



Decla Wood Morayshire

A beautiful mixed woodland, close to the Moray coast with a stream running through it.

Details

Price: £65,000 Freehold

Location: Burgie, Forres, Morayshire

Size: Just over 5 ¼ acres for sale

OS Landranger: OS No 27

Grid ref: NJ 101 585

Nearest post code: IV36 2QZ

Local manager

Torquil Varty and Rachel Bower

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Description

Decla Wood is a convenient size of woodland, access is good with a very good track running up to it, with a decent area of hardstanding for timber stacking. Next to the ride stop the stream enters from under the track and runs the length of the woodland. The presence of water always attracts all manner of wildlife. The burn is dominated by large alders and honeysuckle on the ground. A path has been cut through the main body of the wood to give a flavour of what lies inside, though further exploration will reveal more of the delightful nature of this wood.

The conifer is quite dense in parts, giving immediate privacy, but judicious thinning will soon open it up. One of the convenient facts about woodland, is that most tasks on the to do list can wait: a woodland is usually quite happy just moving to its own rhythm. There is a real sense of privacy with these woodlands with very little passing traffic and very few walkers, if any at all, allowing space and tranquility.

This wood will supply as much firewood as you may require, with more structural timber emerging as it matures. Watching a woodland develop is a very satisfying experience.

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

There is an interesting and diverse mix of trees with plenty of alder hugging the line of the burn. In contrast there are more thick areas of conifer while towards the access track there is Scots pine. More track cutting will give a better picture of the whole woodland though it is always good to leave a few areas to nature.

Wildlife

The woods at Burgie are prolific with wildlife due to the thick cover, allowing animals and birdlife to thrive. Along with the larger mammals, here is the constant chatter of birdlife too. Use of wildlife cams will undoubtedly reveal more of the goings on.

Features

The presence of a burn within a woodland is a highly sought after asset, one that really gives this woodland definition with the unique species that the water attracts. It feels very much that the pace of life immediately slows down with the steady flow of water. The nearby distillery benefits from this same stream of water.

Access, tracks and footpaths

the wood is accessed along a very strong forest track, well laid with stone and there are a few paths cut through the wood to help with initial exploration.

Rights and covenants

All sporting and mineral rights are sold with the woodland.

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Activities

These woodlands could be the backdrop for all manner of creative endeavours, a first job could be to find or create the perfect camp. Having a stream at hand is perfect for the essential tea breaks.

Local area and history

Burgie Woods are close to Forres which is a town and former [royal burgh](#) in the north of Scotland on the [Moray](#) coast, approximately 25 miles (40 km) northeast of [Inverness](#) and 12 miles (19 km) west of [Elgin](#). There are many geographical and historical attractions nearby such as the [River Findhorn](#), and there are also classical, historical artifacts and monuments within the town itself, such as Forres Tolbooth and Nelson's Tower. [Brodie Castle](#), the home of the Brodie Clan, lies to the west of the town, close to the A96.

Findhorn Bay witnessed a brief episode in the 1745 Jacobite rising. In March 1746 the French brigantine Le Bien Trouvé entered the tidal waters with dispatches for Bonnie Prince Charlie but her departure, with the Prince's aide-de-camp on board, was delayed by the arrival of two British men-o'-war.

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.

