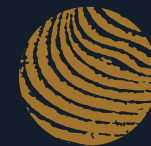


Fanellan Wood

Near Beauly, Inverness-shire



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Fanellan Wood

Near Beauly, Inverness-shire

Area: About 4.50 Ha / 11.12 Acres in Total

A very accessible and desirable woodland croft planted with a diverse range of coniferous and broadleaved species with long-term development potential in a tranquil corner of rural Inverness-shire.

- A rarely available and attractive woodland croft.
- Set in a picturesque and peaceful setting in rural Inverness-shire.
- Long term development potential, subject to necessary consents.
- Excellent access and close to local amenities.

Freehold For Sale

Offers Over £75,000



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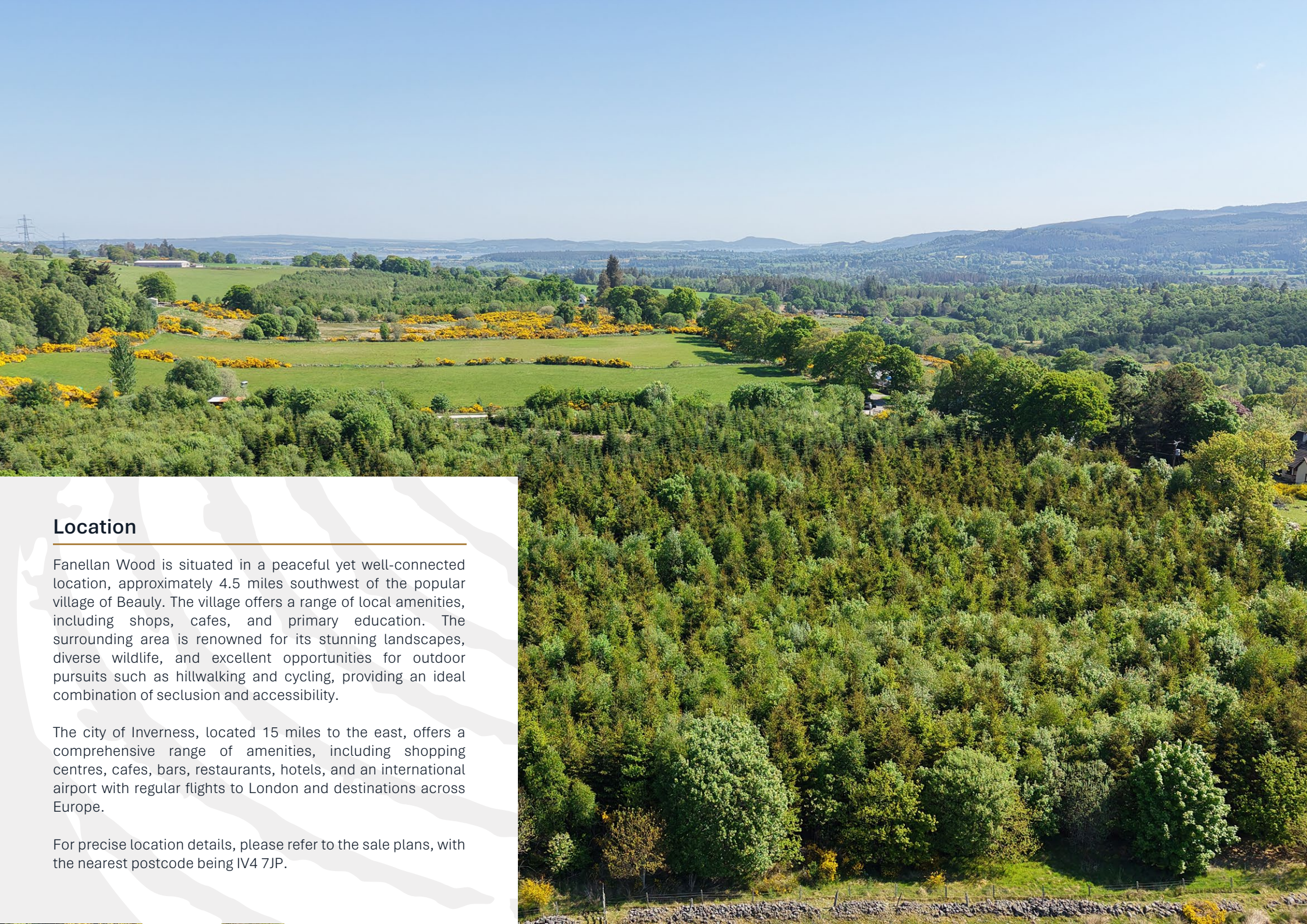
Selling Agents:

