



FANBLAIR WOODLAND

KILTARLITY, BEAULY, HIGHLAND

Galbraith



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An attractive parcel of woodland planted in 2018

Kiltarlity 4 miles ■ Inverness 16.5 miles

51.51ha (127.2 acres)

Offers Over £250,000

- Well located block of mixed amenity and commercial woodland
- Situated in an accessible and scenic part of the Highlands
- Spectacular views over the surrounding countryside
- Detached derelict bothy with development potential
- Haven for wildlife
- High amenity

FOR SALE AS A WHOLE

Galbraith

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 OnTheMarket





SITUATION

The woodland at Fanblair lies between Kiltarlity and Drumnadrochit in Inverness-shire. The property is in a beautiful position with spectacular, panoramic views over the surrounding countryside. Although within easy reach of Inverness and the Great Glen, Fanblair Woodland is in a peaceful and unspoilt setting and in an area that offers the best in rural sport and recreation, from regular sightings of native wildlife such as pine marten, red squirrels and red kite; to walking, cycling and riding; Fishing for salmon and trout is available on many of the local rivers and lochs.

Kiltarlity is about 4 miles away and has a village shop, Post Office and highly regarded primary school, while nearby Beaulieu is a prosperous centre with a good range of independent shops, cafes, a doctors' surgery and a railway station. Inverness, about half-an-hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Fanblair Woodland extends to about 51.51ha (127.2 acres) of recently planted mixed species woodland in a lovely rural setting to the south of Kiltarlity. Planted in 2018, the wood which is almost rectangular in shape enjoys easy road access. It has been planted with a varied species mix including some 27.99ha of diverse conifers (mainly Scots Pine and Larch) and 12.95ha of native upland Birch. These areas are interspersed with areas of open ground (about 6 ha), some 1.5ha of natural regenerated woodland and gorse. There are several small pockets of existing mature woodland comprising Scots Pine and Birch. The woodland is a haven for wildlife with a noted Black Grouse lek. The trees are well established and appear to be growing well with little evidence of browsing by deer or hare. The site is securely fenced with deer fencing around the perimeter. The woodland at Fanblair sits between 320m and 260m above sea level and slopes gradually with a north-easterly facing aspect. The land is classified as F5 and F6 by the James Hutton Institute - Forestry Capability. In addition, there is a charming derelict detached bothy which offers development potential subject to obtaining all necessary consents.

METHOD OF SALE

Fanblair Woodland is offered for sale as a whole

FORESTRY GRANT SCHEME

The purchaser will be responsible upon occupation of the subjects of sale to comply with all ongoing management requirements to maintain the woodland as laid down under Forestry Grant Scheme Contract for the remainder of the scheme until 2038. For further details, please contact the selling agent.

LOCAL AUTHORITY

Highland Council

DIRECTIONS

From Inverness take the A862 signposted to Beaulieu. After approximately 9 miles, turn left signposted to Kiltarlity and Drumnadrochit. Follow this road for approximately 3.5 miles turning right at a Scottish Water sign. Drive for a further mile before turning left onto a single track private road and drive for a further mile before arriving at the Scottish water site. Bear right at the entrance onto a rough 4x4 track. The site is accessed through a locked gate straight ahead.

ACCESS

From the public road, access is taken over a private track over which the subjects have all necessary rights of access.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: gear.hack.diplomas

MINERALS

The mineral rights are not included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

HISTORIC SCOTLAND

No parts of the property are subject to any historical or scheduled monuments.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