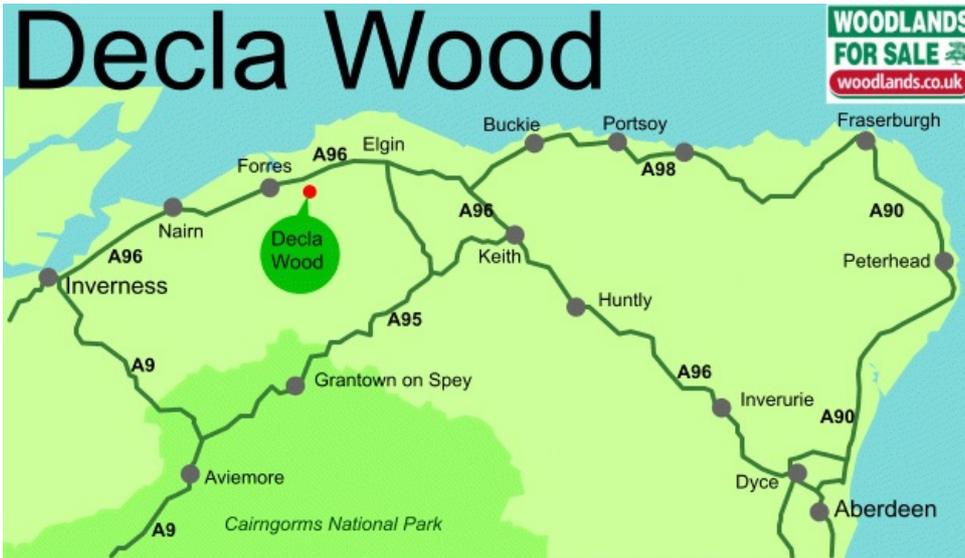
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- From Inverness take the A96 to Forres
- Continue through Forres staying on the A96
- About two miles out on the way to Elgin take a right hand turn signposted to Glenburgie Distillery and Califer viewing point
- Go past the distillery and through some farm buildings and continue up the hill
- Continue to the top of the hill bearing right at the top .
- The entrance to the main wood is next to a large woodlands for sale sign. Please park here.
- Follow the track down the hill and then turn right and the wood is about 150m on the left

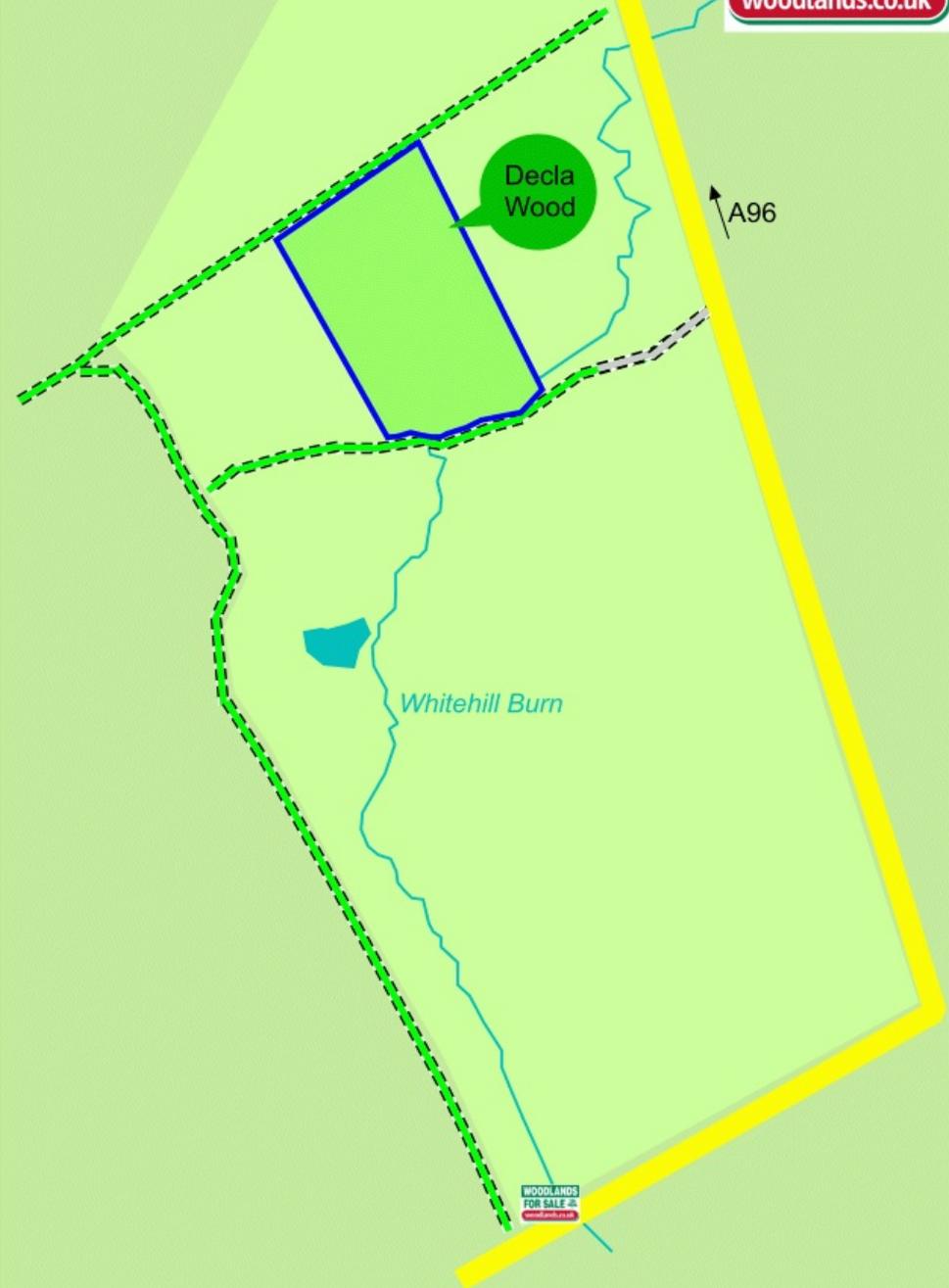
Boundaries:

