



Blackblair Wood Caithness

A very rare opportunity to buy an historic croft with extensive forestry, close to Thurso.

Details
Price: £215,000 Freehold
Location: Olgrinmore, Scotscalder, Caithness
Size: About 37 acres for sale
OS Landranger: OS No 11
Grid ref: ND 098 547
Nearest post code: KW12 6XJ

Local manager
Torquil Varty and Rachel Bower 07803 903 203 torquilandrachel@woodlands.co.uk

Description

It is not often that a viable development with extensive forestry included becomes available: it could be the perfect opportunity for someone wanting a development project with forestry, in the north of Scotland, arguably in one of the most stunning locations. This was a working croft that fell into neglect some time ago. The ruins of the old farm buildings show a rare glimpse into a time now past and could perhaps be the template of something new and exciting. The presence of a substantial existing building is usually a good sign that planning permission would be forthcoming. The old maps show a quarry that sits outside the title, that would have been a source for the stone used in the construction of the croft. There is a conveniently sized area of open land on this side of the woodland that would be perfect for grazing animals or for small scale growing.

The woodland itself has shown good growth and will provide good income down the line, though it might be advisable to think along the lines of managing it through continuous tree cover, rather than the more common and controversial, clear-fell policy. Long term this is better for the soil, wildlife and the environment generally.

This would be a very exciting project to take on if one wanted it to be brought back to life as a working croft. Alternatively these woods could be the perfect investment for those companies looking to invest in carbon capture.

The landscapes are large in this part of the world, in what is a strikingly beautiful part of Scotland and early viewing is recommended.

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

Trees

The land is planted predominantly as a Sitka spruce plantation with a narrow band of sycamore and oak along the front. Growth has been good and will provide a substantial crop of timber in due course.

Wildlife

Very few people come into these woods allowing wildlife to flourish, especially the deer population and bird population. The most common deer are Roe and Fallow and are a lot smaller than Red deer. With a lack of natural predators deer populations have greatly increased in recent times.

Features

One of the main features of this woodland is the area of blanket bog that stretches out beyond the plantation. This is part of what is known as the Flow Country and is the largest blanket bog in Europe. It is an area of deep peat, dotted with bog pools and a very important habitat for wildlife, as well as [climate change mitigation](#). Peat is largely made up of the remains of plants, which are themselves made up of [carbon](#); it locks up large stores of carbon for thousands of years. This carbon would otherwise be released to the atmosphere and contribute to [global warming](#). The Flow Country is currently being considered as a potential World Heritage Site on account of its unparalleled blanket bog habitat. Closer examination shows a real diversity with a richness of insect life providing the perfect habitat for many rare bird species, including [greenshank](#), [dunlin](#), [merlin](#) and [golden plover](#).

Access, tracks and footpaths

There is direct access off the public road with a track leading up to the old croft and there are wayleaves crossing the plantation. However the plantation itself is fairly dense through good growth but trails could be established fairly easily, perhaps as part of a harvesting or thinning program.

Rights and covenants

All sporting rights are sold with the woodland.

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Activities

This is a very diverse habitat with the potential timber income stream that would allow the area to be transformed, whether as a small holding or nature area.

Local area and history

The woods at Olgrinmore sit in a fairly remote part of the country on the edge of the Flow Country nestled between Westerdale and Scotalder. The railway station at Scotalder boasts the reputation as the least used station in the UK! Caithness has a low population with only two towns, Thurso and Wick but many very small settlements. The low population has encouraged wildlife to flourish both at sea and on the rivers with otters and seals inhabiting small islands on the nearby River Thurso. This area was a Pictish stronghold until the Norwegian Norsemen arrived from the 10th century onwards establishing settlements all along the

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- Heading north on the A9
- At Mybster take the B870 towards Westerdale and then on in the direction of Scotscalder
- The woods are on the left handside about a mile before Scotscalder railway station.

From Thurso:

- Head out on the B874
- Turn left on to the B870
- The woods are on the right about 1 mile past Scotscalder railway station.

Boundaries:

Boundaries are marked by a combination of original Caithness stone fencing, stock net and individual posts marking the boundary between woods.



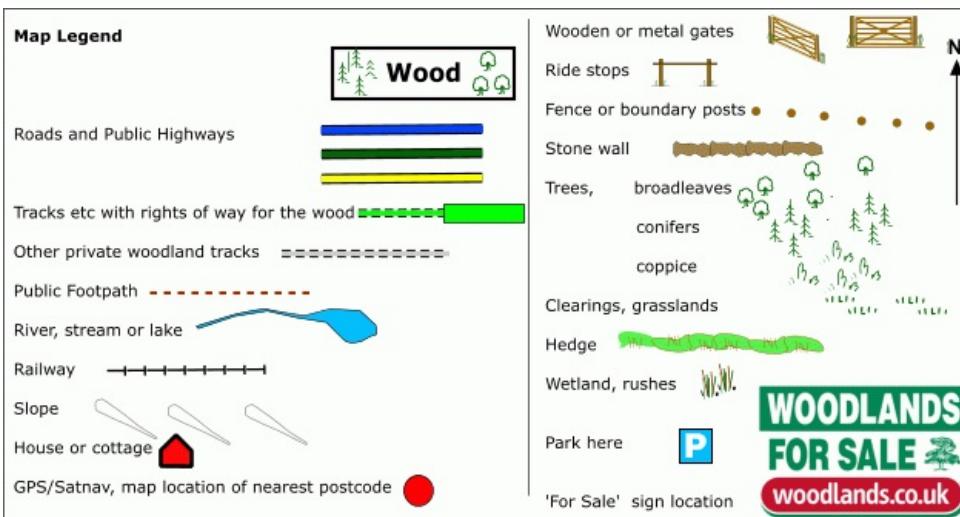
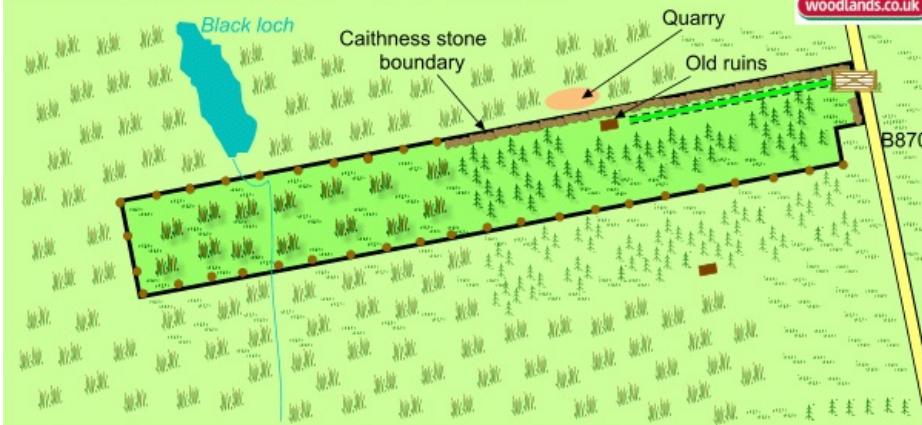
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Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by 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.