Patrick Porteous: +44(0)7444 559510

Harry Graham: +44(0)7375 823528

✉ info@landfor.co.uk  www.landfor.co.uk





Location

Fanellan Wood is situated in a peaceful yet well-connected location, approximately 4.5 miles southwest of the popular village of Beaulieu. The village offers a range of local amenities, including shops, cafes, and primary education. The surrounding area is renowned for its stunning landscapes, diverse wildlife, and excellent opportunities for outdoor pursuits such as hillwalking and cycling, providing an ideal combination of seclusion and accessibility.

The city of Inverness, located 15 miles to the east, offers a comprehensive range of amenities, including shopping centres, cafes, bars, restaurants, hotels, and an international airport with regular flights to London and destinations across Europe.

For precise location details, please refer to the sale plans, with the nearest postcode being IV4 7JP.

Description

Fanellan Wood presents an interesting opportunity to acquire a rarely available woodland croft, featuring a productive mix of conifer trees including Nordmann fir and Norway spruce alongside an attractive range of broadleaved species.

Situated at approximately 108 metres above sea level, the land benefits from fertile soils and is surrounded by an attractive mix of farmland and woodland, with the River Beaulie lying just to the north. This setting offers a secluded and sheltered environment, ideal for those seeking a peaceful retreat while remaining within easy reach of local amenities.

The woodland has now reached a stage where selective pruning of the broadleaved trees would encourage healthy growth and thinning of the conifers to allow them to mature and increase the volume of marketable timber.

There may also be potential to apply for planning permission for a residential house site, subject to obtaining the necessary consents. This would allow buyers to make the most of Fanellan’s tranquil setting and enjoy the surrounding countryside.

The current woodland composition is as follows, and further details are available upon request from the Selling Agents.

Species	Planting Year			Total
	2006	2010	2013	
Nordmann fir	0.51	1.49	0.76	2.76
Norway spruce	0.90			0.90
Mixed broadleaves				0.41
Open ground				0.43
Grand Total	1.41	1.49	0.76	4.50





Access

Fanellan wood is accessed directly from the adjoining C1106 public road, classified as a consultation route for timber haulage. This road connects Fanellan to the wider road network and A9, providing wider access to the south and north of Scotland.

The property benefits from a servitude right of access for all purposes over the area shaded orange, with the access gate located at point A1, as shown on the sale plan. Maintenance of this road is to be carried out based on usage.

Sporting & Mineral Rights

The sporting rights are included with the woodland, while the mineral rights are excluded, having been reserved by a previous proprietor as per the title. Further details are available from the Selling Agents.

Boundaries

The property is entirely enclosed within a deer fence of varying condition.

Third Party Rights & Burdens

There is an overhead electricity line that passes through the southeast corner of the woodland, providing access to the electricity grid network.

The property will be sold subject to and with the benefit of all existing servitude and wayleave rights (including rights of access and rights of way, whether public or private) burdens, reservations within the title and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

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.

Authorities

Scottish Forestry

Highland & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, IV15 9XB. Tel: 0300 067 6950

Highland Council

HQ Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606

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 (prepared in May 2025), 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.

Crofting

The property is subject to crofting tenure as an owner-occupied croft under the Crofter (Scotland) Act 1993. The purchaser must comply with all statutory obligations outlined in this legislation, including the requirement to reside within 20 miles of Fanellan. For further information, please contact the Crofting Commission via www.crofting.scotland.gov.uk.

Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please also be aware of potential hazards within the property when viewing.

A closing date for offers may be set and the Seller also reserves the right to sell the property at any time. It is therefore 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 property from the market at any time.

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 will enhance the value of your investment. It is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

Selling Agents

Harry Graham & Patrick Porteous

LANDFOR Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL.

Harry Tel: 07375823528.

Patrick Tel: 07444559510.

