



FREEHOLD FOR SALE BY PRIVATE TREATY

3.27 Acres (1.32 Hectares)

PLOT 13 BADDENGORM WOOD

Carrbridge, Highland

Offers Around £32,000 are invited for this property

OS Grid Ref: NH921237 Lat/Long: 57.291705,-3.790435 Nearest Post Code: PH23 3NA
what3words: mystified.mingles.cricket

Selling Agents

Tustins Chartered Forestry Surveyors
For further information contact Jack 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 September 2024.

LOCATION

Plot 13 Baddengorm Wood is located 1 mile north of Carrbridge and 25 miles southern of Inverness. All distances are approximate.

DESCRIPTION

Situated within the Cairngorms National Park in the Scottish Highlands, Plot 13 Baddengorm Wood forms part of a wider forest complex and comprises almost entirely of Scots pine planted circa 1975 and left relatively untouched since then.

Now nearing maturity, the trees appear to have thinned themselves over the years creating a nicely spaced stand with adequate light penetrating the canopy to promote growth of the understorey, with blaeberry and heather present, leaving a wood resembling the natural pine woodlands for which Scotland is famed.

The northern third of the plot slopes down to a stream, Caochan Dubh-Ghlaic, where a small band of Norway spruce can be found. The stream forms the northern boundary.

For those with an ornithological interest, the wider forest complex is understood to contain the elusive Capercaillie and a new owner may wish to assist in the local drive to conserve and encourage this important bird as it re-colonises parts of Scotland.

Access to Plot 13 is over the track shown marked AB on the sale plan. Alternatively, access into Plot 13 can be taken via two other tracks within the forest complex, Baddengorm Way and Deer Walk. The Selling Agents can provide further details on their locations.

SPORTING AND MINERAL RIGHTS

Sporting rights are reserved to a former owner.

A one-half pro indiviso share of the mineral rights is retained by a previous owner.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all reasonable private purposes and reasonable forestry purposes over the whole of the roadways, drives and rides within the Baddengorm Wood complex, as shown outlined in blue on the location plan.

All other plots within the Baddengorm Wood complex benefit from the same rights of way.

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.

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 Sporting and Mineral reservations.

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.

SELLER'S SOLICITORS

Messrs Thorntons Law LLP, 53 East High Street, Forfar DD8 2EL.

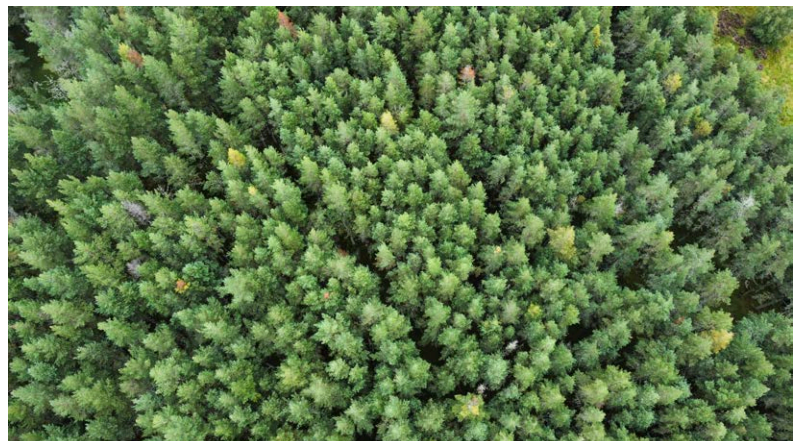
METHOD OF SALE

Plot 13 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.

Please note all offers must be submitted in Scottish legal form before they can be formally accepted.