POST CODE

IV4 7HT

SOLICITORS

WJM, The Green House, Beechwood Park North, Inverness

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

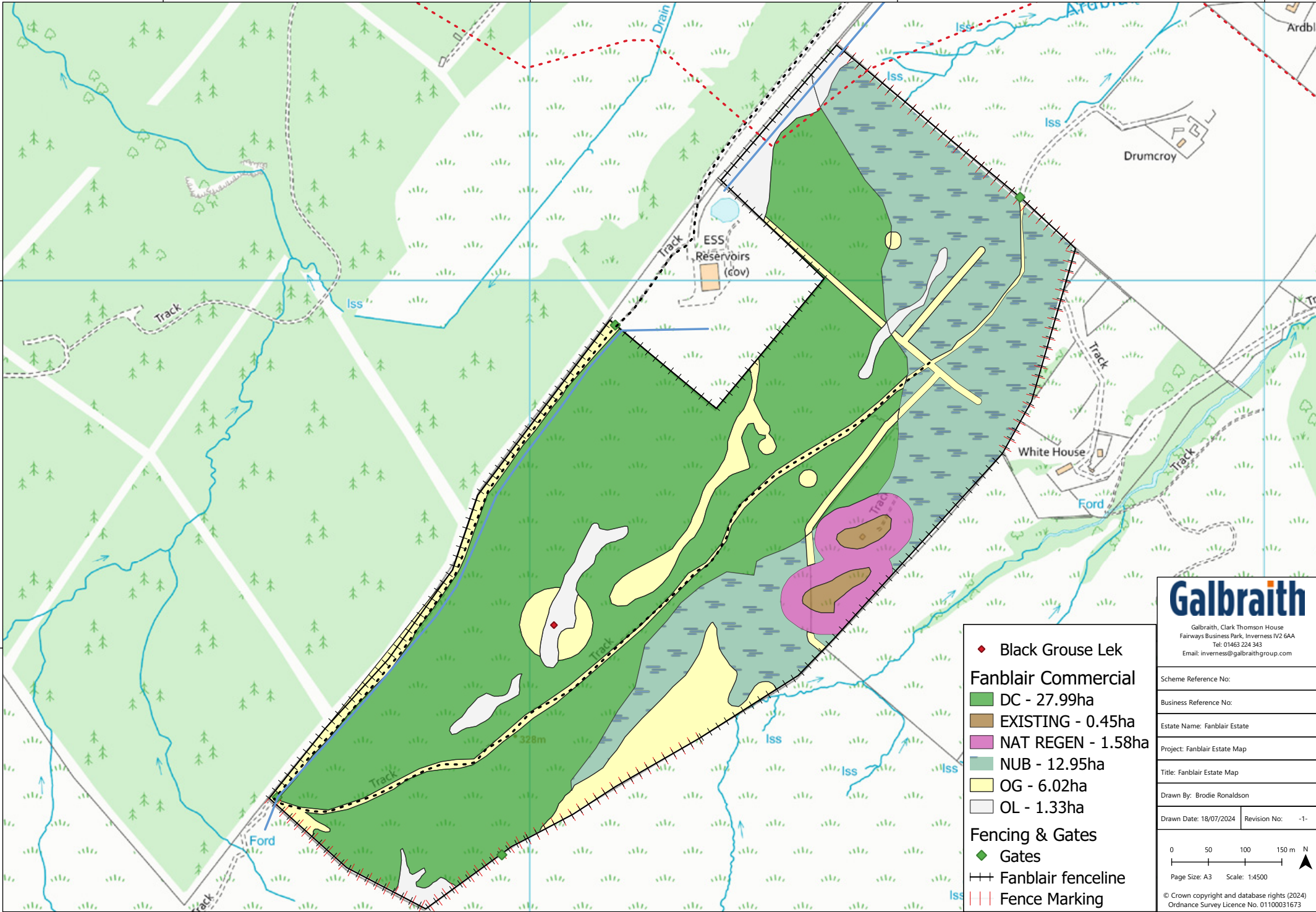
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.







- ◆ Black Grouse Lek
- Fanblair Commercial**
- DC - 27.99ha
- EXISTING - 0.45ha
- NAT REGEN - 1.58ha
- NUB - 12.95ha
- OG - 6.02ha
- OL - 1.33ha
- Fencing & Gates**
- ◆ Gates
- +— Fanblair fenceline
- ||| Fence Marking

Galbraith

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Email: inverness@galbraithgroup.com

Scheme Reference No:

Business Reference No:

