



## Adhamh Wood Argyle & Bute

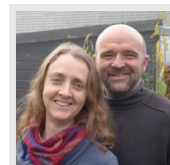
A deciduous woodland in a wonderful location, close to Oban.

### Details

**Price:** £75,000 Freehold  
**Location:** Benderloch, Oban, Argyle & Bute  
**Size:** Just under 4 ¼ acres. for sale  
**OS Landranger:** OS No 49  
**Grid ref:** NM 914 399  
**Nearest post code:** PA37 1RY

### Local manager

**Torquil Varty and Rachel Bower**  
07803 903 203 or 01307 467393  
[torquilandrachel@woodlands.co.uk](mailto:torquilandrachel@woodlands.co.uk)



## Description

Adhamh Wood is a wonderful smaller woodland, in a fantastic location on the west coast. The woodland has been previously felled and has predominantly regenerated naturally, but not exclusively, with birch. It is always amazing how efficiently birch manages to spread within a woodland, being an initial coloniser.

Adhamh Wood has become a veritable jungle outside of the paths that have been cut, which although awkward for two legged visitors, it does create the perfect haven for animal life.

These woods provide a really lovely setting for someone looking for a quiet space far from the madding crowd; it is not often that accessible or deciduous woods come up for sale in this part of Scotland.

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 a naturally regenerating woodland with the prime mover being the pioneer species birch. It spreads incredibly easily and comprehensively, producing straight stems reaching for the sky. Over time the weaker stems will get shaded out and die feeding the forest floor as they rot down: natures own soil improver.

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## Wildlife

All wild animals are in essence looking for places to hide and thrive. A regenerating woodland provides ideal cover for all sorts of small animals and birds and as such these woodlands are known locally as a real haven for wildlife. Whilst walking through the woods you will be able to spy many wildlife trails which would be the ideal spots for putting up motion sensitive wildlife cams.

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## Features

The best feature of this woodland, apart from the fantastic location, is the abundant biodiversity, a good indicator of a healthy vibrant woodland.

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## Access, tracks and footpaths

A circular track has been cut to give prospective owners a flavour of the woods, outside of the paths it is a lot more slower going and can be a little bit disorientating until you hit one of the boundaries. A handy area of hardstanding exists at the entrance of the wood.

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## Rights and covenants

All sporting and mineral rights are sold with 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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## Activities

The biodiversity of this wood will be attractive to all those interested in passing on bushcraft skills or introducing young people to the natural world, whether that is in the formal context of a forest school or just providing a play area for grand children.

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## Local area and history

The woodland is located close to Benderloch, a village in Argyll and Bute. The name is derived from Beinn eadar dà loch, meaning "mountain between two lochs". Benderloch lies on the A828 road in the coastal parish of Ardchattan. Glencoe and Fort William sit a short distance to the north of the woodland with Oban just a short drive away for all necessary amenities as well as being the gateway to the Islands.

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## 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.

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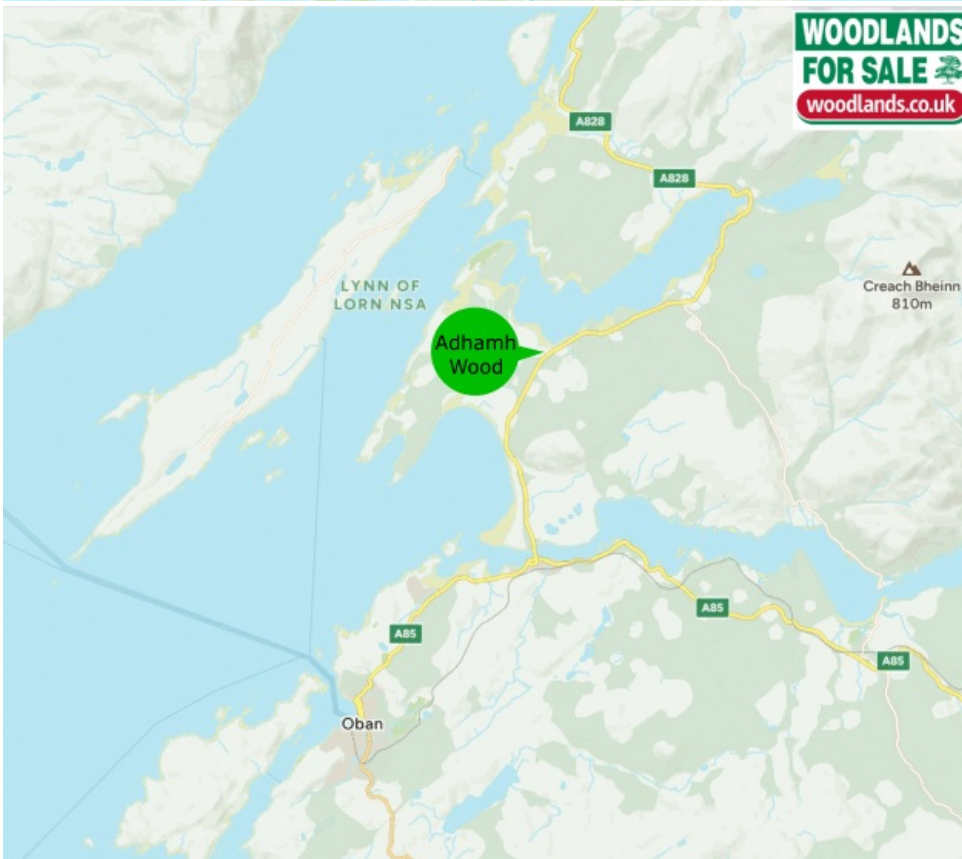
## Directions

