



Blaine Wood Highland

A wonderfully private woodland just north of Aviemore.

Details

Price: £79,000 Freehold

Location: Carrbridge, Aviemore, Highland

Size: Over 7 ½ acres for sale

OS Landranger: OS No 26

Grid ref: NH 895 236

Nearest post code: PH23 3AU

Local manager

Torquil Varty and Rachel Bower

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Description

Blaine Wood sits well back from the nearby road, affording it a great deal of privacy, accessed along a shared track, with maintenance of the track a shared responsibility for those woodlanders that use it.

The woods are predominantly mature Scots pine, with a vibrant understory of blaeberrys, perfect habitat for the capercaillie, though it may be hard to spot these elusive birds! There is an active campaign to help preserve these wonderful creatures and we ask all our owners to work with The Capercaillie Project to ensure best practice, especially leading unto and during the breeding season.

The wood is bounded on the north eastern side by a wide wayleave. Tree growth in this corner is less than the main body of the wood, perhaps an indication that the ground conditions are different here.. The wood has been sensitively and skilfully thinned in the past, generally improving it and allowing plenty of light to filter down to the forest floor, essential for creating ecological structure within the understory.

The woods at Baddengorm are well regarded for their wildlife and it would be interesting to see what some well placed nature cams would reveal.

These woodlands have understandably proved popular, 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

The ancient Caledonian forest once dominated the Scottish landscape; rich in diverse species, this habitat thrived for millennia. The Scots pine was one of the more dominant species and is the predominant species at Baddengorm, along with rowan, willow, juniper, birch and yew: all drip with lichen in the clean air. The once mighty forest has shrunk to less than 16,000 hectares, resulting in the catastrophic decline in related species. The challenge for the next generation will be to redress this imbalance and increase the Boreal girdle across northern Scotland.

Wildlife

As well as home to the elusive capercaillie, there are red squirrels and a number of Scottish wood ant nests resident in the woods of Baddengorm.

Changes in woodland management, deforestation, inappropriate afforestation, urban expansion, human disturbance and agriculture are all linked to the loss of suitable habitat for woodland ants in general..Maintaining sunny rides is important to provide the high levels of insolation that ants need to thrive.

Features

The timber grows straight and true, useful for all manner of projects for those interested in milling their own timber on site.

Access, tracks and footpaths

Access to the wood is very good and can be navigated by any type of vehicle though care should be taken when the weather is poor. At the ridestope entrance there is plenty of room for timber stacking or vehicle manoeuvring.

Rights and covenants

All sporting rights are included with the sale.

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

As well as being a fantastic base to explore the Cairngorms National Park, Blaine Wood will provide the perfect backdrop for those interested in bushcraft and the joys of camping out under the stars.

Local area and history

Blaine Wood is part of Baddengorm Forest and is situated close to the attractive highland village of Carrbridge in the Cairngorm National Park, which is well known for its mountain ranges, outdoor pursuits and diverse native wildlife. Carrbridge's most famous landmark is the old [packhorse bridge](#), from which the village is named. The bridge, built in 1717, is the oldest stone bridge in the Highlands. [Ancient Caledonian Pine Woodland](#) sites are nearby to the north and to the south at the popular Rothiemurchus estate. Aviemore, the Spey 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

Blaine Wood is situated approximately 1½ 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.

