



Caltram Wood Argyle & Bute

A fantastic West Coast woodland, about eight miles from Oban and about forty miles from Fort William.

Details

Price: £115,000 Freehold

Location: Benderloch, Oban, Argyle & Bute

Size: Just under 7 acres for sale

OS Landranger: OS No 49

Grid ref: NM 914 399

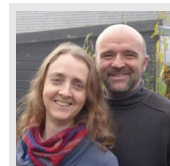
Nearest post code: PA37 1RY

Local manager

Torquil Varty and Rachel Bower

07803 903 203 or 01307 467393

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Description

This really is a gem of a woodland with a fantastic mix of mature trees along the disused railway line and a naturally regenerating woodland throughout the rest of the 7 acres. The walk down the old railway line, that now acts as the main access for the wood, is flanked by fine specimens on either side.

The biodiversity within this woodland is second to none and a visit is essential to get a true picture of the joys of natural regeneration. The majority of woodland across Scotland is dominated by large mono culture plantations that are more and more susceptible to tree disease, so it is always a pleasure to come to a woodland where the sheer variety of nature dominates and overwhelms.

This will be a fantastic project for someone whether it is purely observing or gently tinkering. Early viewing is recommend as small and manageable woodlands do not come up often in this part of western 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.

Trees

The old railway has some lovely mature trees on either side of the track, a mixture of sycamore, birch and oak creating quite a magical walkway as well as providing a useful seed bank for the rest of the regenerating woodland.

Wildlife

There are tell tale trails throughout the woodland and in spring the woods are alive with birdsong, creating a real cornucopia of wildlife delights.

Features

There is a good stream that comes in from under the road to run next to the old railway line, perhaps a handy place to fill the kettle.

Access, tracks and footpaths

Access is excellent off the main road with the old railway line consisting of a good bed of type 1 once the vegetation is scraped off. This track could be cleared further if vehicle access was required further into the wood. A number of footpaths have been created within the main body of the wood.

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.

Activities

There are all sorts of potential with this woodland for those wanting to explore woodland heritage such as charcoal making and coppicing. With rising energy prices a good sustainable supply of firewood becomes very attractive.

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 a gateway to the Islands.

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.