- From the south come up on the A85

- Cross over the Carron Bridge to head north
- Go through the village of Benderloch
- About a mile outside the village the woods are on the left hand side next to a large woodlands for sale sign
- Park here ensuring the cycleway is kept clear
- Climb the gate and go straight ahead and bear right.

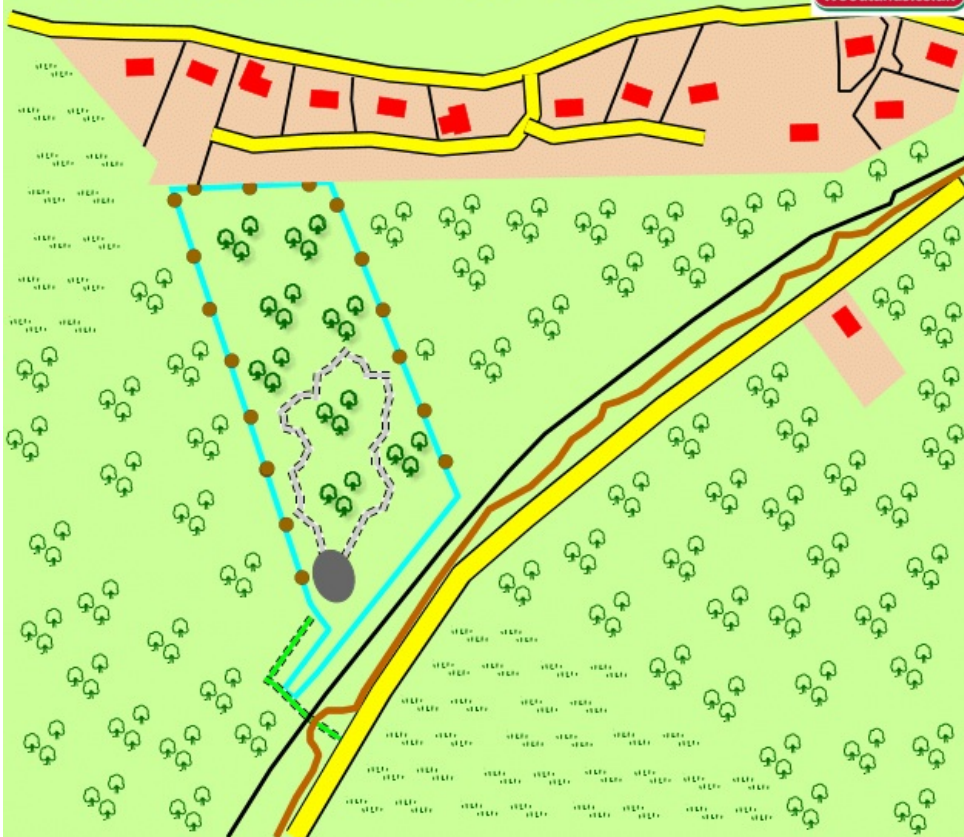
**Boundaries:**

Free standing boundary markers are painted turquoise



# Adhamh Wood

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**Map Legend**

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

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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.