



Randolph Wood Highlands

A small regenerating mixed woodland with a small stream and situated in a picturesque location in the River Findhorn valley between Aviemore and Forres.

Details

Price: £35,500 Freehold

Location: Ferness, Forres, Highlands

Size: Almost 2¼ acres for sale

OS Landranger: OS No 27

Grid ref: NH 981 469

Nearest post code: IV12 5XB

Local manager

Torquil Varty and Rachel Bower

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Description

Description: Randolph Wood is located in a wonderful, tranquil Highland setting. The streams that run inside Randolph Wood's western and northern boundaries, flow on down to the Findhorn River.

The regeneration of the woodland and wildlife habitats after the previous clear felling is apparent everywhere, with young birch and some rowan, willow, alder, spruce, pine and larch, mixing with gorse, ferns, broom, heather and some large brash piles. There are also some older remnant trees mainly along the west boundary. Previously dormant seed banks including of ancient oak, ash and Scots pine have activated, though it is the birch that is beginning to dominate in some areas.

The land has some interesting topography with a wetland gully to the south, a steeper valley side to the north, with flatter and more gentle undulations in between. In the middle of Randolph Wood there is scope for creating a splayed entrance off the public road and a track through to a secluded clearing towards the west boundary (as shown on the detailed map and on the ground).

Suitable thinning is required to open up the access around the entrance, to enable walking round the wood, care must be taken whilst visiting as the brash piles are half rotted and can catch you out.

The wood has a long eastern frontage onto a quiet public road. The sunny open aspects to the west and south over surrounding fields can be enjoyed at leisure from most areas of the wood.

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.

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Trees

This is a perfect example of natural regeneration following clear felling. When first sold nearly eight years ago, the trees were barely two foot tall and now it has turned into a vibrant jungle with birch being the usual and welcome prime coloniser; it will be fascinating to see how it further develops.

Wildlife

There is so much cover for wildlife in this little gem of a woodland that there must be plenty of it though it is a challenge to see it! Though the regeneration is dense, deer will undoubtedly be present, along with smaller mammals all the way down to the modest vole and mouse. Birdlife too is thriving in this diverse habitat. Some well placed nature cams would be invaluable in opening up its unobserved secrets.

Features

There is a handy stream running all the way down the boundary, perfect for camping trips and the essential cups of tea. Water courses are a rare asset.

Access, tracks and footpaths

Access: to Randolph Wood is excellent and directly off the B9007 public road either directly off the road (located as shown by the ride stop on the detailed map and ground) or off the shared private track along the southern boundary. A neighbouring farm and wood also have a right of vehicular access over this shared track. Maintenance is according to use.

Rights and covenants

Sporting Rights: These are owned and included with the land.

Wayleaves: The neighbouring farm has a right to water cattle at the watering point shown on the map, and to a supply of water from the water pipe (shown as the water wayleave on the map). Watering cattle from water courses is on the decrease.

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Activities

The previous owner has made a start on a great little shelter, it would be fantastic if it gets completed by the new owner. There is also a handy camping deck that is in good condition though the original tent may need replacing.

Local area and history

Surrounding Area: Randolph Wood lies in the lower Findhorn River Valley which is somewhat renowned for salmon fishing, canoeing and the spectacular gorge through which the river runs. [Randolph's Leap](#) is a popular local geological spot on the river and the [Dava Way](#) trail passing nearby is great for walkers or cyclists exploring the wider area. Outside the river valley, the land

is a mosaic of farms, forests, heath moorland and lochs providing a haven for indigenous wildlife including rare raptors, pine marten, red squirrel, red deer and Scottish crossbill. The Findhorn Valley in general (also known as the 'Valley of the Raptors') and surrounding areas, including the [Cairngorms National Park](#) and Moray Firth, are indeed a wildlife watcher's paradise. The City of Inverness, Aviemore resort and the Spey Valley are all within 30-45 minutes' drive.

