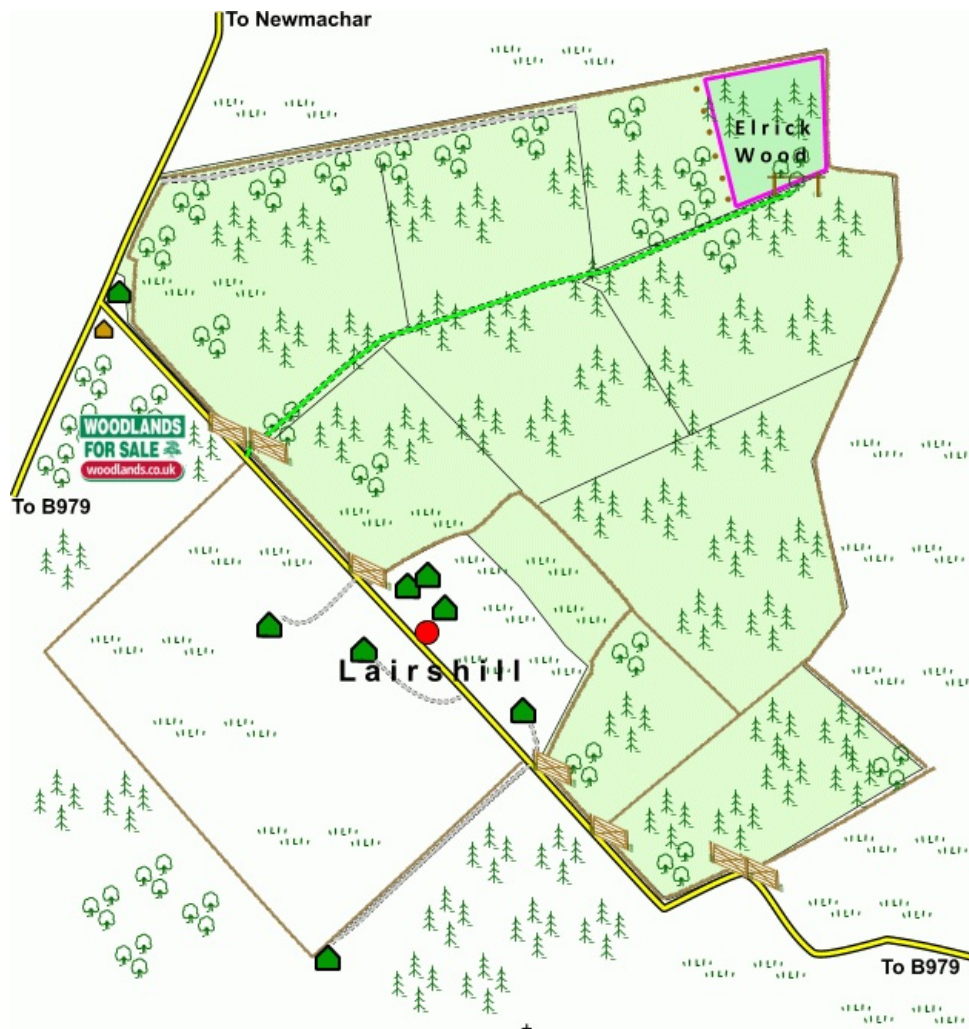
Or follow this route:

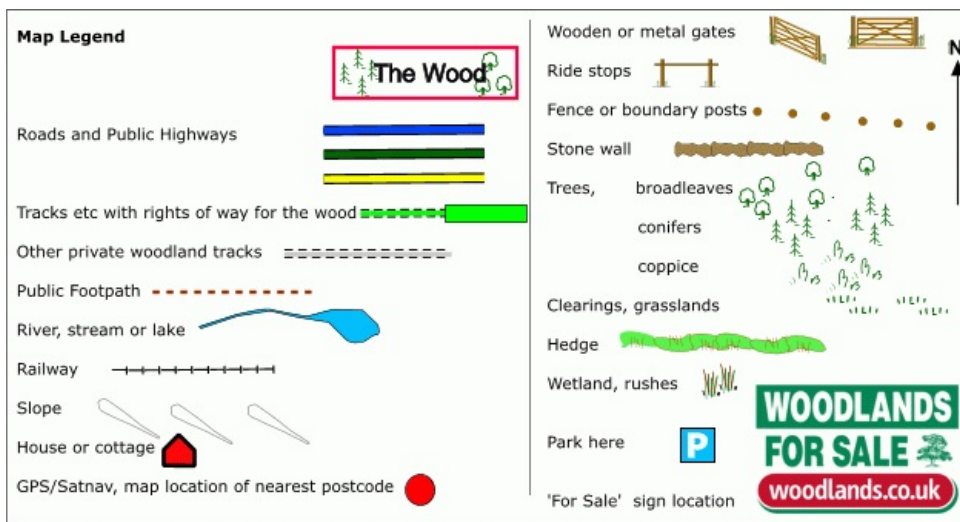
- Elrick Wood is located about 2 miles west from the village of Newmachar and about 11 miles northwest from Aberdeen city centre.
- Travelling out from Aberdeen on the A96 take the A947 road north towards Newmachar/Oldmeldrum.
- Proceed for about 5 miles passing Dyce and, 1 mile before reaching Newmachar, turn left onto the B979.
- Proceed west for about 1 mile and then turn right at the sign directing towards Lairshill.
- 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. 500m along the access track to Elrick Wood as shown on the detailed map.

Boundaries:

Boundaries: Are shown by mauve markings and on the ground are, to the north east and south a stone wall along the west a line of posts.







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.