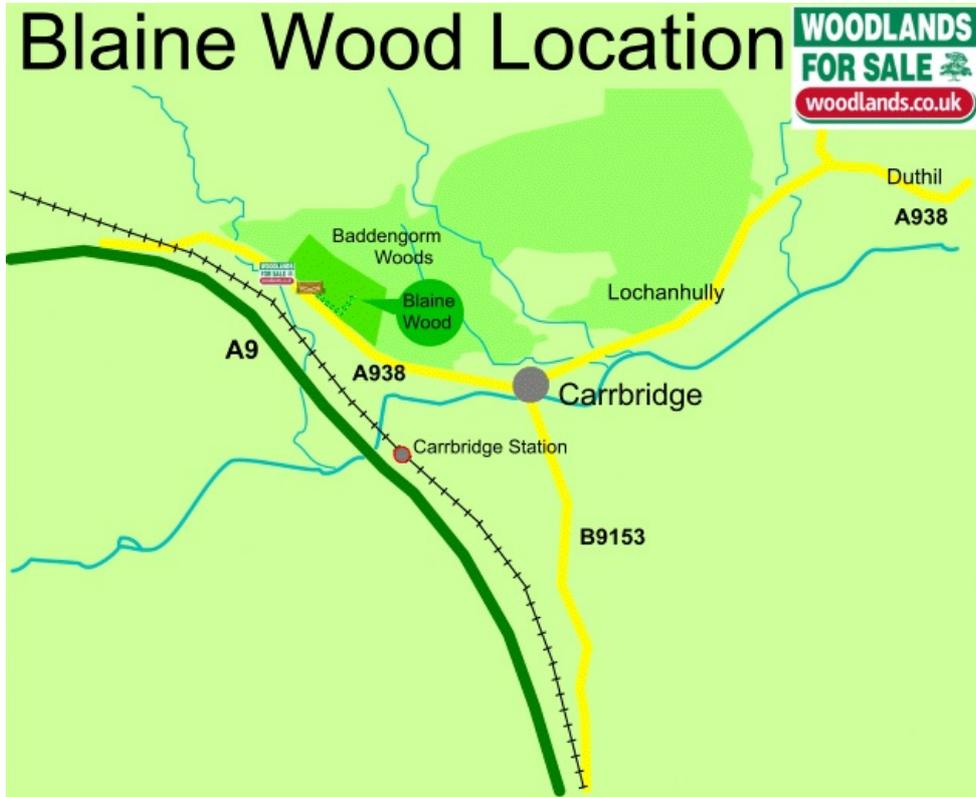
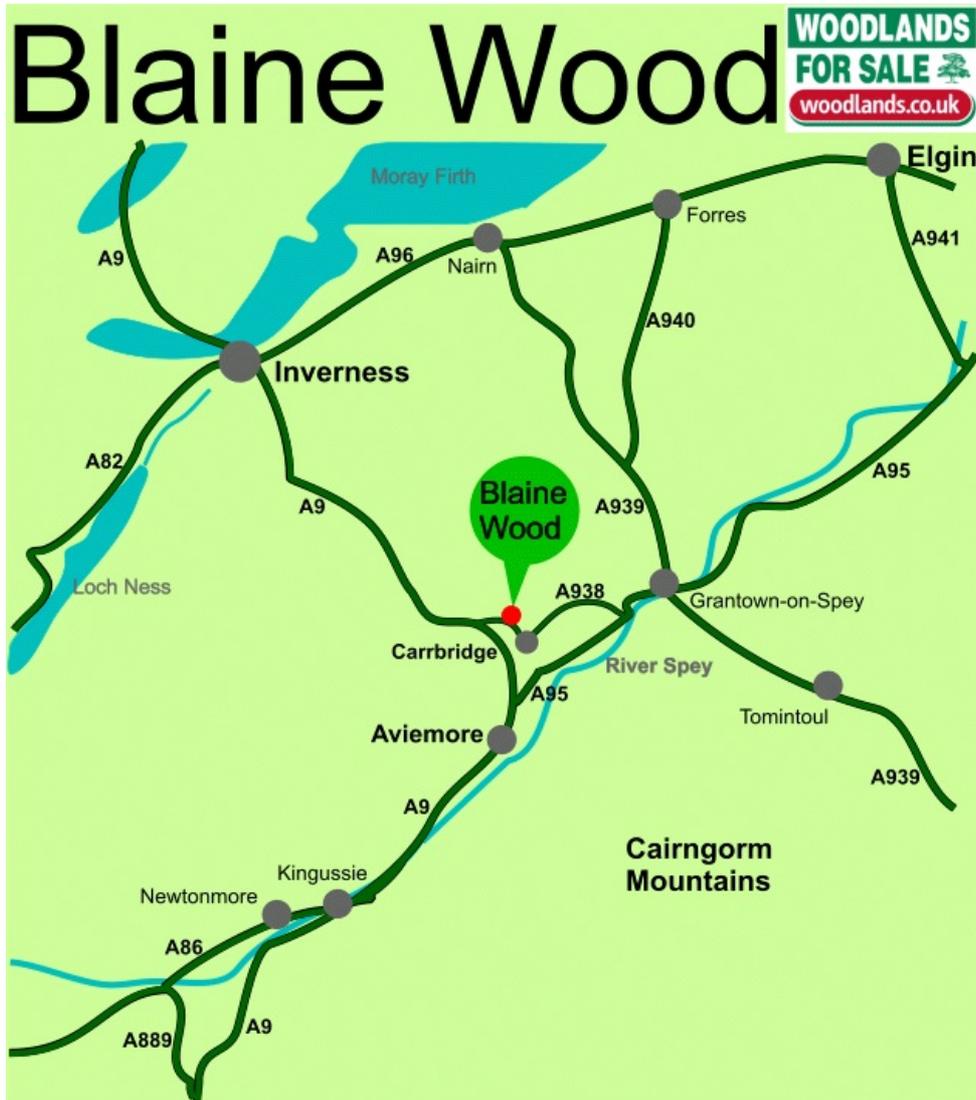
- Pass under the railway bridge and after about 1 mile you will see a "Woodlands For Sale" sign on your left and adjacent padlocked double metal gates.
- Please park here to the side of the gates.
- Turn right through the gate and walk for about 250m taking the second track on the left.
- The wood is 300m on the right at the end of the track.

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

- Continue on the A938 passing by Carrbridge and after about 1½ 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 detailed above.

