

Doirin Wood

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Moray

A wonderful mature woodland set in a picturesque landscape close to Inverness.

Details

Price: £55,000 Freehold

Location: Forres, Moray

Size: About 3 ⅔ acres for sale

OS Landranger: OS No 27

Grid ref: NJ 087 574

Nearest post code: IV36 2RN

Local manager

Torquil Varty and Rachel Bower

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Description

This quiet corner of the wood is mainly mature scot's pine with a mix of birch and rowan and younger pine towards the east of the wood. It sits on a very gentle slope with a natural clearing towards the northern end which would be the natural site for a camp. There is a grass track leading from the entrance to the clearing which would be fine to drive on in the dry summer months. This area is well known for its abundance of sunshine and its microclimate.

The blaeberrys are everywhere in this woodland providing a good source of food for birds and small mammals, well placed wildlife cameras will give an insight into who really owns the woodland! My advice to any future woodland owners is to trust your instincts, if the wood feels right it probably is but the only way to figure this out is to take a walk in the woods. This wood is quite special so 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.

Trees

The Scots Pine dominates the landscape of this woodland and will provide a good source of building timber though some would prefer to keep them as they are as they are quite majestic. They have been well thinned in the past creating a vibrant wood with a rich and diverse understory. Pine can thrive for hundreds of years putting us very much in the role of custodians, a constant in a changing world.

Wildlife

This area of Scotland is extremely well wooded which bodes well for wildlife, as modern day pressures on habitat create real issues it is good to see some areas still have resilience. This type of woodland will encourage red squirrels and all manner of small mammals. There is a lot of birdsong in the woods which creates a certain ambience, a good excuse to sit still and observe.

Features

The atmosphere of the tall trees conjures evocative memories as the sunlight creates moving shadows that would make camping here a real treat throughout the seasons.

Access, tracks and footpaths

The access tracks have been recently upgraded to a very high standard. Access to the wood is over a shared track with a padlocked main entrance onto the public road.

Rights and covenants

All sporting and mineral rights are sold with the woodland.

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Activities

This wood has fantastic potential for the siting of an off-grid hut in a popular part of the country

Local area and history

Kahiwi 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 artefacts 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.

The woodland sits directly adjacent to Califer viewpoint offering panoramic views of the coast and beyond.

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

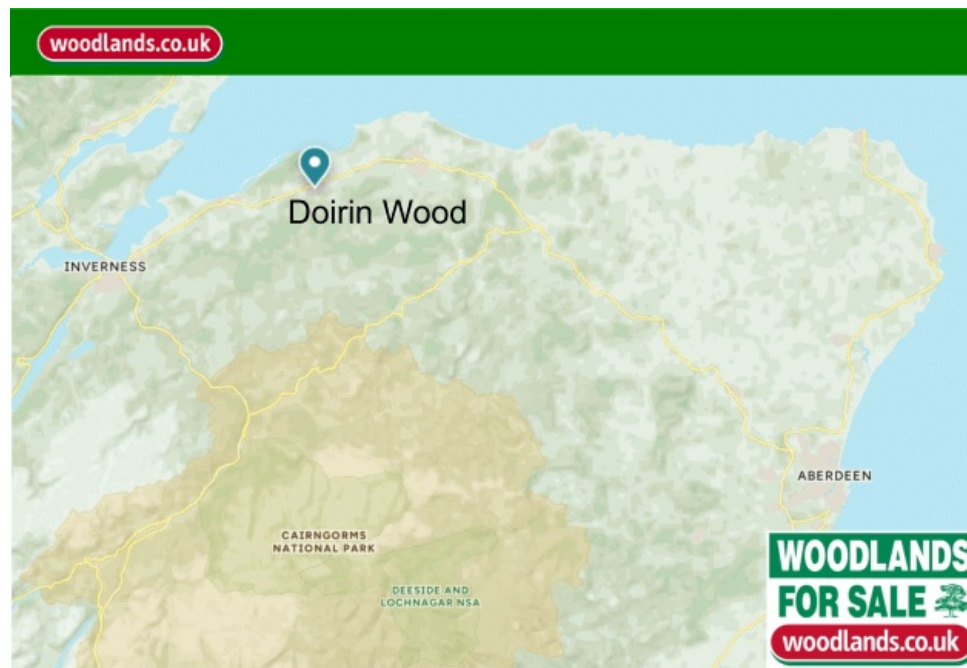
- From Inverness take the A96 to Forres
- Continue through Forres staying on the A96
- About two miles out on the way to Elgin take a right hand turn signposted to Glenburgie Distillery and Califer viewing point
- Go past the distillery and through some farm buildings and continue up the hill
- Continue to the top of the hill bearing right at the top .
- Continue for one mile past the first woodland for sale sign. Park next to the wooden gate and follow directions to the wood on the sales particulars.
- Follow the internal track all the way to the end.
- Please be aware we have two sites. Burgie Woods and Kahiwi Wood located on the same road. The wood is next door to Califer Viewpoint.