Estate Name: Fanblair Estate

Project: Fanblair Estate Map

Title: Fanblair Estate Map

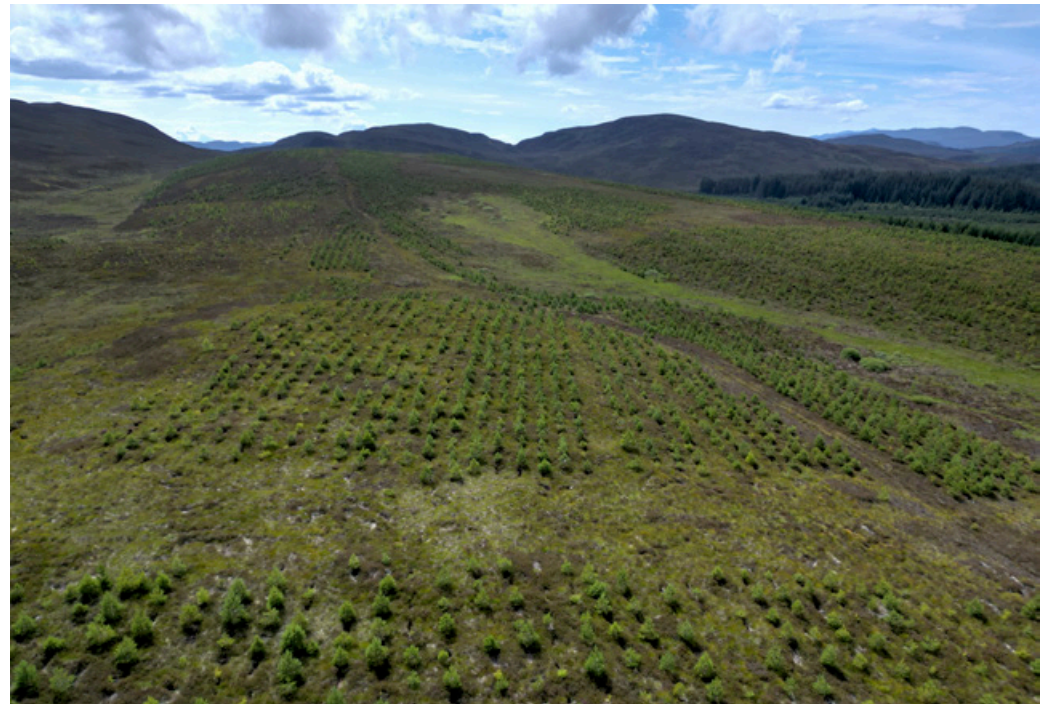
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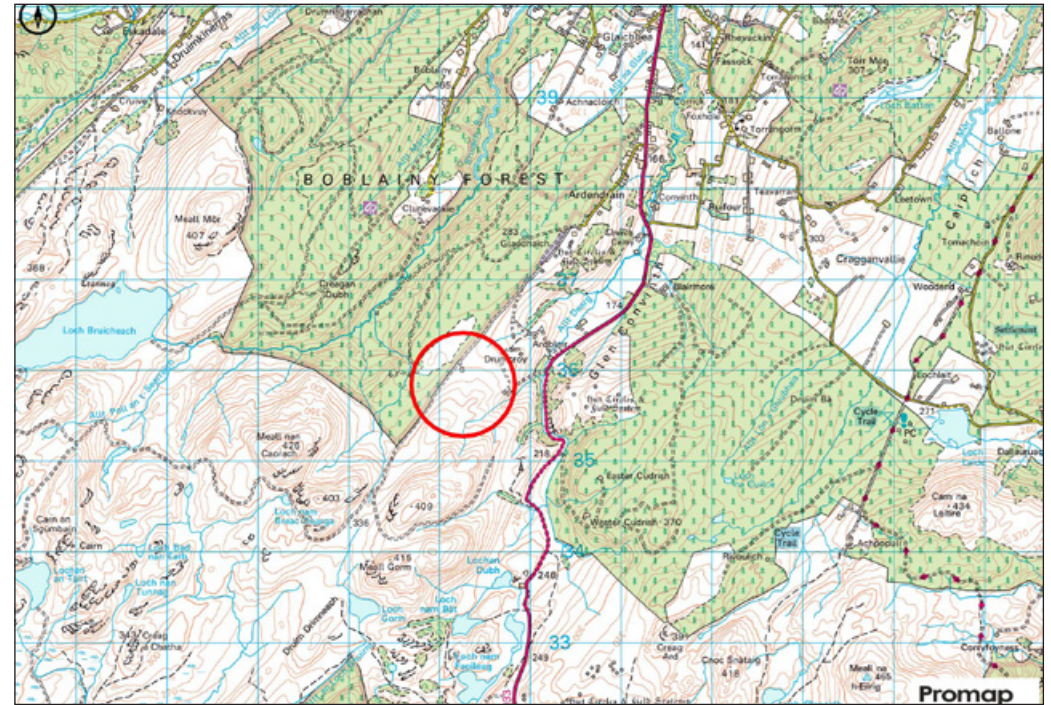
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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024





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