



## Callee Wood Morayshire

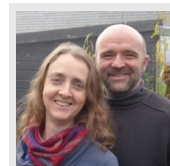
A delightful woodland of manageable size, with great potential, not far from Inverness.

### Details

**Price:** £49,000 Freehold  
**Location:** Burgie, Forres, Morayshire  
**Size:** Over 3 ¾ acres for sale  
**OS Landranger:** OS No 27  
**Grid ref:** NJ 102 585  
**Nearest post code:** IV36 2QZ

### Local manager

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



## Description

Callee Wood is a woodland of manageable size, a real delight and while being fairly close to the Moray coast with Findhorn not far away, it is very private with few people passing by. With a lovely feel, these woodlands offer a great variety of trees, while below on the forest floor, it too is rich in biodiversity.

A path leads enticingly into the wood from the ridestop entrance, and winds its way along the length of the woodland before heading back to return to its beginning. A woodland owner might look to open up further paths and create a network to add to what is already there, allowing a more intimate feel for the whole woodland. Spending time to find the best places to camp or to build a small shelter is time well spent; there is no need to rush as the woods operate on a much slower timescale. Woodland ownership should be seen as a gentle amble rather than a sprint. It is often worth observing what else shares the space before embarking on significant changes.

Callee Wood offers a lovely bolthole to enjoy nature at its finest and early viewing is recommended.

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

There is a good mix of timber from birch, alder, spruce and Scots pine, as well as rowan and willow. This wood will provide plenty of sustainable firewood for all but the greatest domestic needs.

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### Wildlife

These woodlands are rich in biodiversity and will be home to a plethora of small mammals and birds, these woods are not well walked and nature has thrived in the quiet location

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### Features

A small stream flows through part of the wood, adding a valuable resource for animals and humans alike, while a bench installed close to the area of hardstanding provides a lovely spot to dally.

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### Access, tracks and footpaths

All access tracks are well constructed with local stone. There are some tracks within the woodland with scope for expanding these.

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### Rights and covenants

All sporting and mineral rights are sold with the wood.

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### Activities

With good access to water this would be the perfect camping base to explore a hidden gem of Scotland, with potentials for hut building subject to the relevant planning.

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### Local area and history

Burgie Woods are close to Forres which is a town and former [royal burgh](#) in the north of Scotland on the [Moray](#) coast, approximately 25 miles (40 km) northeast of [Inverness](#) and 12 miles (19 km) west of [Elgin](#). There are many geographical and historical attractions nearby such as the [River Findhorn](#), and there are also classical, historical artifacts and monuments within the town itself, such as Forres Tolbooth and Nelson's Tower. [Brodie Castle](#), the home of the Brodie Clan, lies to the west of the town, close to the A96.

Findhorn Bay witnessed a brief episode in the 1745 Jacobite rising. In March 1746 the French brigantine Le Bien Trouvé entered the tidal waters with dispatches for Bonnie Prince Charlie but her departure, with the Prince's aide-de-camp on board, was delayed by the arrival of two British men-o'-war.

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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

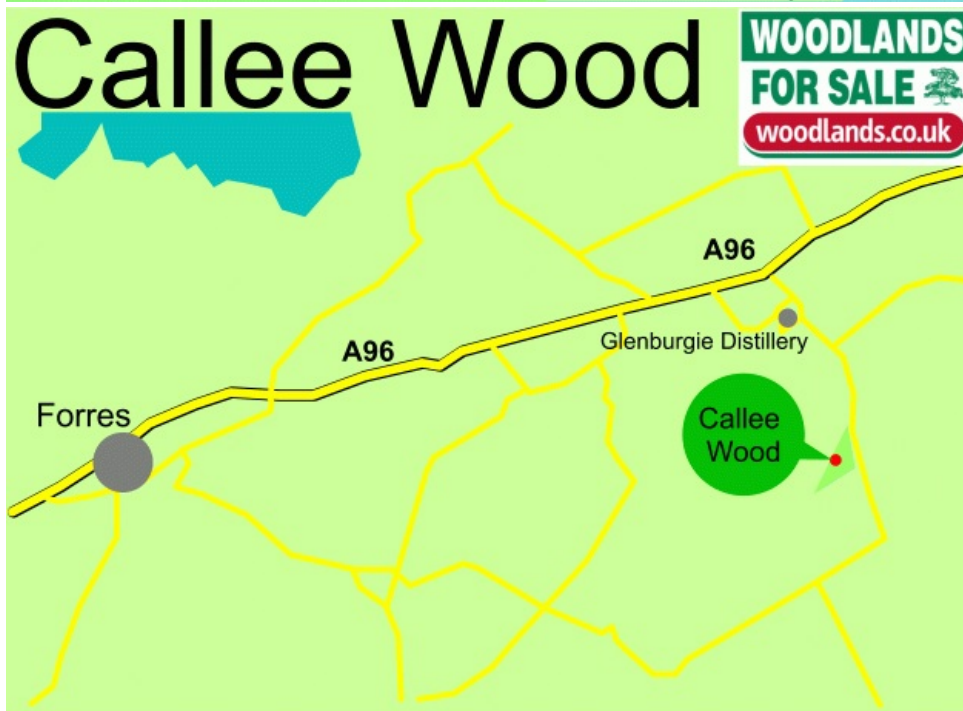
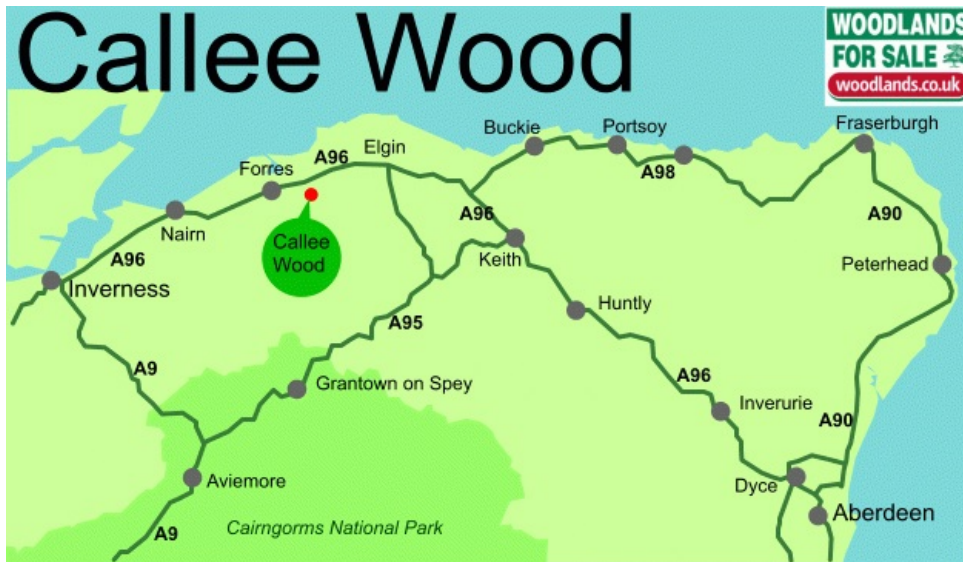
second more detailed visit please contact our local manager.

