



## Senga Wood Highlands

A stunning location not far from Inverness with a stream and open meadow.

Details
<b>Price:</b> £129,000 Freehold
<b>Location:</b> Grotraig, Drumnadrochit, Highlands
<b>Size:</b> Just over 9 acres for sale
<b>OS Landranger:</b> OS No 26
<b>Grid ref:</b> NH 487 232
<b>Nearest post code:</b> IV63 6XH

Local manager
<b>Torquil Varty and Rachel Bower</b> 07803 903 203 <a href="mailto:torquilandrachel@woodlands.co.uk">torquilandrachel@woodlands.co.uk</a>



## Description

This is a real gem of a woodland nestled up above Loch Ness on the high plateau with views towards Meall Fuar Mhonaidh which at over 2000 feet dominates the skyline. Senga Wood is made up of many parts, all adding to a richness of biodiversity in every season. The Grotaig burn skirts the northern boundary dipping in and out of the title as it meanders its way providing good clean water though it is always worth testing the water.

The northern section is dominated by mature birch with a grassy understory which then moves into meadowland that is thick with wildflowers in the summer months. This then moves down into a more marshy area with various sphagnum mosses and rushes. This is a complex ecosystem that is becoming rarer to find as land gets drained.

The value of a woodland lies in this complexity: from an environmental perspective, invariably it is what is going on in the micro world that is more important than the macro. In this sense Senga Wood is very much the jewel in the crown of the woods at Grotaig. There is a vibrant community of woodland owners here co existing in what is a quite remarkable area of land and as such 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

Trees in general are steeped in folklore being a constant for thousands of years: it is easy to forget in the age of plastic just how integral knowledge of trees would have been. Birchwood for example would have been used to write on, to make drums, to use for medicinal purposes, to make fire with and so the list goes on..

## Wildlife

The woods at Grotaig are rich in wildlife with a healthy bird population and regular visits from deer and wild boar. It is a great example of how the richer and more varied the landscape is, the richer and more varied the wildlife becomes. These woods have been fairly untouched and it's hoped that future woodland owners will help preserve this oasis.

## 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

There is a good stone track leading to the wood with a generous area of hard standing that will provide useful timber stacking area. There are no defined paths as the woodland is very open and easy to traverse.

## Rights and covenants

All sporting and mineral rights are sold with the woodland

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## Activities

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

Dependent 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

Senga 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 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

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 until 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 of this track.
- Keep straight ahead and emerge from the shelter of the trees.
- After 100m the track splits, take the lower track, through a 5 bar gate and continue for about 500m until you find the woodland on your right hand side.

## Boundaries:

Boundaries are marked by blue painted post tops and a stream



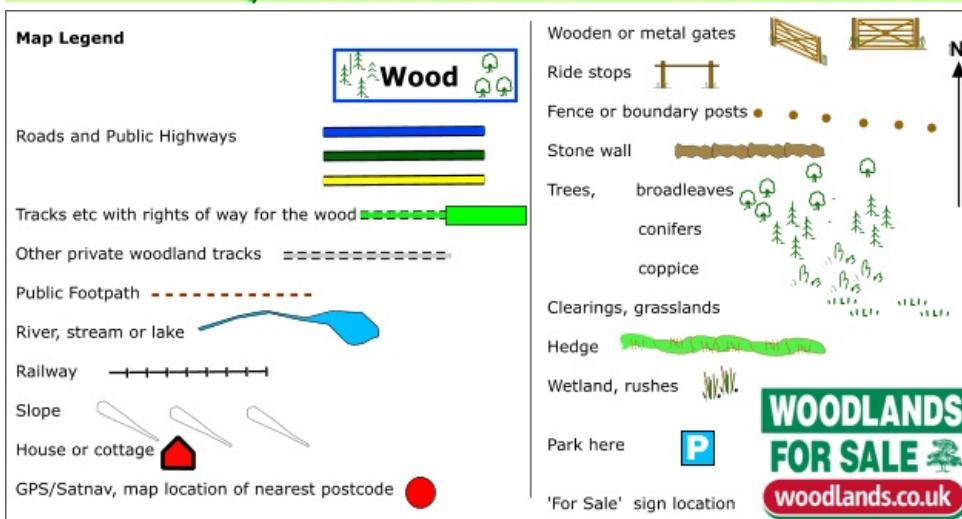
# Senga Wood Location

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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.