Keir Wood

Keir Wood

Moray

A manageable small wood close to Inverness and a gateway to the Highlands

Details

Price: £49,000 Freehold
Location: Forres, Moray
Size: About 3 ⅔ acres for sale
OS Landranger: OS No 27
Grid ref: NJ 087 574
Nearest post code: IV36 2RN

Local manager

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

Description

This really is a fine woodland set in wonderful countryside. It is situated adjacent to the Califer Viewpoint offering spectacular views across the Moray Firth, Findhorn Bay and the Black Isle.

Access is off a quiet minor road and the recently upgraded internal track winds pleasantly through the main body of the wider woodland known as Kahiwi Wood. Keir Wood sits on the far side and is made up of mature well thinned Scots pine on relatively flat ground. As with a lot of well thinned woodland light gets down to the forest floor making up a mosaic of blaeberry, grass and heather.

There is a grassy track that goes through the woodland that will provide plenty of good camping areas with an area of hardstanding at the entrance of the wood that would be suitable for parking a campervan for extended visits.

There is a wonderful atmosphere to the woods and as can be seen from the pictures is very pleasing on the eye. These are exceptional woods 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

The woodland is predominantly well thinned Scots pine that will provide very good timber. Scots Pine is our only native pine and would have made up the great Caledonian forest. It can live up to 700 years if allowed to grow naturally however more often it is grown in plantation conditions forcing the tree to grow straight and true.

There is evidence to suggest these pines can support 1600 different species, a very valuable tree by any measure.

Wildlife

This woodland is rich in biodiversity with the forest floor thick with blaeberries that will attract all manner of wildlife. A Scots pine wood is known to attract red squirrels wood ants and the elusive capercaillie though the capercaillie are not known to be in this particular woodland.

Features

These woods are very private with only a few houses nearby providing a very tranquil backdrop for those looking for peace and quiet.

Access, tracks and footpaths

The access tracks have been recently upgraded to a very high standard. Access to the wood is over a shared track with a padlocked main entrance onto the public road.

Rights and covenants

All sporting and mineral rights are sold with the woodland.

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

This would be the perfect place to set up a family camp or a perfect park up for a campervan in what is a beautiful part of the country.

Local area and history

Kahiwi 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 artefacts 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.

The woodland sits directly adjacent to Califer Viewpoint offering panoramic views of the coast and beyond.

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

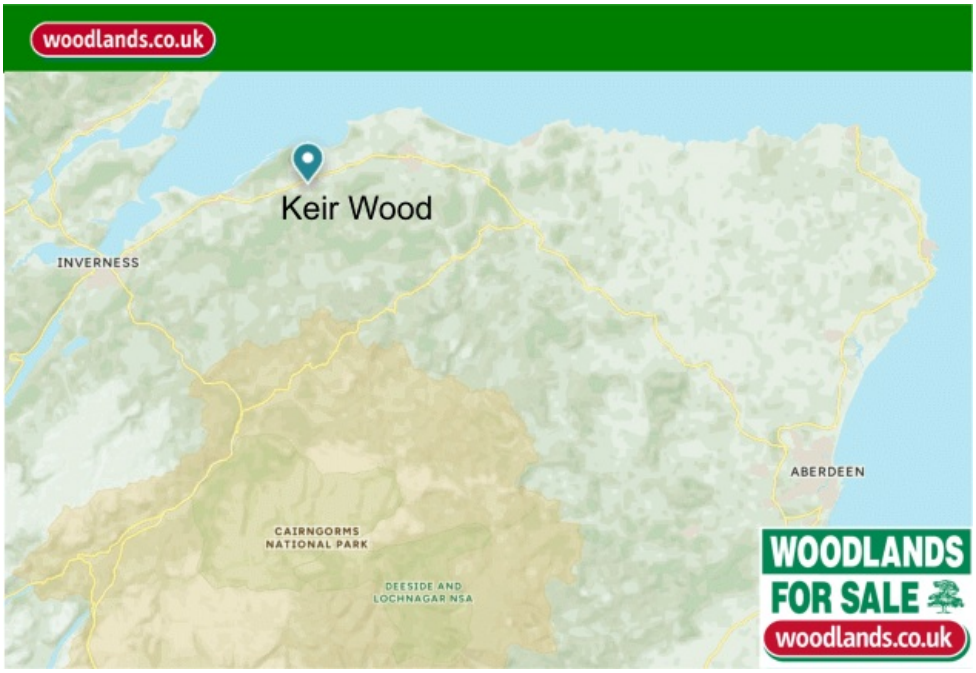
- From Inverness take the A96 to Forres
- Continue through Forres staying on the A96
- About two miles out on the way to Elgin take a right hand turn signposted to Glenburgie Distillery and Califer viewing point
- Go past the distillery and through some farm buildings and continue up the hill
- Continue to the top of the hill bearing right at the top.
- Continue for one mile past the first woodland for sale sign. Park next to the wooden gate and follow directions to the wood on the sales particulars.
- Follow the internal track all the way to the end.
- Please be aware we have two sites. Burgie Woods and Kahiwi Wood located on the same road. The wood is next door to Califer Viewpoint.

