



FREEHOLD FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

As a Whole, 9.13 Acres (3.69 Hectares)

PLOTS 3 & 4 BADDENGORM WOOD

Carrbridge, Scottish Highlands

Guide prices from £29,000

OS Grid Ref: NH903244 Lat/Long: 57.297499,-3.819317 Nearest Post Code: PH23 3NA
what3words: hence.tonal.logo

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

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LOCATION

Plots 3 & 4 Baddengorm Wood are located 1 mile north of Carrbridge and 25 miles south of Inverness. All distances are approximate.

GENERAL DESCRIPTION

Set within the magnificent Cairngorms National Park in the Scottish Highlands, Plots 3 & 4 form part of an established wider forest complex predominantly composed of Scots pine, planted circa 1975, and remaining relatively undisturbed for many years. Now approaching maturity, the trees have naturally thinned over time, creating an attractive, well-spaced stand. The rich understorey of blueberry and heather gives the woodland a distinctly natural character reminiscent of the native pinewoods for which the Scottish Highlands are renowned.

The wider Baddengorm forestry complex is understood to support the elusive capercaillie, one of Scotland's most iconic woodland birds. For those with an interest in conservation and wildlife, ownership may provide an opportunity to support local efforts to protect and encourage this important species as it seeks to re-establish itself in parts of Scotland.

Access to the Baddengorm complex is available directly from the public highway on the eastern boundary. Within the forest, a network of established tracks provide access to the individual woodland plots, making exploration of the surrounding landscape straightforward.

Tucked away on the western boundary of the woodland, Plots 3 & 4 offer a quiet retreat surrounded by nature. With their secluded positions and peaceful atmosphere, they provide an ideal setting to slow down, switch off from the outside world and make the most of the natural surroundings in complete privacy.

The Lots comprise:-

Plot 3, Baddengorm Wood

4.33 acres / 1.75 hectares

Guide price: £29,000

Plot 3 is sold with the benefit of a right of way for all reasonable private purposes and reasonable forestry purposes over the whole roadway, drives and rides within the Baddengorm Wood complex. These routes are shown by the dotted brown line on the sale plan.

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

Plot 4, Baddengorm Wood

4.80 acres / 1.94 hectares

Guide price: £31,000

Plot 4 is sold with the benefit of, and subject to, the same rights of way as Plot 3.

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

There are no known fencing liabilities.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

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

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

METHOD OF SALE

Plots 3 & 4 are offered for sale by Private Treaty as a whole or in two Lots. 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



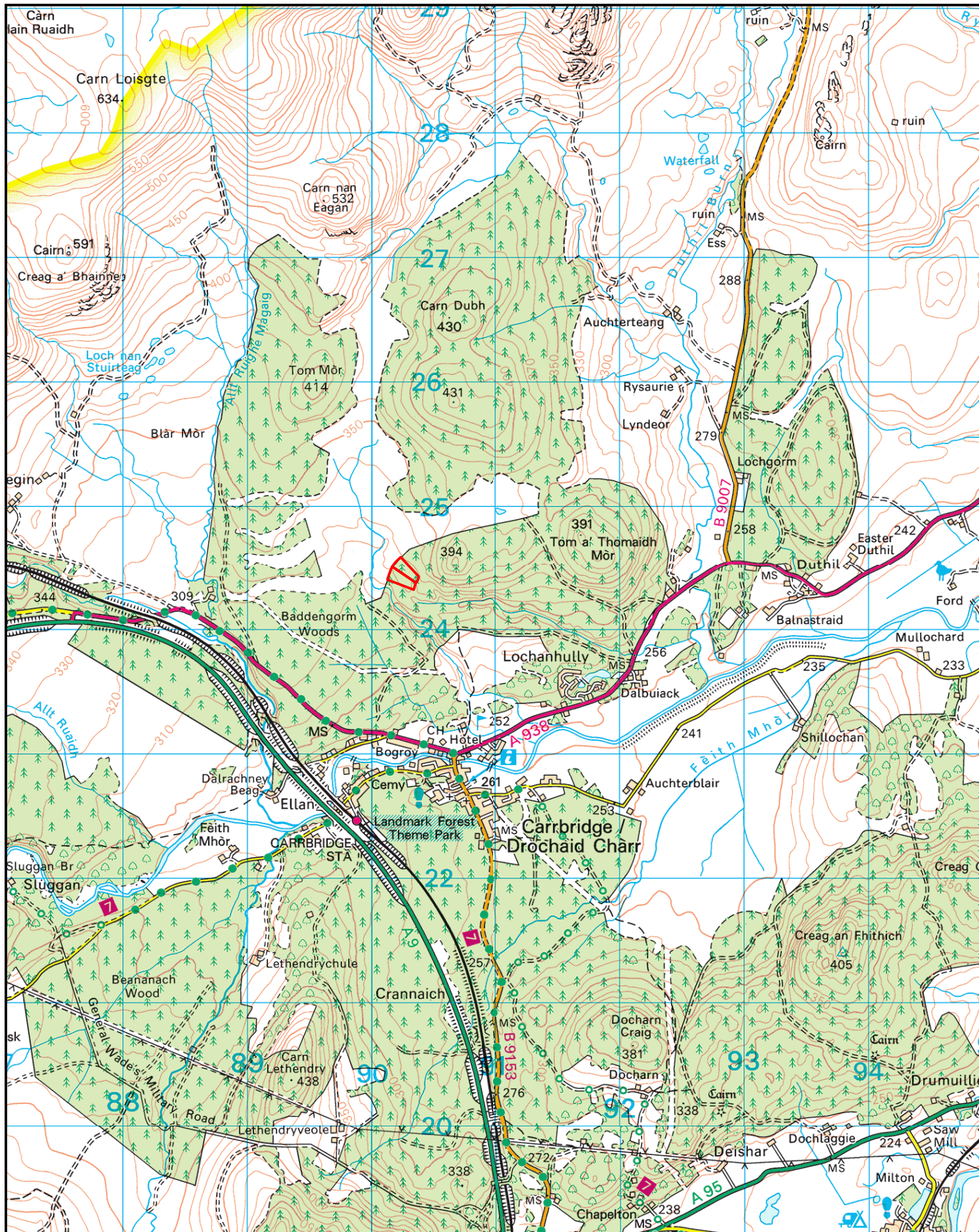
Plots 3 & 4, Baddengorm Wood

Location NH 903 244
 Scale 1:11,000 @ A4
 Drawing No. Y23276-07
 Date 02.10.26



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Plots 3 & 4, Baddengorm Wood

Location NH 910 240
 Scale 1:40,000 @ A4
 Drawing No. Y23276-08
 Date 02.10.26



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