



Fraoch Wood Highland

Mature Scots pine woodland with abundant native wildlife, located within the Cairngorm National Park.

Details

Price: £77,000 Freehold

Location: Carrbridge, Aviemore, Highland

Size: About 8 acres for sale

OS Landranger: OS No 36

Grid ref: NH 890 240

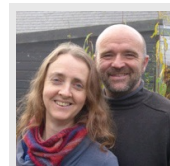
Nearest post code: PH23 3AU

Local manager

Torquil Varty and Rachel Bower

07803 903 203 or 01307 467393

torquilandrachel@woodlands.co.uk



Description

Fraoch Wood is an attractively situated, native Scots pine woodland, with a colourful ground cover of heather ("Fraoch" in Gaelic, pronounced "Frew-och") and blaeberrries. The Scots pine, planted in 1962, have been carefully thinned, creating an open canopy and bright setting for conservation activities, observation hides and nature-friendly camping. With an interesting and varied mixture of open and more dense areas towards the east of Fraoch Wood and a few birch and other native broadleaves interspersed amongst the predominant Scots pines.

Internal access is off a main forest track along the wood's western boundary and a 4WD ride/track along the southern boundary..

The woods at Baddengorm have proven to be very popular and early viewing is recommended.

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

Trees

This is a well thinned Scot's pine woodland that shows good growth of timber; it is one of the strongest of the softwoods and as such is widely used in the construction industry. A mature tree can live for up to 700 years and is a stalwart of the Caledonian forest. Its canopy allows more light down to the forest floor and as such is great for biodiversity.

Wildlife

The native fauna in the wood and surrounding area includes rare and protected red squirrels, capercaillie and wood ants. The forests of Baddengorm are one of the last redoughts of the capercaillie and woodland owners are asked to work in partnership with the Capercaillie Project, to both preserve the habitat and ensure breeding birds are given a wide berth.

Features

These woods are very private and are generally unwalked by the public, allowing the wildlife to thrive with a vibrant blaeberry understory that provides the perfect habitat for the capercaillie.

Access, tracks and footpaths

Access is good off the main road and the woodland is open and easy to traverse, the woodland tracks are shared with other woodland owners and is also an access route for Tom Mor Forest.

Rights and covenants

Sporting rights are included with the land.

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

Activities

These woods are a great hub for exploring the wider area and would be perfect for camping in summer or as a campervan park up.

Local area and history

Fraoch Wood is part of Baddengorm Wood and is situated close to the attractive highland village of Carrbridge in the Cairngorm National Park, well known for its mountain ranges, outdoor pursuits and diverse native wildlife. Ancient Caledonian Pine Woodland sites are close by to the north and to the south at the Rothiemurchus estate, popular with visitors. Aviemore, the Spey river and Speyside way are all within 10 miles. The city of Inverness is about 30 minutes to the north.

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

Fraoch Wood is situated approximately 1.5 miles to the north west of Carrbridge village between Aviemore and Inverness.

Travelling on the A9 turn off onto the A938 heading east towards Carrbridge.

- Pass under the railway bridge and after about 1 mile you will see a "Woodlands For Sale" sign on your left and adjacent padlocked double metal gates.
- Please park here to the side of the gates and walk down the forest track towards the wood as shown on the map.

Travelling on the A95 turn off onto the A938 heading west towards Carrbridge.

- Continue on the A938 passing by Carrbridge and after about 1.5 miles you will see a "Woodlands For Sale" sign on your right and adjacent padlocked double metal gates.
- Please park here to the side of the gates and walk down the forest track towards the wood as shown on the map.

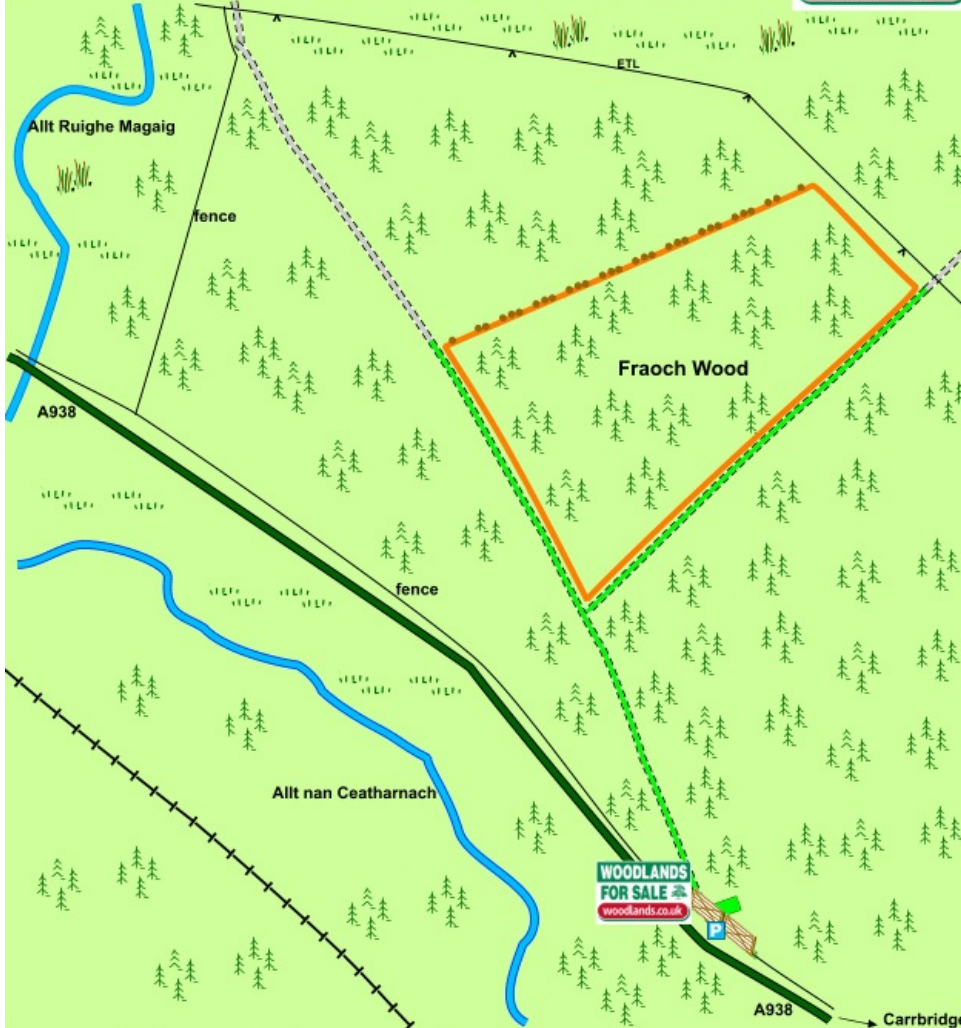
Boundaries:

Boundaries are clearly indicated with **orange** markings on freestanding posts and boundary trees.



Fraoch Wood

WOODLANDS FOR SALE
woodlands.co.uk



Map Legend

The Wood boundary markings	Fraoch Wood	Wooden or metal gates	
Roads and Public Highways		Ride stops	
Tracks etc with rights of way for/over the wood		Fence or boundary posts	
Other private woodland tracks		Stone wall	
Public Footpath		Trees, broadleaves	
River, stream or lake		conifers	
Railway		coppice	
Slope		Clearings, grasslands	
House or cottage		Hedge	
GPS/Satnav, map location of nearest postcode		Wetland, rushes	
		Park here	
		'For Sale' sign location	

WOODLANDS FOR SALE
woodlands.co.uk

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.