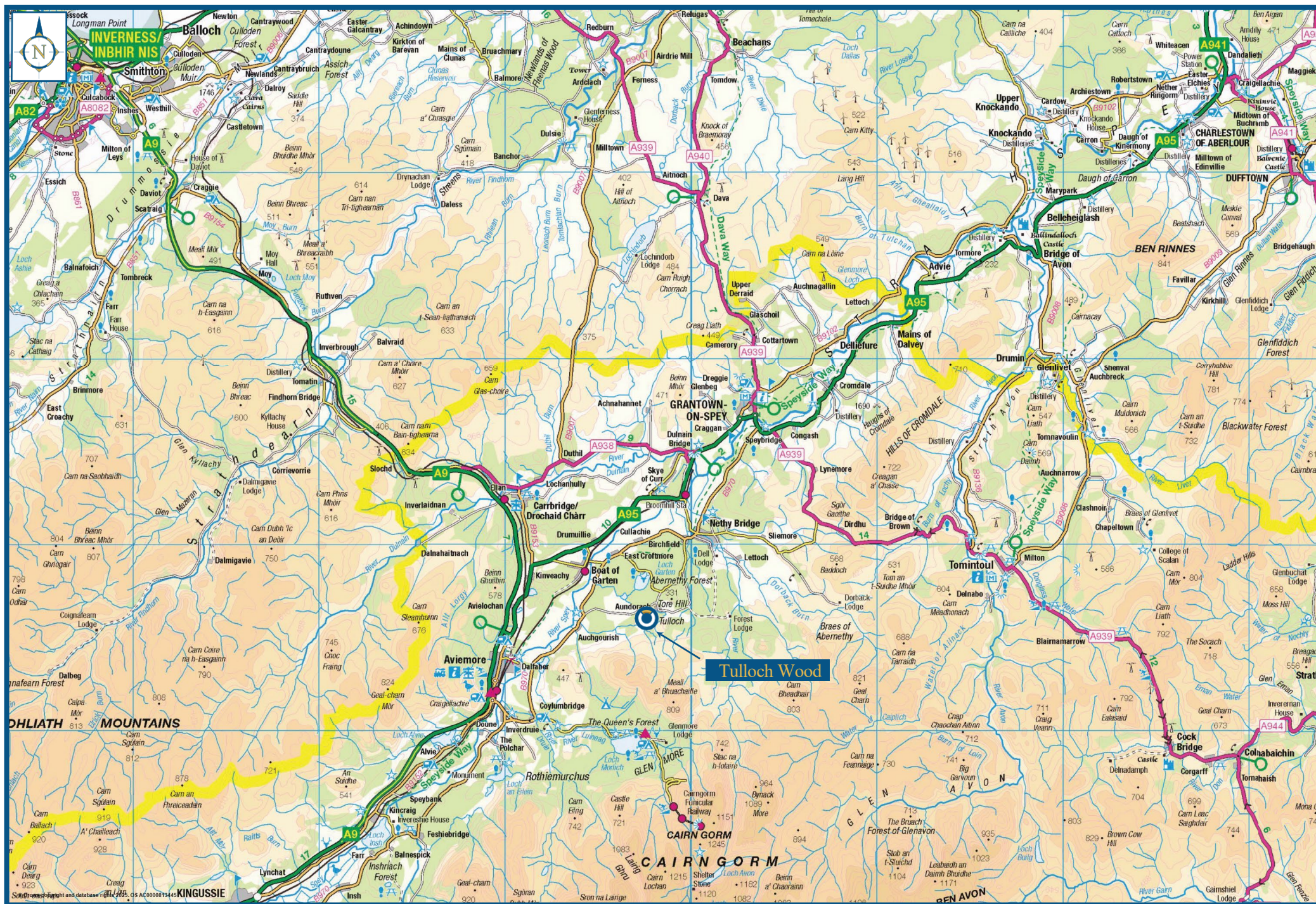


Tulloch Wood

Nethy Bridge | Inverness-shire
10.00 Hectares / 24.71 Acres



Tulloch Wood

10.00 Hectares / 24.71 Acres

A rare and highly attractive mixed woodland near Aviemore.

- Charming and easily managed
- Stunning Tulloch Lochan and two other ponds included
- A perfect location for a cabin or hut
- Substantial reserve of firewood
- An ideal weekend retreat

Freehold For Sale or as a Whole

Offers Over £125,000

SOLE SELLING AGENTS

GOLDCREST Land & Forestry Group

18 Great Stuart Street, Edinburgh, EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore



Location

Tulloch Wood enjoys a superb location, just 1 mile south of Loch Garten, 4 miles from the village of Boat of Garten, and 9 miles from the outdoor hub of Aviemore. Surrounded by some of Scotland's most celebrated scenery, the area is renowned for its natural beauty and wide range of activities, from hill walking and cycling to snow sports, making this wood an ideal base for adventure and exploration.