Boundaries are marked by blue painted post tops.



Decla Wood

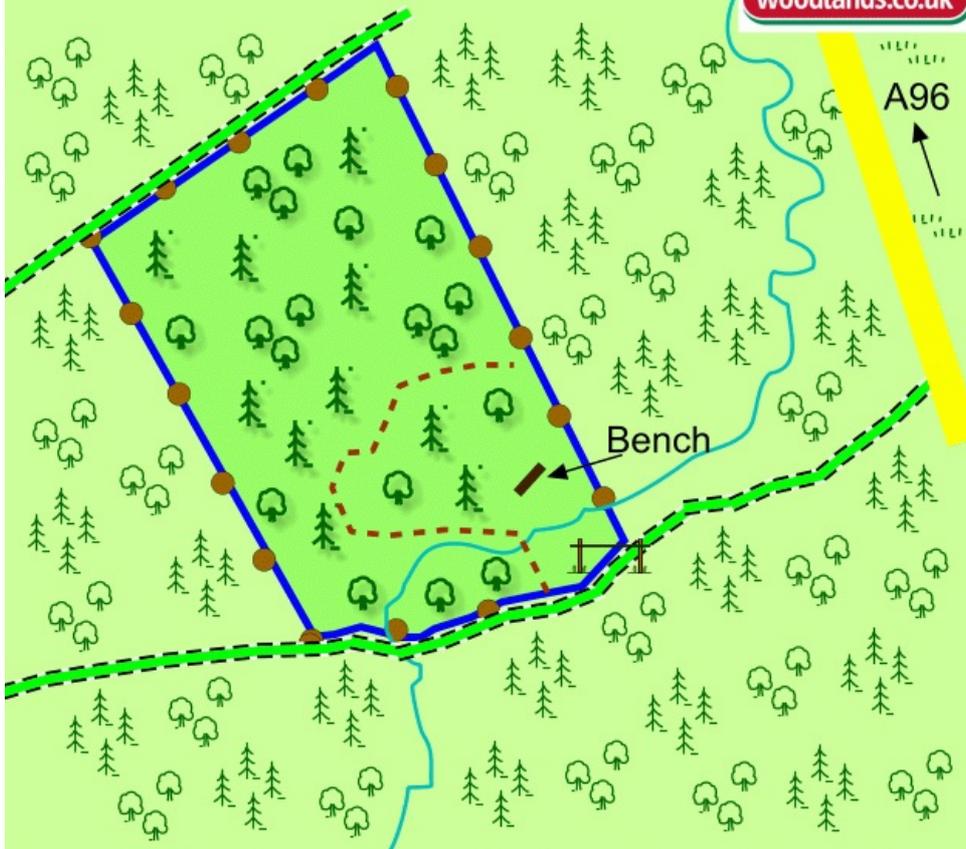
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Map Legend

 Wood	Wooden or metal gates 	N ↑
Roads and Public Highways 	Ride stops 	
Tracks etc with rights of way for the wood 	Fence or boundary posts 	Trees, broadleaves  conifers  coppice 
Other private woodland tracks 	Clearings, grasslands 	
Public Footpath 	Hedge 	
River, stream or lake 	Wetland, rashes 	WOODLANDS FOR SALE woodlands.co.uk
Railway 	Park here 	
Slope 	'For Sale' sign location 	
House or cottage 		
GPS/Satnav, map location of nearest postcode 		

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.