



FREEHOLD FOR SALE BY PRIVATE TREATY

4.161 Acres (1.684 Hectares)

LAND AT BADDENGORM WOOD

Carrbridge, Highland

Offers over £42,000 are invited for this property

OS Grid Ref: NH920237 Lat/Long: 57.291521,-3.792008 Nearest Post Code: PH23 3NA
what3words: downsize.sulk.patting

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared June 2023.

LOCATION

Plot 14 Badengorm Wood is situated on hillside overlooking the popular settlement of Carrbridge in the Scottish Highlands. The entrance to the wood is located on the edge of the A938 just 1 mile to the East of Carrbridge. The A9 connecting Perth to Inverness is just 3 miles from the entrance gate. All distances are approximate.

DESCRIPTION

Plot 14 Baddengorm Wood is part of a larger predominantly Scots pine forest planted circa 1975. The wood appears to be almost untouched since planting and the trees have grown unchecked producing a woodland approaching maturity and resembling the natural pine woodlands for which Scotland is famed. The trees appear to have thinned themselves over the years leaving them nicely spaced allowing enough light to filter down onto the woodland floor to promote growth of the understorey. The trees are also covered in a prolific growth of lichens.

Further thinning of the wood may be an option for the future should a new owner wish to manage the woodland.

Visitors to the wood will find blaeberry and heather under foot which creates a warm feeling of how nature if left alone can just get on with her work.

For those with an ornithological interest the wider forest is understood to contain the elusive capercaillie. A new owner may wish to assist in the local drive to conserve and encourage this important bird as it re-colonizes parts of Scotland. Other wildlife potentially includes red squirrels and wood ants, now so difficult to find in the UK.

There is growing interest in woodland owners constructing temporary bothy or woodland shelters in Scotland, and subject to local planning approval this might be possible in this wood.

Access to the wood is via a hard track that runs along the route AB as shown on the sale plan. The gate at point A is not locked. Please close this gate while you are on site and when you leave. There are three concrete marker posts numbered with steel numbers to help visitors recognise their location when approaching along the access track. Parking is possible at point B if **required**.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

The majority of the mineral rights are owned and included in the sale. There is a clause in the original sale document that allows a previous owner to claim a small share of money earned from

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

It is understood the owner of Plot 14 Baddengorm Wood has the right to access the wood along the track AB.

The woodland is sold with the benefit of a right to use the wider forest's access roads for the purpose of managing the woodland including timber harvesting.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements**ts**.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion (subject to the mineral reservation).

A copy of the original sale deed is available on the Selling Agent's website or from the Agent upon **request**.

VIEWING

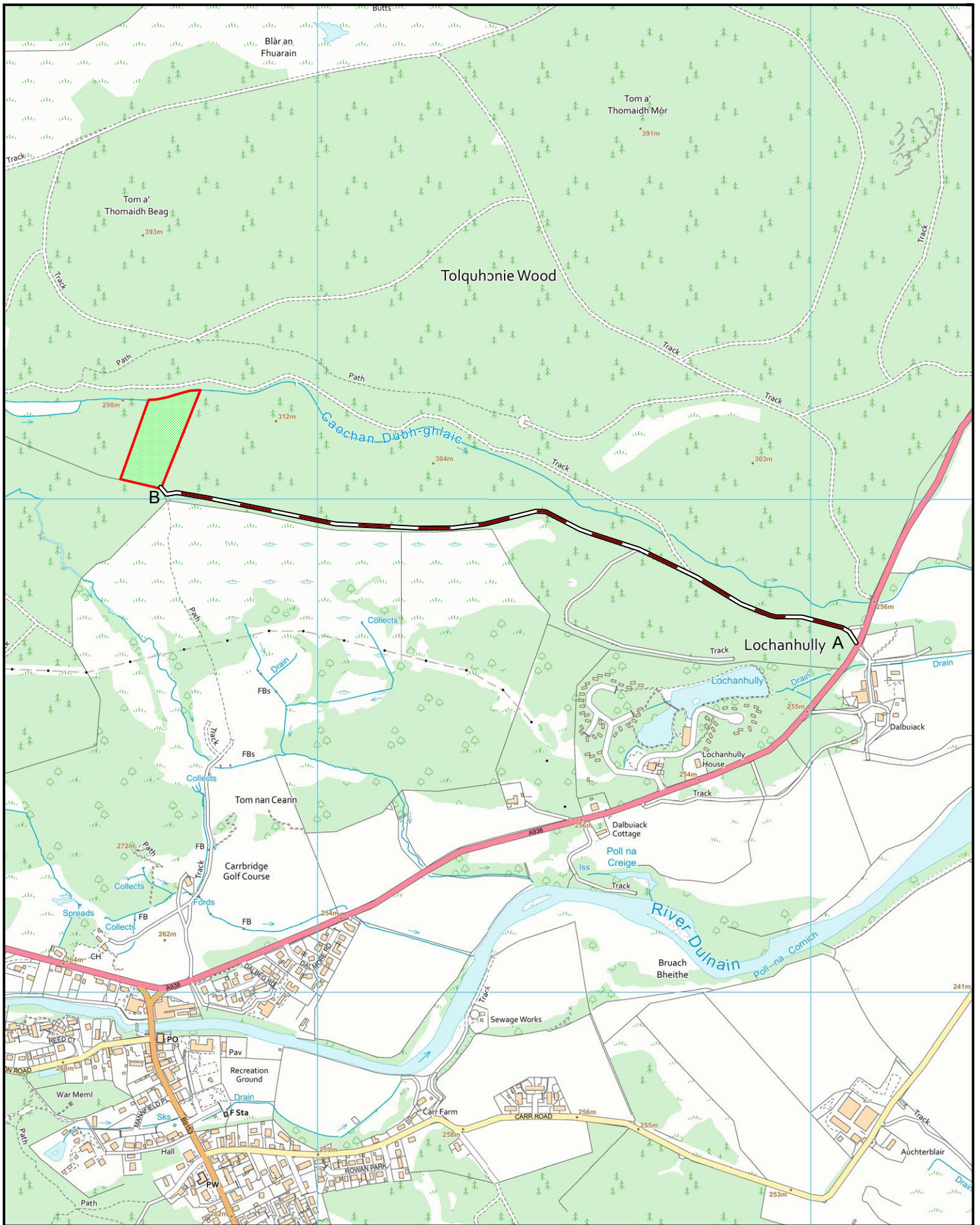
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Plot 14 Baddengorm Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be **submitted**.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC



Land at Baddengorm Wood - 4.161 acres

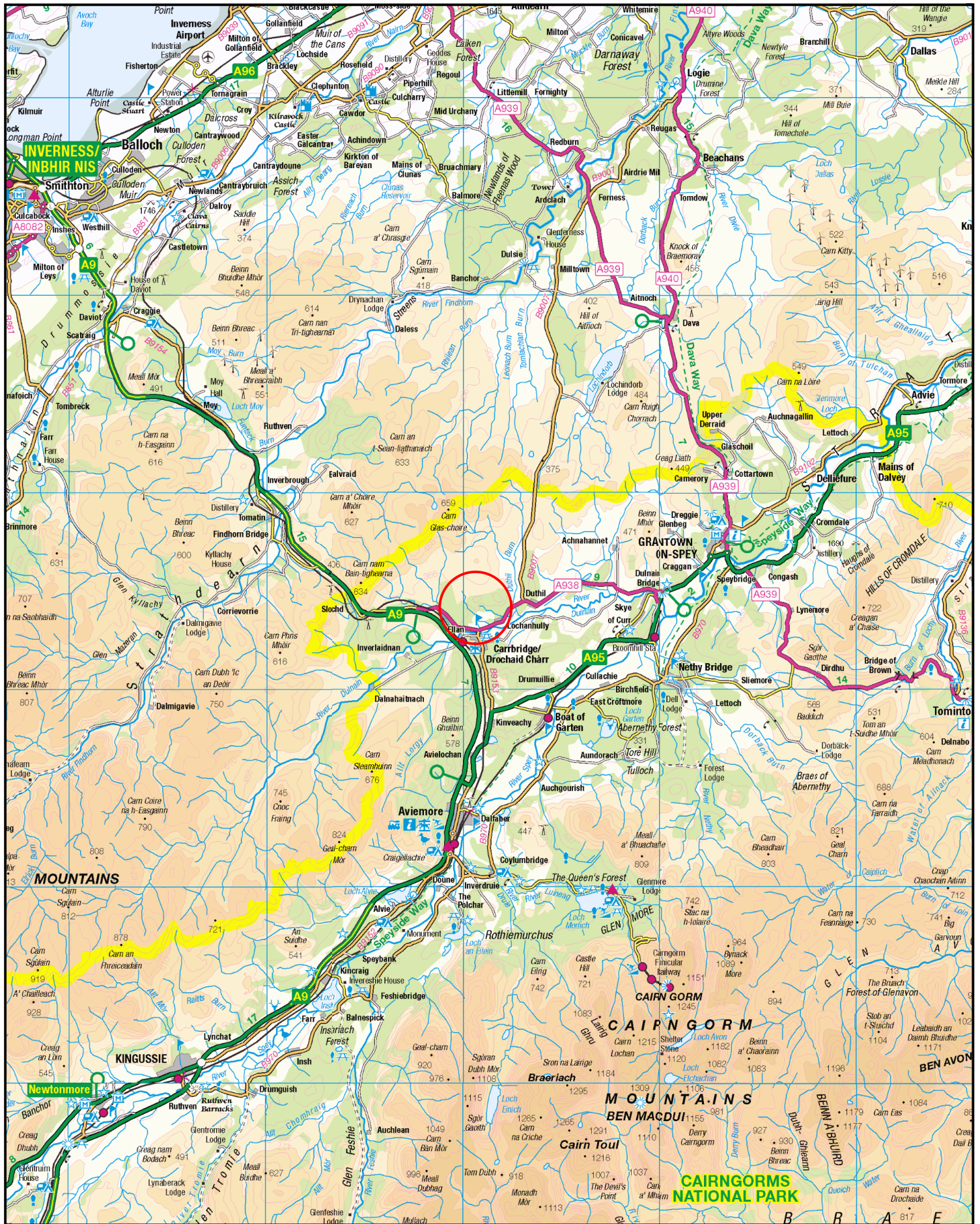
Location NH 906 241
 Scale 1:10,000 @ A4
 Drawing No. X19907-01
 Date 16.06.23



Tustins

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 Tel: 01869 254938 www.tustins.co.uk

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Carrbridge, Highland



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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