



FREEHOLD FOR SALE BY PRIVATE TREATY

3.54 Acres (1.43 Hectares)

PLOT 19 BADDENGORM WOOD

Carrbridge, Scottish Highlands

Offers Around £25,000 are invited for this property

OS Grid Ref: NH921237 Lat/Long: 57.291704,-3.790485 Nearest Post Code: PH23 3NA
what3words: sandpaper.dinosaur.severe

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ
For further information contact Jack Clegg

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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 July 2026. Photographs 2023.

LOCATION

Plot 19 Baddengorm Wood is located 1 mile north of Carrbridge and 25 miles south of Inverness. All distances are approximate.

DESCRIPTION

Situated within the Cairngorms National Park in the Scottish Highlands, Plot 19 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.

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 19 is over the hard track shown marked AB on the sale plan.

SPORTING AND MINERAL RIGHTS

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

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

FENCING

The fence along the southern boundary shall be maintained jointly to stockproof standard by the proprietors on either side.

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 roadways, drives and rides within the Baddengorm Wood complex.

Accordingly, all other plots within the Baddengorm Wood complex benefit from the same rights of way, including over the track which runs through the southern part of Plot 19, shown marked BC on the sale plan.

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 mineral reservation.

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, Kintail House, Beechwood Park, 2 Sir Walt Scott Drive, Inverness, IV2 3BW.

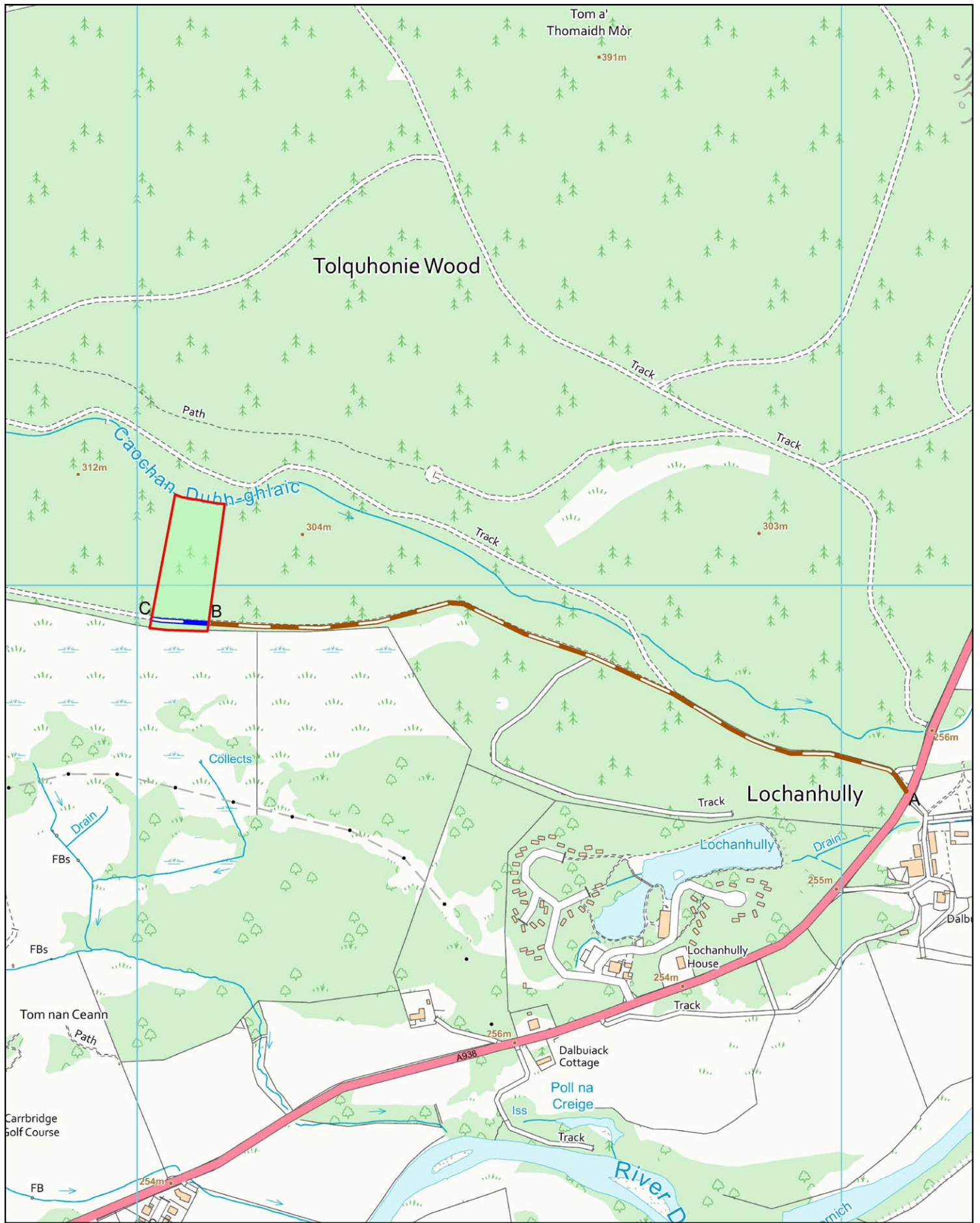
METHOD OF SALE

Plot 19 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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk



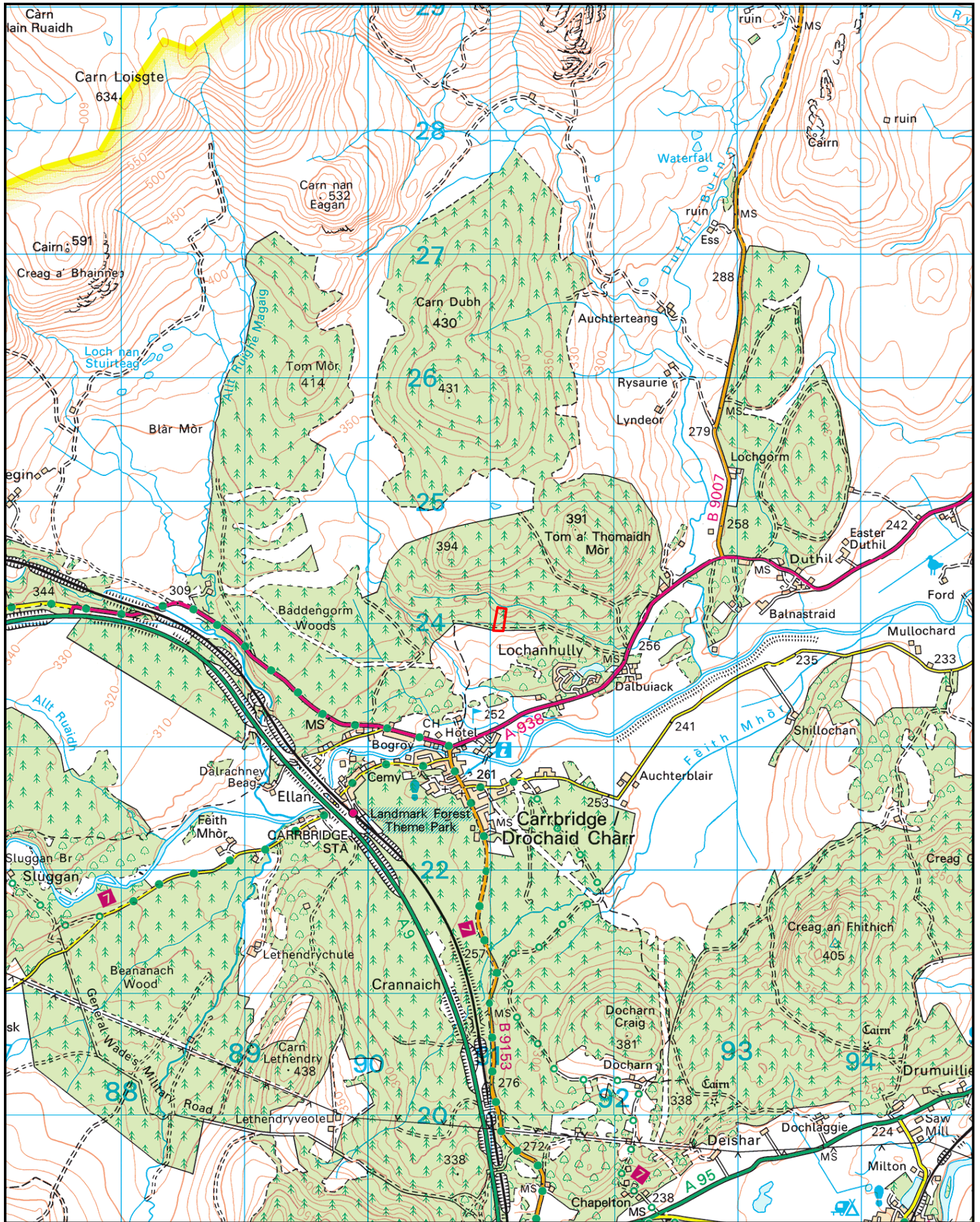
Plot 19, Baddengorm Wood

Location NH 910 240
 Scale 1:7,000 @ A4
 Drawing No. Y23276-03
 Date 02.07.26



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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Plot 19, Baddengorm Wood

Location NH 910 240
 Scale 1:40,000 @ A4
 Drawing No. Y23276-04
 Date 02.07.26



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