To locate the wood, please refer to location and sale plans within these particulars. What3Words: vaccines.tasteful.sizzled The nearest postcode: PH25 3EF

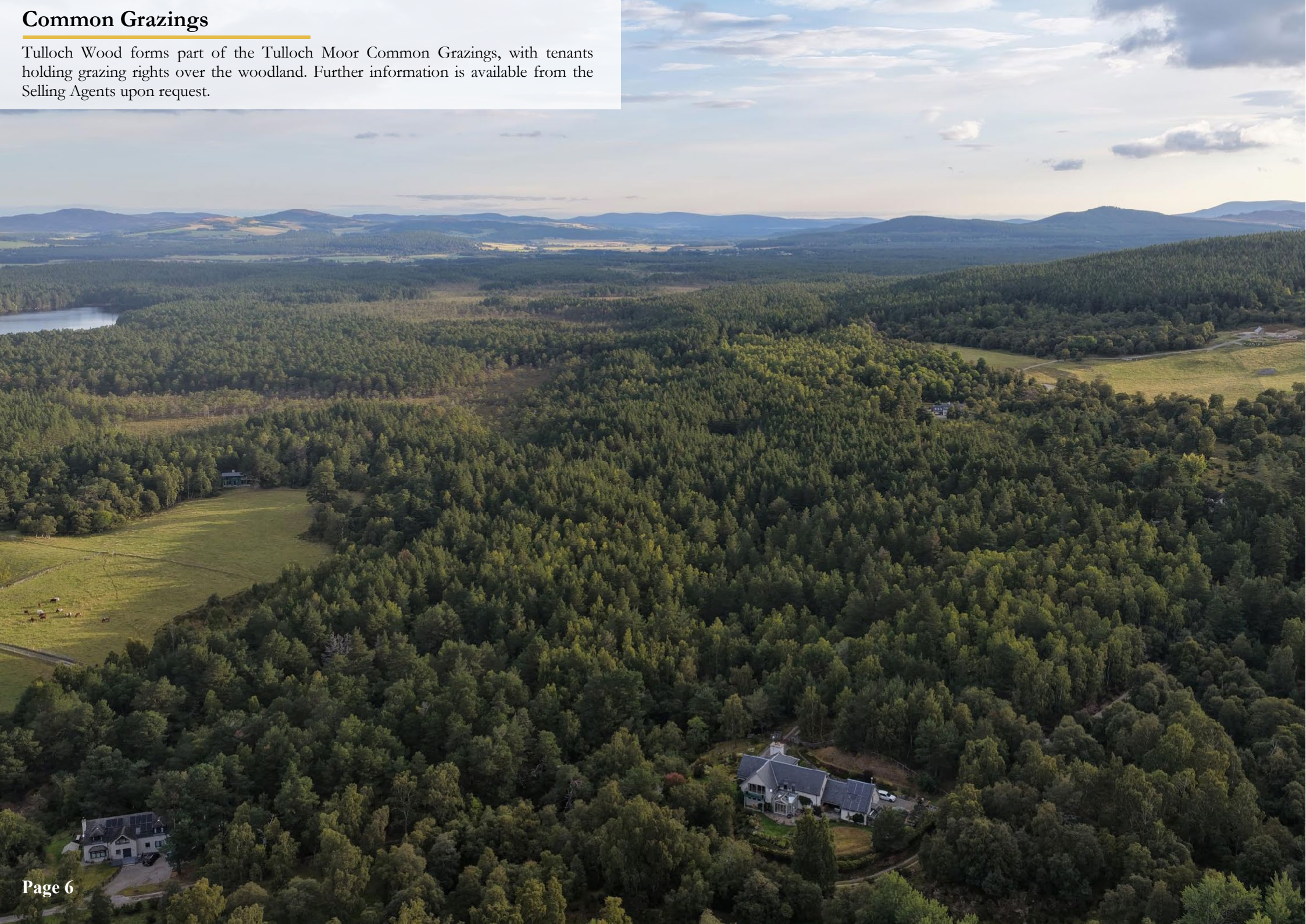
Access

Access to Tulloch Woodland is taken directly from the public road, providing convenient and straightforward entry to the property. There is a servitude right to use the shared road, shown as A1-A2 on the sale plan. Direct connection to the public road network enhances the practicality and appeal of the property, both for current use and future potential.



Common Grazings

Tulloch Wood forms part of the Tulloch Moor Common Grazings, with tenants holding grazing rights over the woodland. Further information is available from the Selling Agents upon request.





Description

Tulloch Wood – 10 Hectares / 24.71 Acres

Tulloch Wood is a beautifully picturesque mixed woodland, predominantly pine, centered around the enchanting Tulloch Lochan and accompanied by two additional ponds. The setting is serene and tranquil, making it an ideal location for a cabin or hut, where you can fully immerse yourself in the natural beauty of the Cairngorms while enjoying your own private retreat.