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

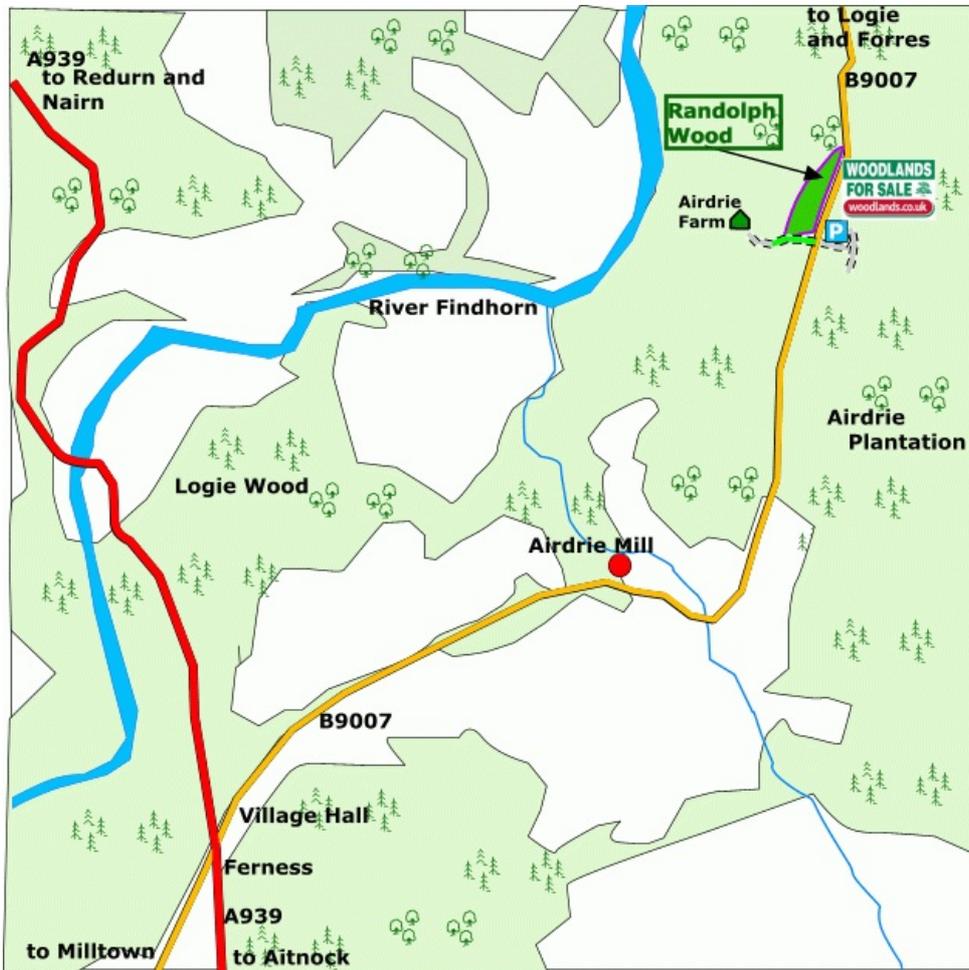
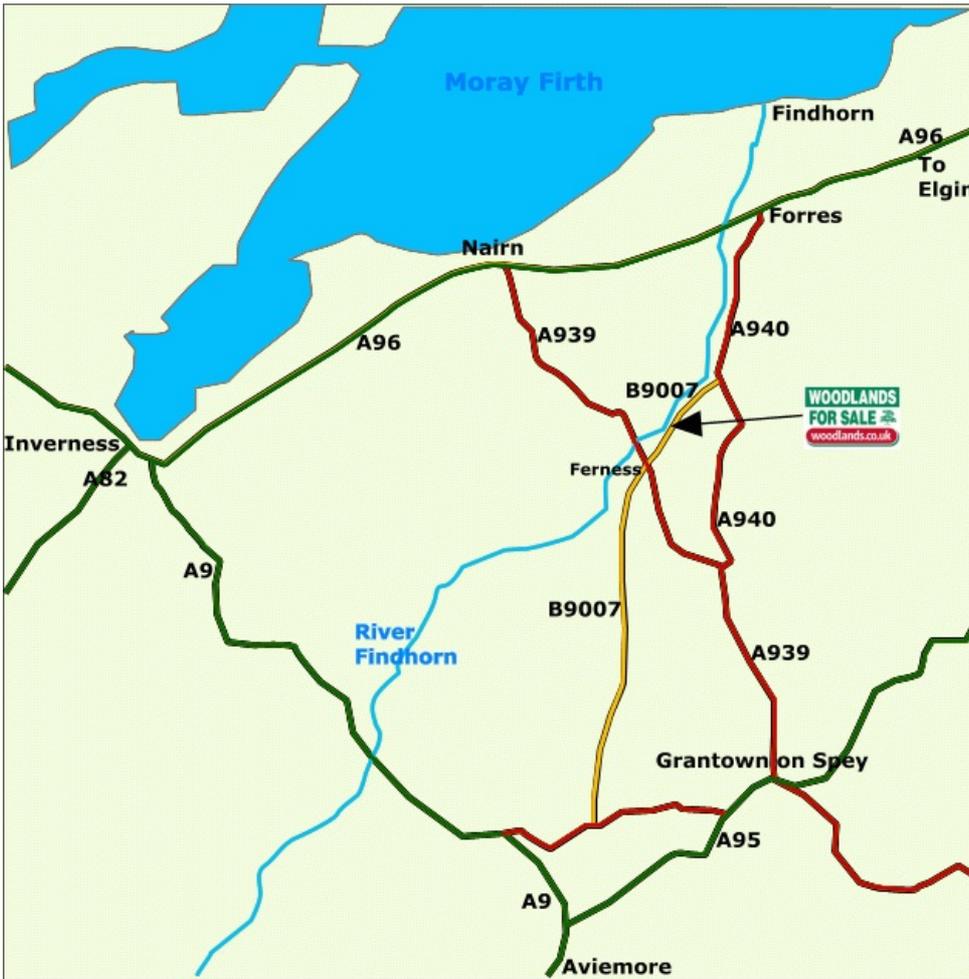
- Randolph Wood is about 40 mins from Inverness, 15 mins south of Forres on the B9007 where you will see a "Woodland for Sale" sign on your right next to Airdrie Farm entrance.
- Please do not drive down the private track to Airdrie Farm and instead please park safely nearby off the road and without causing obstruction to forest or farm vehicles
- **For Directions From Bing Maps [CLICK HERE](#)**, enter your own postcode, (meadow location already entered) click blue "Go" box, this will take you to the entrance.
- **For Satnav:** the postcode **IV12 5XB** is for the point shown by the red dot on the location maps. Satnav coordinates are **N57:30:06 W3:42:06**