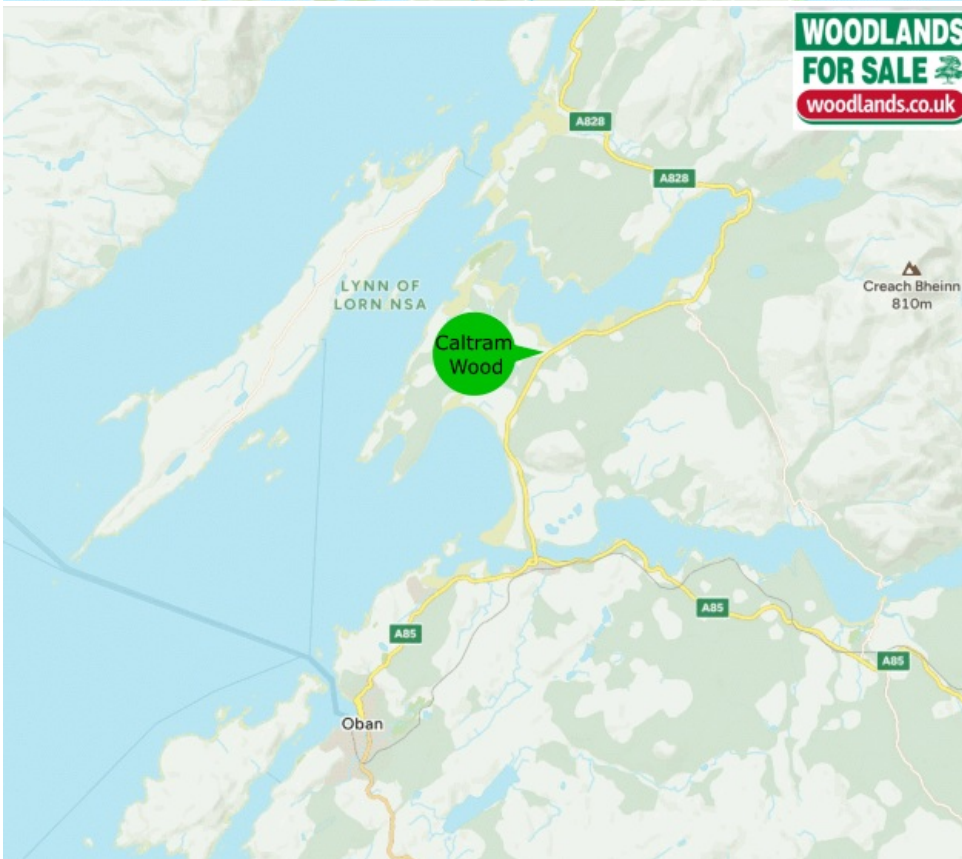
Directions

- From 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 you do not block the cycleway
- Climb over the fence and the woodland is on the right hand side, walk down the old railway line till you reach the main body of the wood.

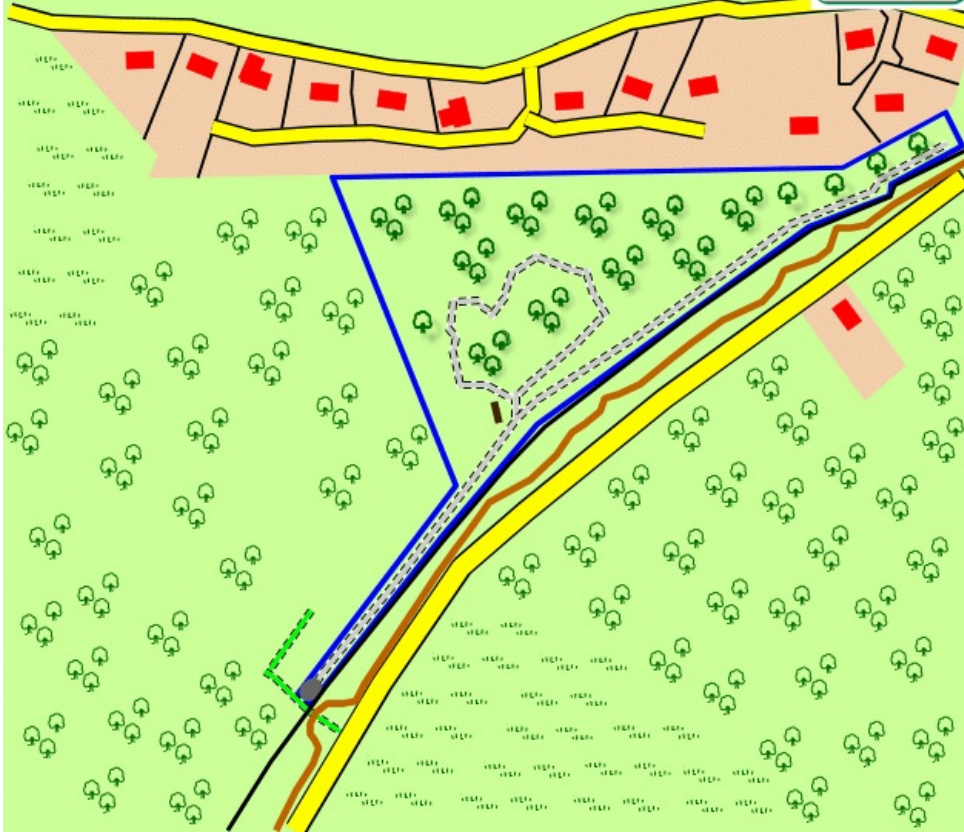
Boundaries:

Free standing boundary markers are painted blue



Caltram Wood

WOODLANDS FOR SALE
woodlands.co.uk



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