Email: Info@landfor.co.uk

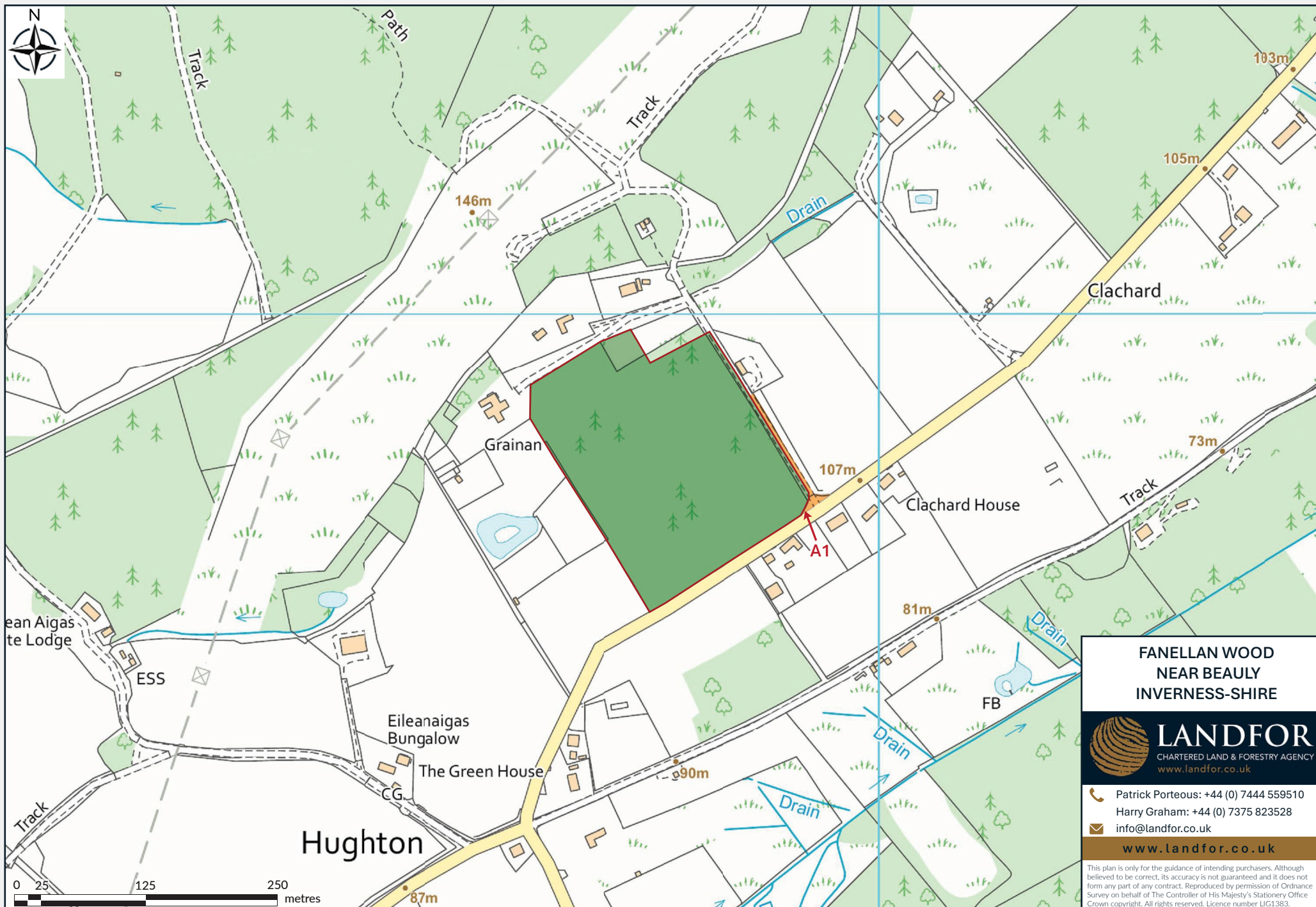
Seller's Solicitor

Lizzie McFadzean

Gillespie Macandrew LLP
Broxden House, Lamberkine Drive, Perth, PH1 1RA.

Tel: 01738 231007.

Email: Lizzie.McFadzean@gillespiemacandrew.co.uk



**FANELLAN WOOD
NEAR BEAULY
INVERNESS-SHIRE**

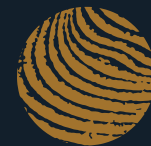


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