This exceptional woodland, with its charming lochans, provides the perfect base to explore, unwind, and reconnect with nature.

Further photographs are available from the Selling Agents upon request.

Forest Grants & Management

There are no grant schemes in place and no transfer of obligations required. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewing is possible at anytime, unaccompanied. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when inspecting.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agent

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Measurements

Measurements stated in the brochure are from recent management records. The property will be sold as per the Titles.

Authorities

Scottish Forestry
Highlands Conservancy
Fodderty Way
IV15 9XB
Tel: 0300 067 6950

Highland Council Headquarters
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606

Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

Additional Information

Additional information is available from GOLDCREST Land & Forestry Group upon request.

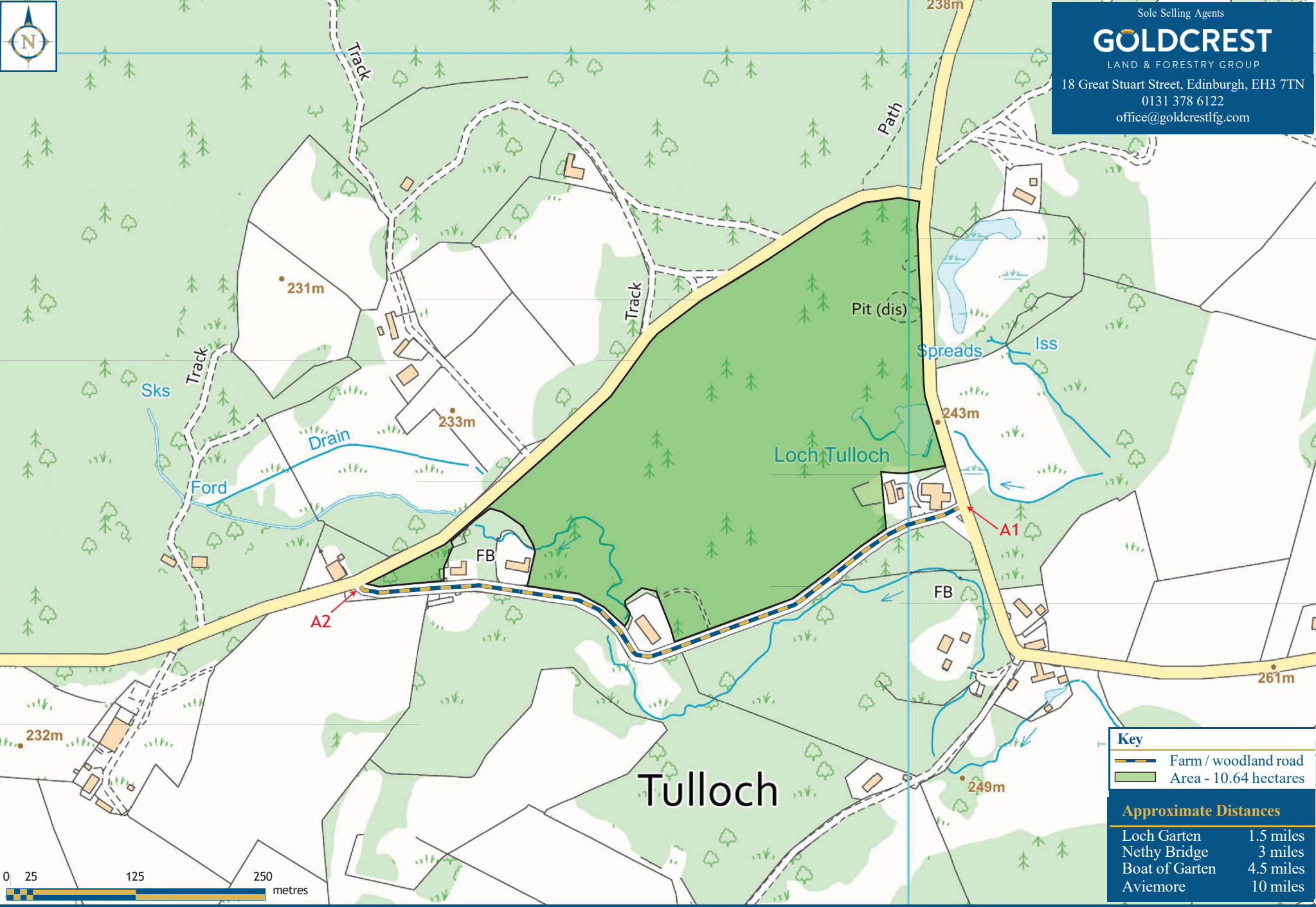
Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Tulloch Wood, Near Boat of Garten, Highland



Sole Selling Agents
GOLDCREST
LAND & FORESTRY GROUP
18 Great Stuart Street, Edinburgh, EH3 7TN
0131 378 6122
office@goldcrestlfg.com



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GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in September 2025) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective 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. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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