



Torr Darroch & East Bunachtan Woodlands

Near Inverarnie, Inverness-shire



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Tarr Darroch & East Bunachton Woodlands

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Near Inverarnie, Inverness-shire

Freehold for Sale as a Whole or in Two Lots

Lot 1 – Torr Darroch Woodland

Area: 84.09 Hectares / 207.78 Acres

Offers Over £380,000

Lot 2 – East Bunachton Woodland

Area: 50.76 Hectares / 125.42 Acres

Offers Over £170,000

Total Area: 134.85 Hectares / 333.21 Acres

As a Whole - Offers over £550,000

- Conveniently located woodlands just 5 miles south of Inverness
 - Secluded area overlooking Loch Bunachton
 - Land awaiting replanting along with maturing timber
 - Mix of soil types suitable for a wide range of species
- Good access to a well-established timber market in the region
 - Sporting rights included



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Selling Agent

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Location

The Torr Darroch & East Bunachton Woodlands are situated in a very accessible and scenic part of Inverness-shire, just 5 miles south of Inverness via the B861 public road, in an area known as Bunachton. Inverness very conveniently provides access to various amenities, accommodation and is a useful travel hub with Inverness airport only a 30 minute drive for access to regional and European flights.

Please refer to the location and sale plans to locate the properties and for directions by road.

Description

The woodlands form part of an extensive coniferous forest complex situated on the Drumossie Muir plateau at an elevation of 220 – 230 metres above sea level overlooking Loch Bunachton. It is a very secluded location and both properties are accessed via an excellent forest road, leading off the B861 public road, which has been used for timber haulage. The forest has been managed as one property, to date, under an approved Long Term Forest Plan (LTFP) which can be divided so that each lot can be managed independently of each other or continue as one.



Lot 1 - Torr Darroch Woodland

Area: 84.09 Hectares / 207.78 Acres

Lying adjacent to Loch Bunachton, Torr Darroch Wood has a wonderful, sheltered position and outlook with free draining soils suitable for a range of commercial conifer and upland broadleaved species. The majority of the first rotation of standing timber has been felled over the past year amounting to approximately 47.69 hectares 117.84 acres, retaining approximately 22.21 hectares / 54.88 acres of maturing mixed conifer as a long-term retention until the replanting is completed and the second rotation crop is well established.

Replanting is approved under through the LTFP for Sitka spruce and some minor areas of native broadleaves which can be completed over the next couple of years.



Lot 2 - East Bunachton Woodland

Area: 50.76 Hectares / 125.42 Acres

The property is located on the plateau between Loch Bunachton and the U1096 single track public road running along the western boundary. Most of the timber crop was felled over the past year, extending to approximately 45.34 hectares/112.03 acres leaving two small areas of Scots and Lodgepole pine long term retention amounting to approximately 3.87 hectares / 9.56 acres. As with lot 1, replanting has been approved through the LTFP for mainly high yielding Sitka spruce which can be completed over the next couple of years.

The following table shows the current breakdown of land use for each lot. Please contact the Selling Agent to obtain a copy of the Long Term Forest Plan.

Species	Lot 1 - Torr Darroch		Lot 2 - East Bunachton	
	Area/Ha	Planted	Area/Ha	Planted
Mixed Conifer	22.21	1985 -1996	3.87	1984
Native Broadleaves	0.55	1990		
Felled Land Awaiting Replanting	47.69		45.34	
Open Ground	13.64		1.55	
Totals	84.09		50.76	



Access

There is a non-exclusive servitude right of access off the B861 public road onto a shared forest road through the neighbouring Carr Ban woodland to lots 1 and 2 over the route identified on the sale plan and referenced A1-A2-A3-A4. This is for the purposes of forest management, timber extraction and agricultural purposes. Maintenance is shared according to use of the road and prior to any timber extraction, a management plan is to be agreed with the proprietors of Carr Ban in advance of any timber haulage along the road. There is also a servitude right of access over the route A5 – A6 to the south of lot 1, as shown on the sale plan. Lot 1 benefits from having an excellent network of internal access tracks.

The B861 is an agreed timber haulage route heading south to meet with B851 and then east to meet the A9 trunk road for access to the well-established timber processors and market in this region.

Sporting & Mineral Rights

Each property includes the sporting rights with the opportunity for some Red, Roe and Sika deer stalking and rough shooting in season.

The mineral rights are also included, except as reserved by statute.

Boundaries

Where the property boundaries adjoin agricultural land and are stock fenced, these are to be maintained at joint equal expense with the neighbouring proprietors or as stated in the title.

Third Party Rights & Burdens

The properties will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights within the title. This includes third party rights of access to Loch Bunachton and a servitude for the 275 Kv overhead electricity line that passes through lot 1.

Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

Finance & Anti Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

Taxation

Land and timber crop ownership enjoys a favourable tax structure that may enhance the value of the investment. It is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these benefits.

Important Notice:

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: The sale brochure (brochure prepared in November 2024), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and please do not block the shared access route to Loch Bunachton, which is used by third parties for fishing and woodland management. Please also be aware of possible hazards within the properties when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the properties at any time and it is vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the properties from the market at any time.

Authorities

Scottish Forestry
Highlands & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, IV15 9XB.

Tel: 0300 067 6950

Highland Council
Glenurquhart Road, Inverness, IV3 5NX.

Tel: 01349 886606

Selling Agent

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Tel: 07444559510

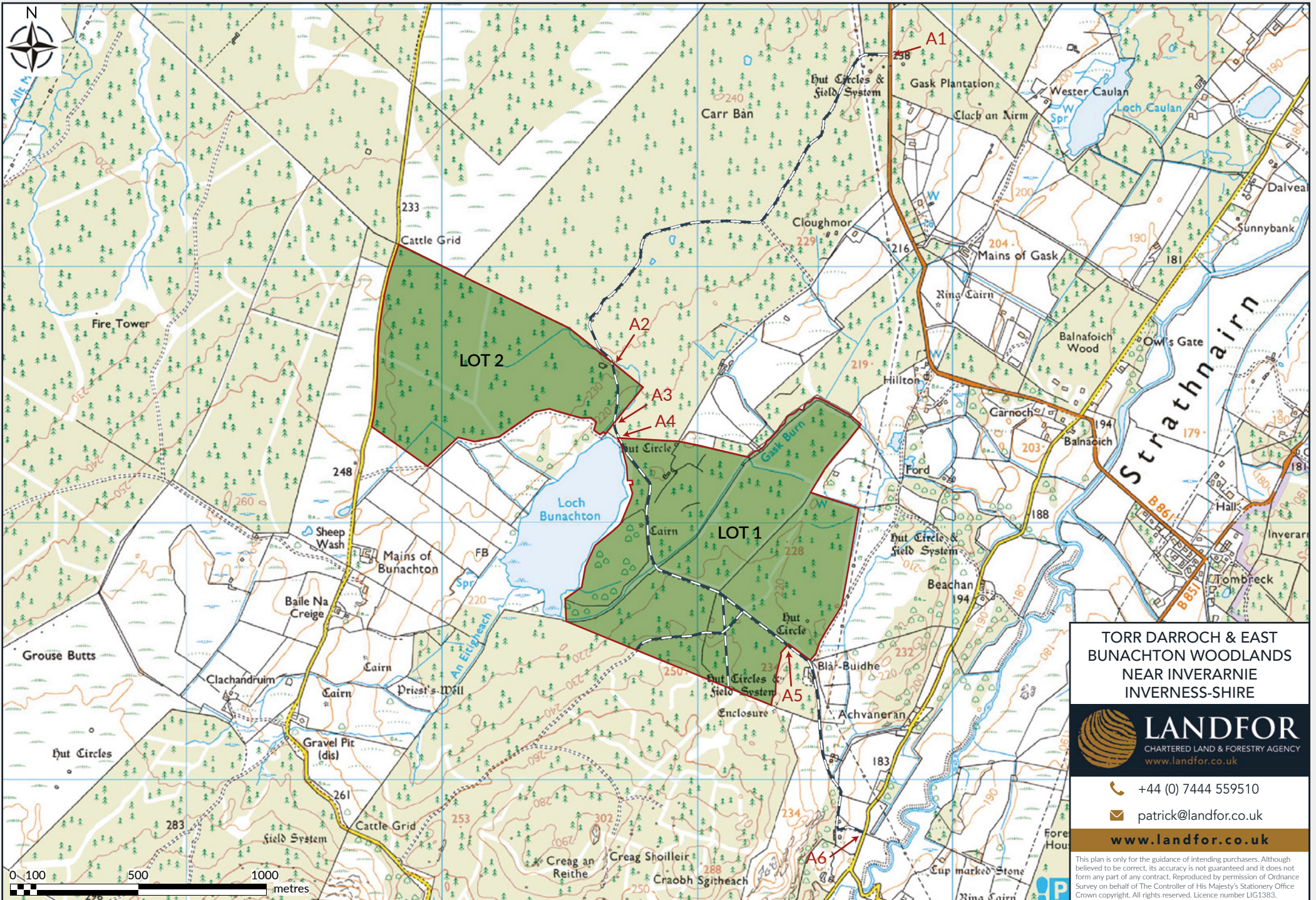
Email: patrick@landfor.co.uk

Seller's Solicitor

Jamie Whittle
R&R Urquhart LLP
121 High Street, Forres, Morray, IV36 1AB.

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