



Torry Wood Highland

A beautiful location in the heart of the Scottish Highlands.

Details

Price: £45,000 Freehold

Location: Grottaig, Drumnadrochit, Highland

Size: About 4 ¼ acres for sale

OS Landranger: OS No 26

Grid ref: NH 484 227

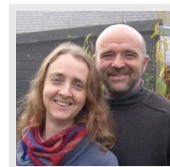
Nearest post code: IV63 6XH

Local manager

Torquil Varty and Rachel Bower

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Description

Torry Wood sits on the far edge of the greater woodland at Grottaig, slightly higher and looking back across the beauty of the valley. The access track is very good with minimal maintenance required, with a generous turning circle at this far end.

The wood is very open with stands of mature birch and willow towards the edges, while young self seeded birch and hemlock are starting to pop up in the large open area. This would be a great project for someone looking to plant trees and increase the diversity of the woods. More shrubby hedgerow species would do well along the fringes creating shelter for more slower growing hardwood trees.

The wood as it stands has a good stock of birch for natural regeneration however a greater diversity of species will help to attract different birds and insects.

These are very private woodlands that do not attract many passers-by of the human variety, and though close to Loch Ness and the Great Glen Way, there is isolation here which can sometimes be hard to find.

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.

Trees

For those looking for a practical project, there is great scope for planting in this woodland. Although there are trees on three sides there is a large central area that would be perfect for woodland creation; deer protection would be necessary!

Wildlife

The woods at Grottaig are alive with wildlife: throughout the woods there are numerous anthills of formica aquilonia, the Scottish wood ant found only in the highlands of Scotland. Wood ants are known to be 'key-stone' species in the ecosystems of which they are a part, playing a vital role in maintaining the delicate balance between organisms in the ecosystem. They are currently declared as an 'at risk' species and as such all care should be taken to preserve their habitat..

Features

The woods at Grottaig have something for everyone, from small to large, but sometimes it is the smaller details that are most fascinating. The world of the ants is something to behold, their social structures creating a complex world that works in magnificent harmony. The dizzying array of sphagnum mosses (there are up to 30 different varieties in the UK), many to be found around Grottaig. Diversity breeds diversity as can be seen with the explosion of fungi and mushrooms towards late summer.

Access, tracks and footpaths

There is a well laid stone track leading directly to the entrance of the wood with plenty of space for stacking timber or other working tasks.

Rights and covenants

All sporting rights are included with the sale.

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.

Activities

The views from Torry Wood are amazing with many fantastic locations for siting a woodland shelter or setting up a camping spot. It is the perfect spot to take time out from modern day stresses.

Local area and history

Torry 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 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

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 till 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.
- Keep straight ahead and emerge from the shelter of the trees until you see the woodlands for sale sign by the five bar gate.
- Continue on the excellent woodland track for about 650m, until you reach the end of this top track.

Boundaries:

Boundaries are marked by purple painted post tops.



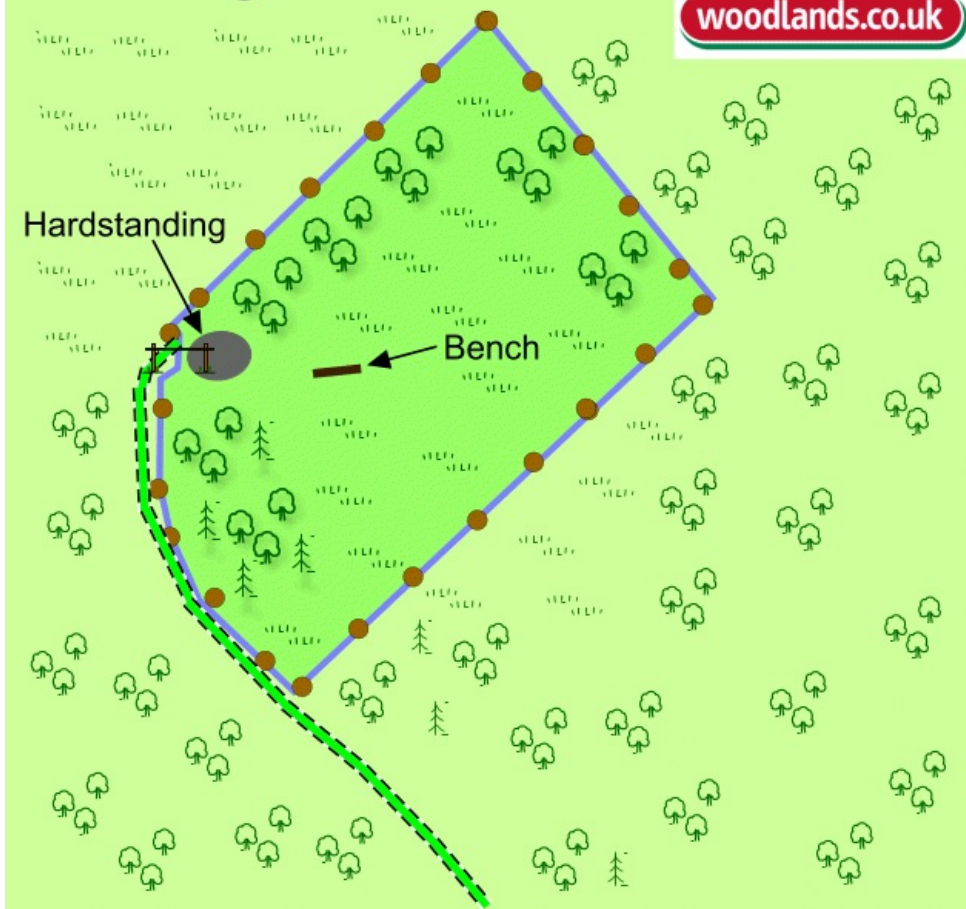
Torry Wood Location

WOODLANDS FOR SALE
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Torry Wood

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Map Legend

<p>Wood</p>	<p>Wooden or metal gates</p>
<p>Roads and Public Highways</p>	<p>Ride stops</p>
<p>Tracks etc with rights of way for the wood</p>	<p>Fence or boundary posts</p>
<p>Other private woodland tracks</p>	<p>Stone wall</p>
<p>Public Footpath</p>	<p>Trees, broadleaves</p>
<p>River, stream or lake</p>	<p>conifers</p>
<p>Railway</p>	<p>coppice</p>
<p>Slope</p>	<p>Clearings, grasslands</p>
<p>House or cottage</p>	<p>Hedge</p>
<p>GPS/Satnav, map location of nearest postcode</p>	<p>Wetland, rushes</p>
	<p>Park here</p>
	<p>'For Sale' sign location</p>

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.