## Directions

- From Inverness take the A96 to Forres
- Continue through Forres staying on the A96
- About two miles out on the way to Elgin take a right hand turn signposted to Glenburgie Distillery and Califer viewing point
- Go past the distillery and through some farm buildings and continue up the hill
- Continue to the top of the hill bearing right at the top .
- The entrance to the main wood is next to a large woodlands for sale sign. Please park here.
- Follow the track down the hill and then turn right and the wood is then directly on your LHS.

**Boundaries:**

Boundaries are marked by purple painted post tops.



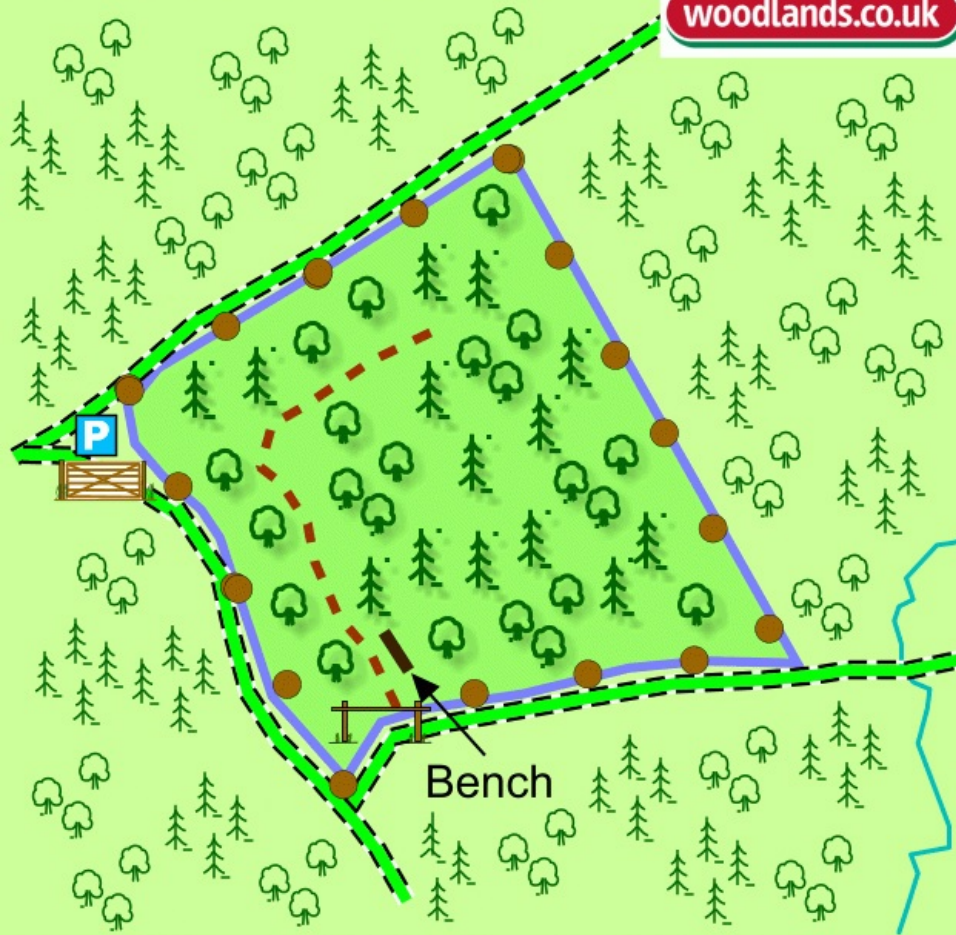
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| Map Legend                                   |  |
|--|--|
| Wood   |  |
| Roads and Public Highways                    |  |
| Tracks etc with rights of way for the wood   |  |
| Other private woodland tracks                |  |
| Public Footpath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

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.