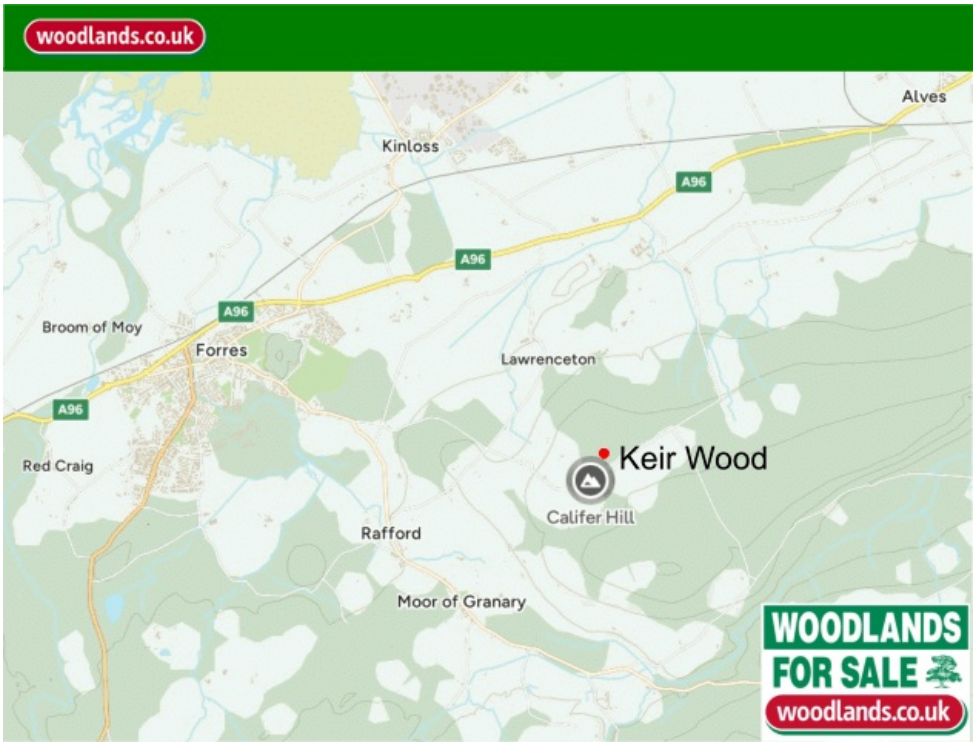
What3Words

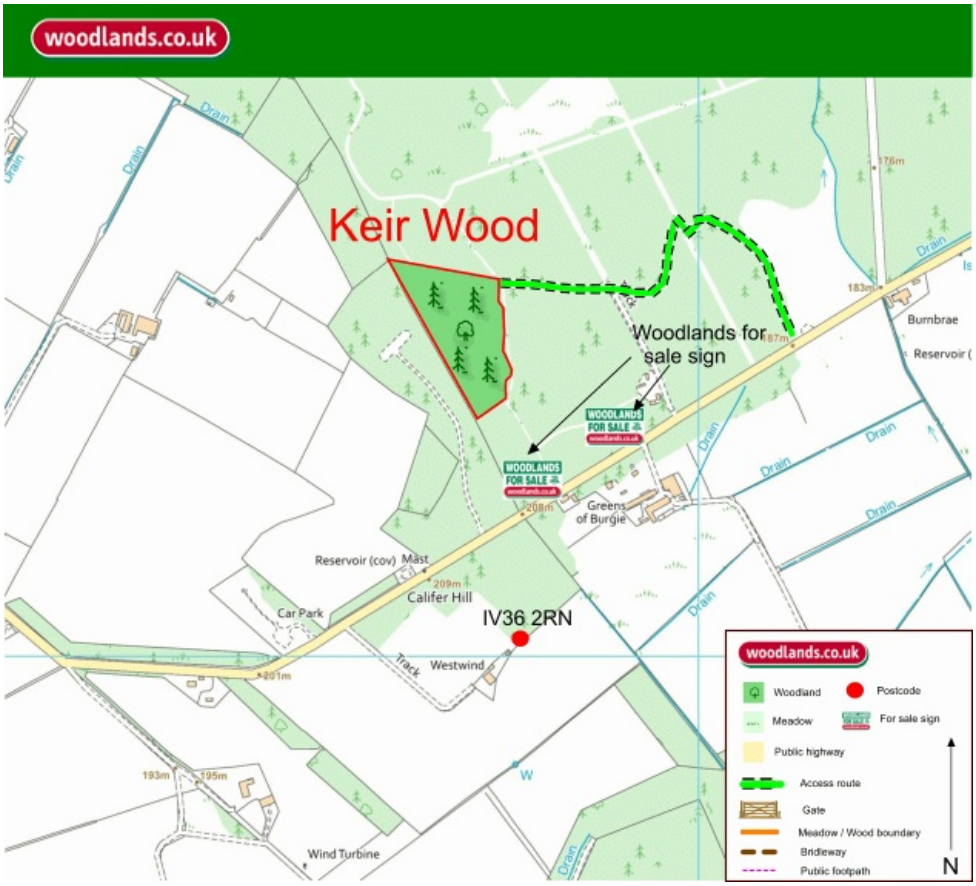
stand.theory.collision

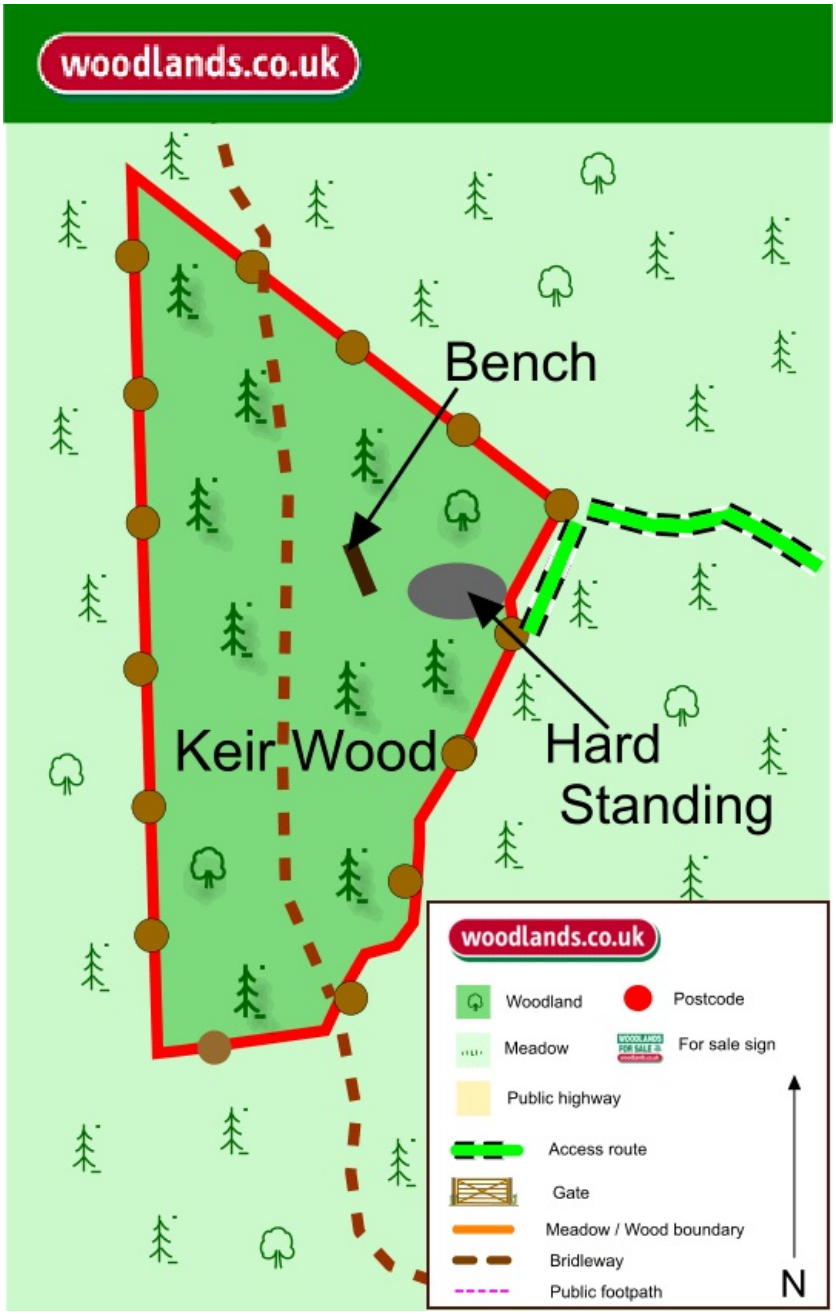
Boundaries:

Boundaries are marked by red painted post tops and by a fence on the northern side.






woodlands.co.uk
Keir Wood
Woodlands for sale sign
WOODLANDS FOR SALE
woodlands.co.uk
Burnbrae
Greens of Burgie
Reservoir (cov)
Mast
209m
Califer Hill
IV36 2RN
Car Park
Track
Westwind
201m
193m
195m
Wind Turbine
Drain
176m
183m
187m
208m
Reservoir (
woodlands.co.uk
Woodland
Postcode
Meadow
For sale sign
Public highway
Access route
Gate
Meadow / Wood boundary
Bridleway
Public footpath
N



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.