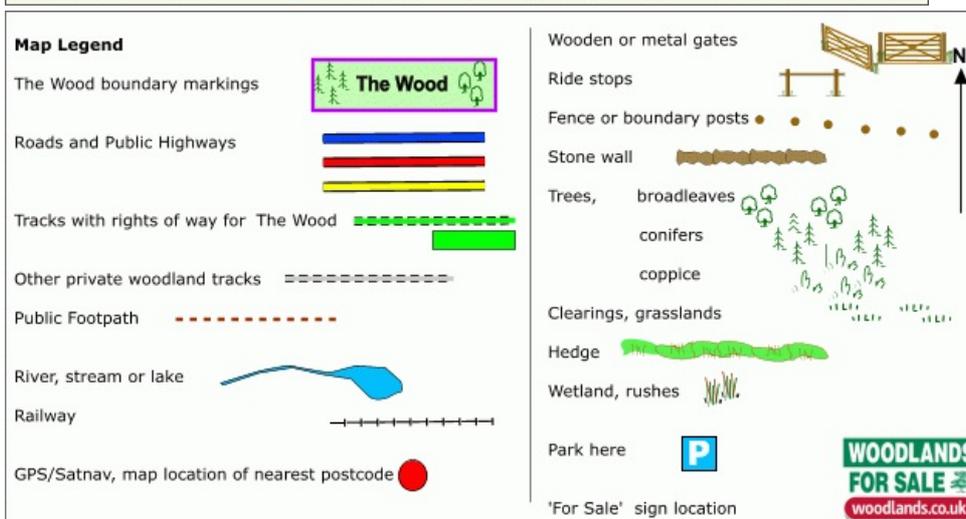
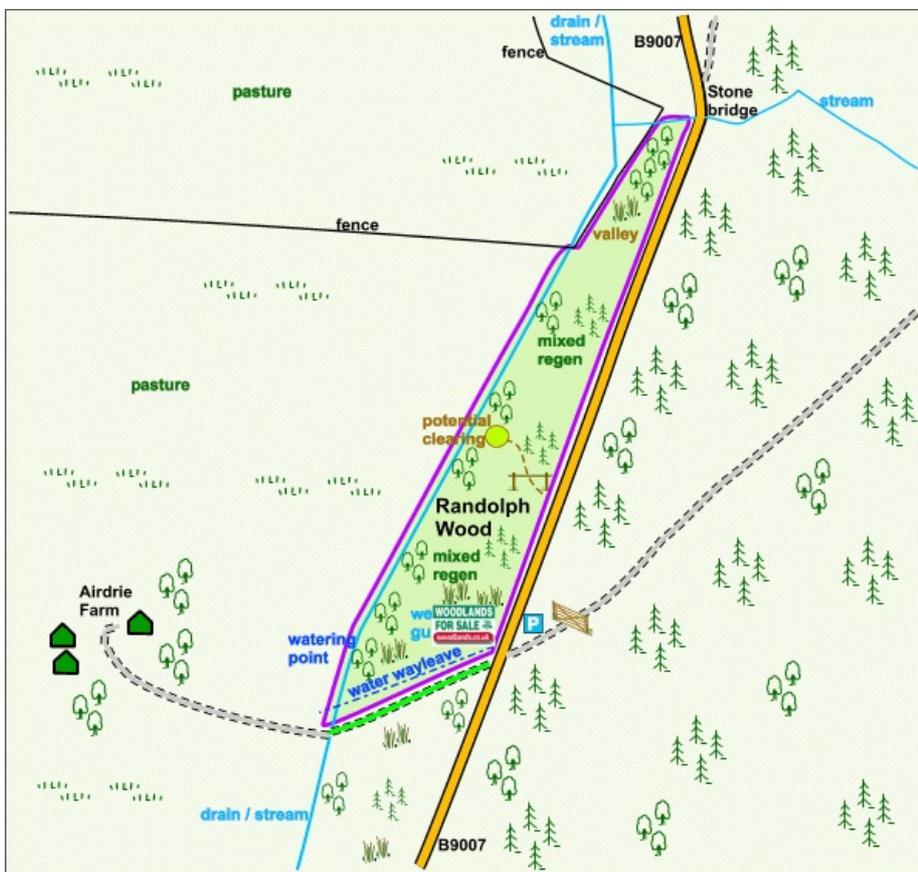
Or follow this route:

- Travelling north from Grantown-On-Spey on the A939, or travelling south from Nairn on the A939, when reaching the hamlet of Ferness turn onto the B9007 heading northeast towards Forres.
- Continue on the B9007 and after about 2 miles, you will see a "Woodland For Sale" sign on your left by the Airdrie Farm entrance. Please do not drive down the private track to Airdrie Farm and instead please park safely nearby off the road and without causing obstruction to forest or farm vehicles.

Boundaries:

The boundaries are clearly indicated with **mauve** markings on posts, fence posts and trees around the perimeter of the woodland.





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.