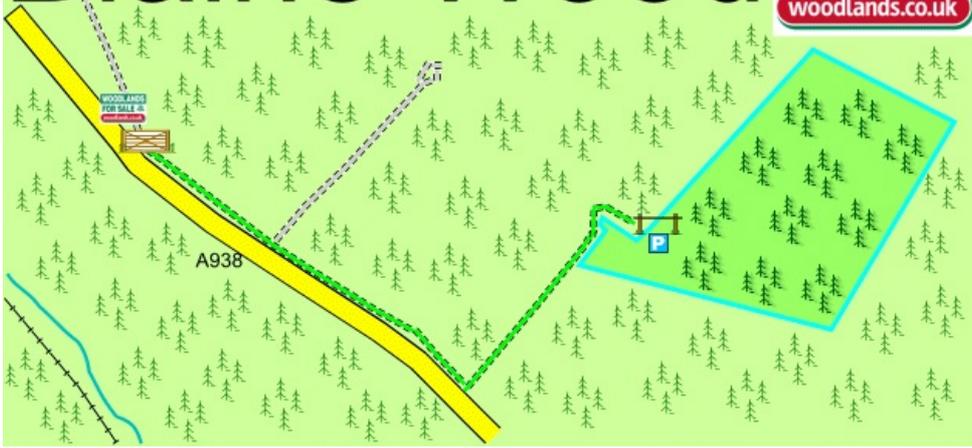
Boundaries:

Boundaries are marked by turquoise painted post tops.



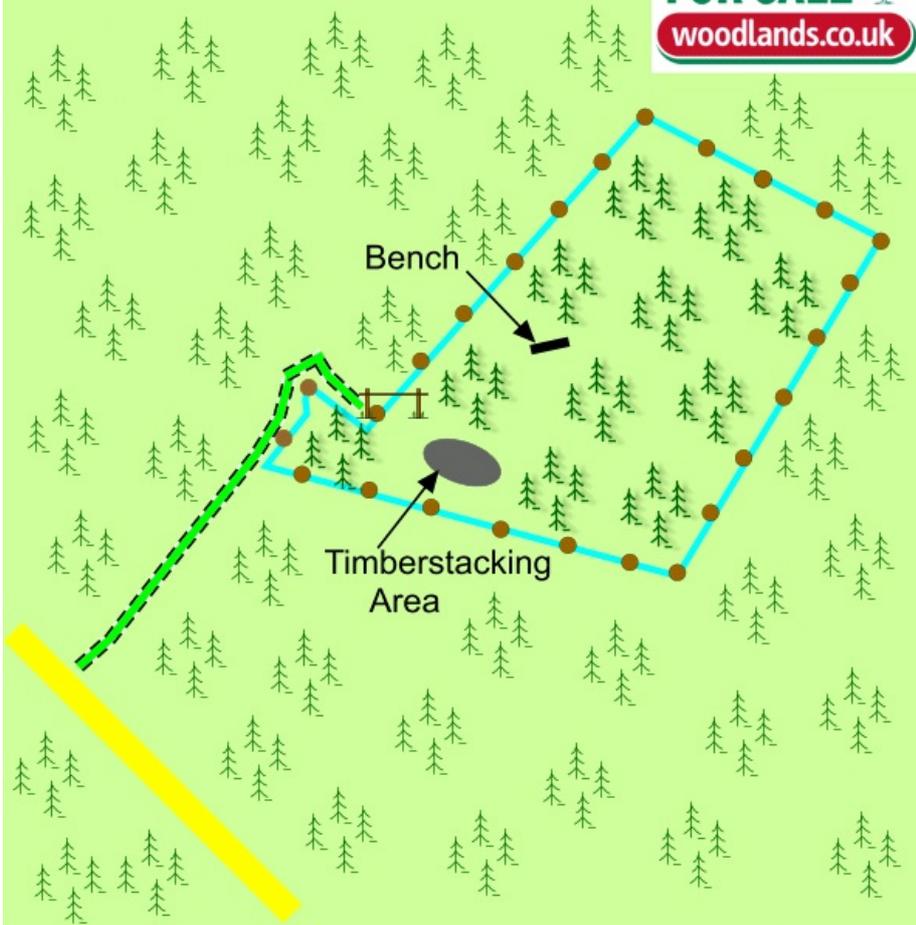
Blaine Wood

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Map Legend

<p> wood</p> <p>Roads and Public Highways</p> <p>Tracks etc with rights of way for the wood</p> <p>Other private woodland tracks</p> <p>Public Footpath</p> <p>River, stream or lake</p> <p>Railway</p> <p>Slope</p> <p>House or cottage</p> <p>GPS/Satnav, map location of nearest postcode</p>	<p>Wooden or metal gates</p> <p>Ride stops</p> <p>Fence or boundary posts</p> <p>Stone wall</p> <p>Trees, broadleaves</p> <p>conifers</p> <p>coppice</p> <p>Clearings, grasslands</p> <p>Hedge</p> <p>Wetland, rushes</p> <p>Park here</p> <p>'For Sale' sign location</p>
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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. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.