

Macnab's Wood Highland

A quiet birch woodland with beautiful glades and grassy spaces in the Highland landscape, next to a flowing burn.

Details

Price: £75,000 Freehold

Location: Grottaig, Drumnadrochit, Highland

Size: About 5 acres for sale

OS Landranger: OS No 26

Grid ref: NH 485 230

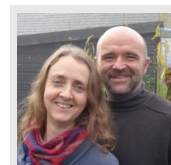
Nearest post code: IV63 6XH

Local manager

Torquil Varty and Rachel Bower

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Description

The open light canopy of a birch woodland allows lots of light through to encourage grasses and various mosses, sorrell and woodland flowers. By late summer the fungi arrive in various shapes and sizes really showing off the diversity of this wonderful woodland. The excellent vehicle access track and ease of movement on foot throughout Macnab's Wood is also worthy of note and its quiet corners would make lovely camp spots, perhaps next to the burn playing its melodic tune. For the more adventurous, nearby is the significant mountain of Meall Fuar-mhonaidh 699m, listed as 106th in the table of [Grahams](#), mountains between 2,000-2,500 feet.

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

Nestling down in the sheltered fold of the valley, Macnab's Wood is made up predominantly of mature birch, a prime pioneer tree species. [Silver birch](#) is understood to improve soil quality for other plants to grow as its widely spread roots bring otherwise inaccessible nutrients into the tree, which are then recycled on to the soil surface when the tree sheds its leaves. There is plenty of scope for additional planting towards the north west boundary.

Wildlife

An abundance of wildlife is quickly evident, from deer to [wild boar](#), insects to bird life; although there is plenty of visible sign of boar, these elusive creatures are hard to spot but should be viewed at a distance.

Definitely easier to spot are the multitude of [Scottish wood ant](#) nests that, although classed as 'under threat', are dotted about throughout the wood. Dormant in winter, they will spring to life through spring until high summer, when each nest can be home to 60,000 ants, all contributing to their whole community and indicative of the biodiversity of the area.

Features

A highlight of the wood is the stream that runs the length of Macnab's Wood, there is possibly great potential for rigging up a micro hydro unit to provide power, subject to necessary consents.

Access, tracks and footpaths

The tracks are in fine fettle having been recently upgraded with stone and there is a large area of hardstanding at the entrance to the wood.

Rights and covenants

Sporting rights are included within the sale.

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Activities

The sheer diversity of this woodland makes it a real treat for those interested in bushcraft and foraging.

Dependant upon the necessary local authority planning consents, this would be the perfect location for a small hut for occasional overnight stays within the [guidance for hutting](#) or for summer camping expeditions.

Local area and history

Macnab's Wood is nestled between Drumnadrochit and Invermoriston, at one time the main woodland track connected the two settlements as a droving road. It is perfectly located to explore nearby Glen Affric described as the most beautiful glen in Scotland and is home to one of the largest remnants of the ancient Caledonian Forest. To the north and east is the bustling city of Inverness and the nearby Black Isle, a popular tourist destination as well as dolphin watching.

Closer to home is the nearby Urquhart Castle fought over several times by English and Scottish forces: no doubt the woods would have been part of the hunting grounds of this once grand castle.

To the south west is Fort Augustus, further still Fort William and the great Nevis range and the delights of the West Coast.

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.