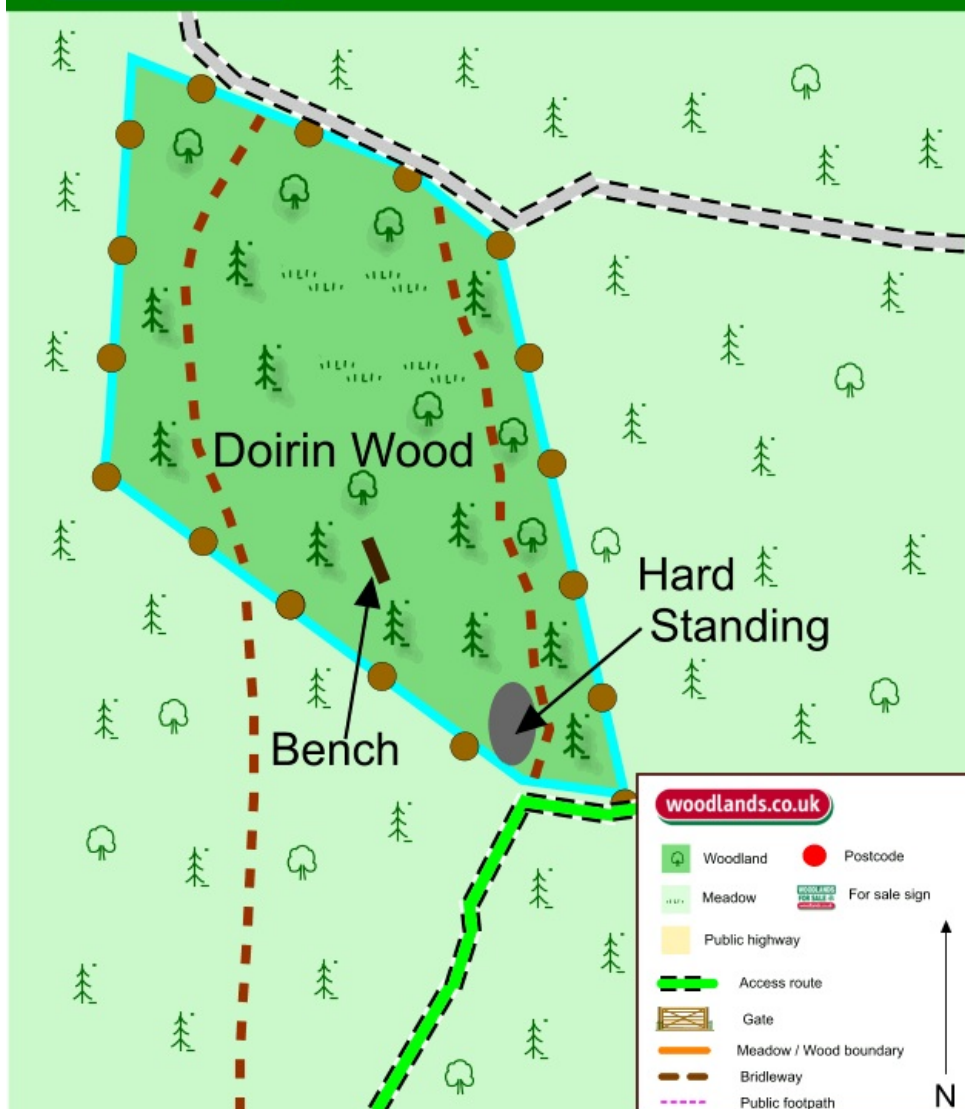
What3Words

stand.theory.collision

Boundaries:

Boundaries are marked by turquoise painted post tops





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.