



Mungo Wood Argyle & Bute

Fantastic mixed woodland of easily managed size on the West Coast of Scotland.

Details

Price: £75,000 Freehold

Location: Benderloch, Oban, Argyle & Bute

Size: Just over 4 acres for sale

OS Landranger: OS No 49

Grid ref: NM 914 399

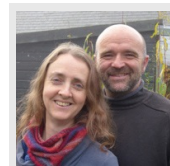
Nearest post code: PA37 1RY

Local manager

Torquil Varty and Rachel Bower

07803 903 203 or 01307 467393

torquilandrachel@woodlands.co.uk



Description

This is one of three woods at this location, with Mungo Wood being the smallest, set not far from the shore of Loch Melfort, a sea loch. The woods are a true haven for wildlife and need people to act as their guardians.

The woods in general are fairly flat though outside the paths it can be hard to get about due to the vigorous growth this regenerating woodland has shown. Despite this, it is still possible to get a real flavour of the woods. At this stage in their development it is quite straightforward to raise the crown and open up a new network of paths and create clearings where required, though alternatively it would be understandable to leave parts of the woodland untouched.

It is quite rare for woods to become available on the West Coast therefore 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

This woodland has been clear felled in the past and natural regeneration has occurred with an abundance of birch, and rowan, primary colonisers, with willow and the odd oak. Regrowth has been very good indeed and had created a veritable jungle out-with the paths.

Wildlife

These woodlands are seldom visited allowing the wildlife to flourish; careful placement of trail cams will open up its secrets.

Features

It's unusual to be able to market woodland in such a beautiful location, close to some of the most popular tourist destinations and as such it will no doubt attract a great deal of attention.

Access, tracks and footpaths

The entrance track has been upgraded and a number of paths has been cut through the woodland.

Rights and covenants

All sporting and mineral rights are sold with the woodland.

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

These woodlands will provide a wonderful base for exploring the local area with potential for creating a discrete camping spot for summer adventures.

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

- There is space to park whilst viewing the woods, though we ask you not to block the cycle path. To access the site you will need to climb over the fence and walk straight ahead up to the entrance of Mungo Wood.

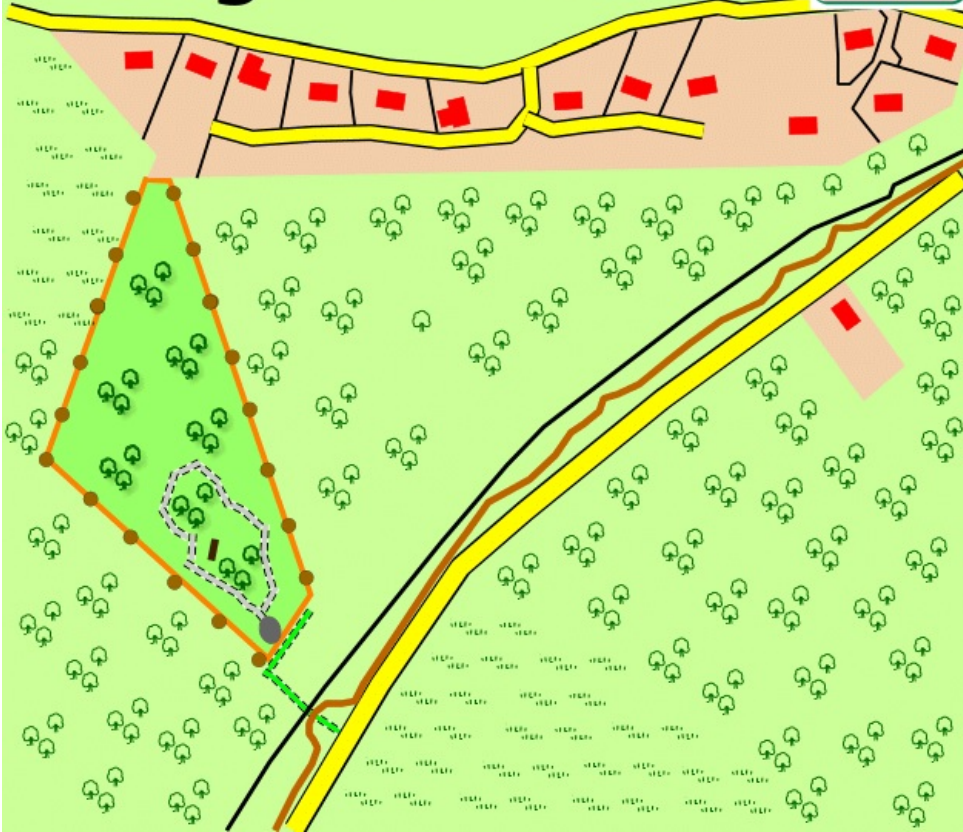
Boundaries:

Free standing boundary markers are painted orange.



Mungo Wood

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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 | conifers |
| Public Footpath | 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 |

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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.