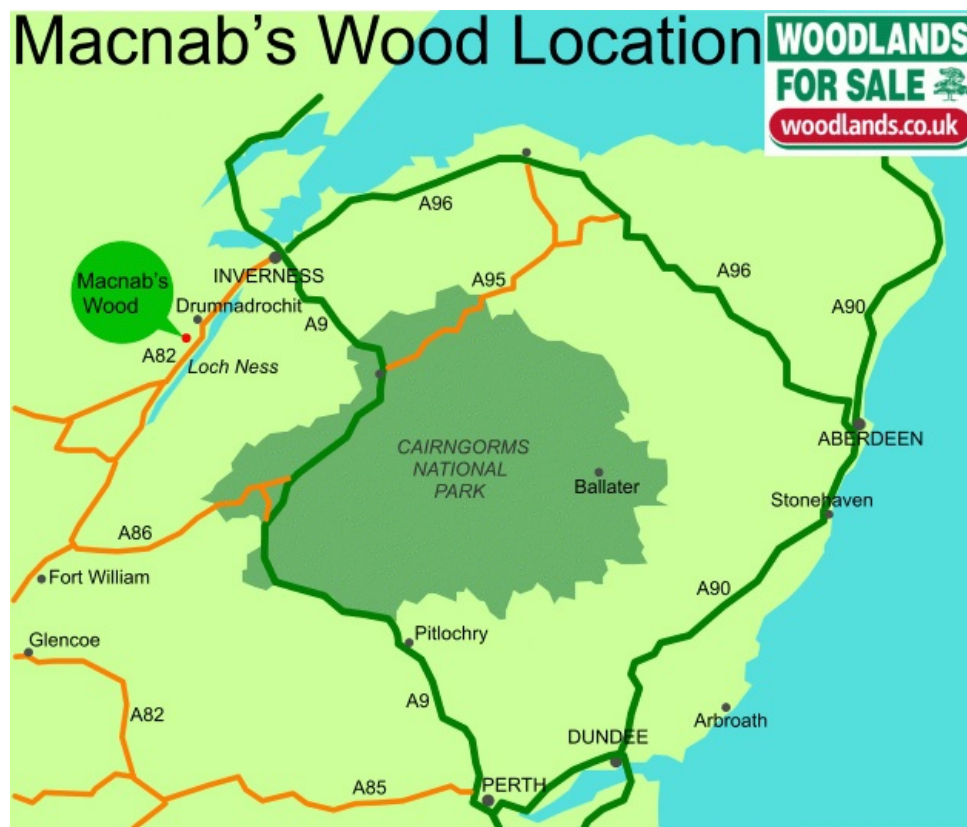
Directions

From Inverness:

- Follow the A82 in the direction of Fort William
- Continue to Drumnadrochit and pass through the village.
- Take the second right after the garage signposted to Bunloit.
- The road rises steeply. Continue till the end of the road. Approx. 4 miles.
- You will see a number of hand painted signs for the Pottery, this is also your destination.
- At the end of the road there is parking for the great glen way. Please park here and continue on foot. It will take about 25 minutes to walk from here along a good forest track.
- From this parking area bear right and continue westwards along the track which bends round and over a vehicle bridge.
- Into a small collection of dwellings and on your left is the Pottery. Please take the track opposite the pottery, continue past a house and other huts on the right hand side.
- Keep straight ahead and emerge from the shelter of the trees until you see the woodlands for sale sign by the five bar gate.
- Continue on the recently re-surfaced woodland track for about 100m, turn right onto the lower track and follow to the end.
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Boundaries:

Boundaries are marked by blue painted post tops.



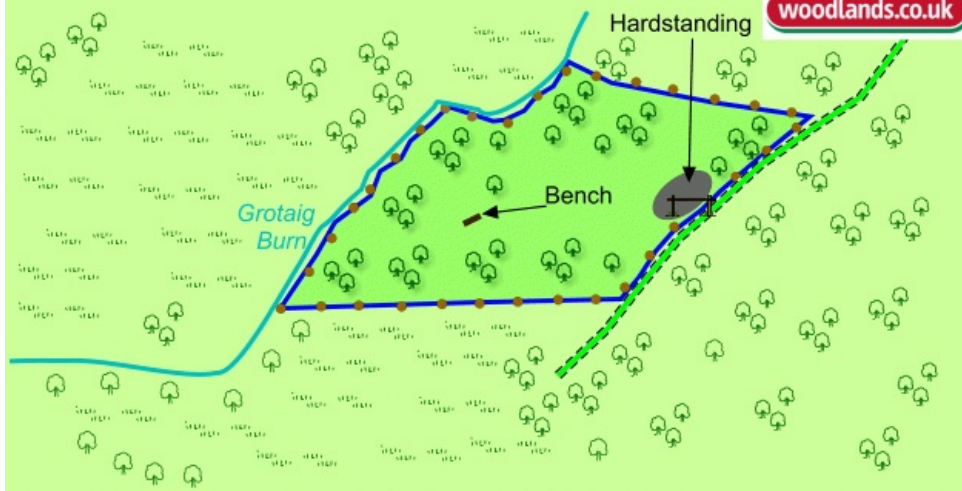
Macnab's Wood Location

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Map Legend			
	Wood	Wooden or metal gates	
Roads and Public Highways		Ride stops	
Tracks etc with rights of way for 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	

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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.