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 website www.gov.uk





Plot 13, Baddengorm Wood

Location NH 906 240

Scale 1:9,000 @ A4

Drawing No. Y23306-01

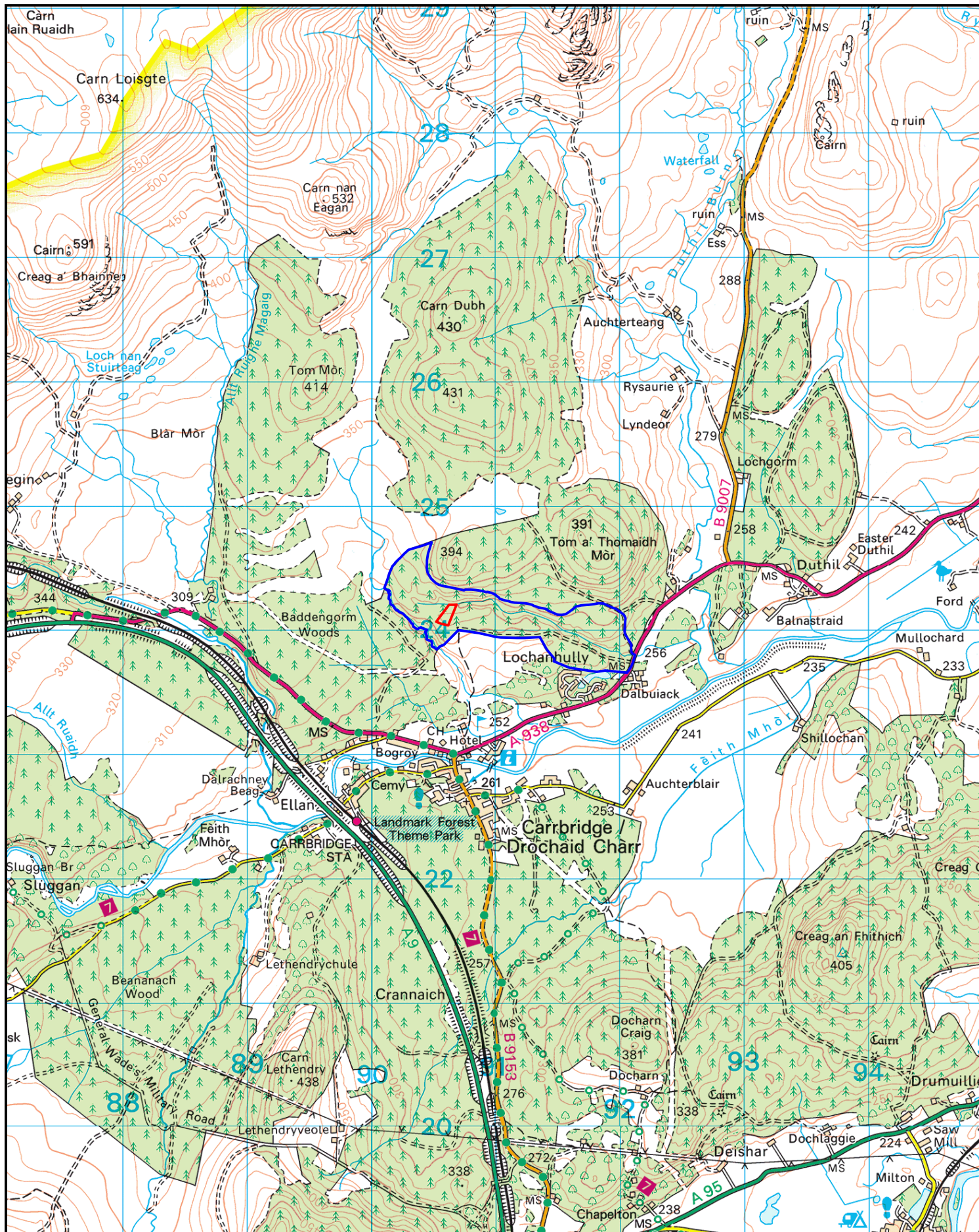
Date 18.09.24



Tustins

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Plot 13, Baddengorm Wood

Location NH 906 240
 Scale 1:40,000 @ A4
 Drawing No. Y23306-02
 Date 18.09.24



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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