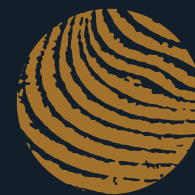


# Kilmonivaig Wood

Near Spean Bridge, Scottish Highlands



**LANDFOR**  
CHARTERED LAND & FORESTRY AGENCY  
[www.landfor.co.uk](http://www.landfor.co.uk)







# Kilmonivaig Wood

Near Spean Bridge, Scottish Highlands

Area: 12.35 Hectares / 30.51 Acres

An attractive and compact first-rotation commercial conifer forest, offering a good volume of mature timber, well located near Fort William and set against the spectacular backdrop of the Great Glen and surrounding mountains.

- An attractive investment opportunity with a good volume of mature timber ready to harvest.
- Good access with excellent transport links to major timber processors in the region.
- Outstanding setting with views across to the Ben Nevis Mountain range in the Scottish Highlands.
- High yield class conifer crops providing immediate tax-free income from harvesting.

Freehold For Sale - Offers Over £185,000



**Selling Agents:**

**Patrick Porteous:** +44 (0)7444 559510

**Harry Graham:** +44 (0)7375 823528

✉ [info@landfor.co.uk](mailto:info@landfor.co.uk)

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## Location

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Kilmonivaig Wood lies in a stunning setting approximately four miles west of Spean Bridge in the Scottish Highlands offering dramatic and far-reaching views of the Ben Nevis Mountain range, Grey Corries, and the Great Glen.

Around 8.7 miles to the south is the popular town of Fort William, which provides a wide range of amenities, including hotels, restaurants, and various outdoor attractions and activities. The area is renowned for its excellent conditions for timber growth, particularly high-quality Sitka spruce, and benefits from outstanding scenery alongside good access to timber markets. BSW's sawmill in Corpach offers a very convenient local market for sawlog timber as well as jetty facilities nearby that enable timber exports by sea.

Transport links in the area are well-developed, with the A82 providing access to key regional destinations, while Fort William railway station offers direct connections to Glasgow and beyond.

For location details, please refer to the sale plans, with the nearest property postcode, PH34 4EX, for directions by road.



## Description

Kilmonivaig Wood is a compact and attractive first-rotation commercial conifer woodland, established in 1975 with a productive crop of Sitka spruce. The underlying soils are predominantly peaty gleys and humus-iron podzols, well-suited to commercial forestry, as demonstrated by the strong growth rates of the conifer crop with yield classes reaching 16 and above.

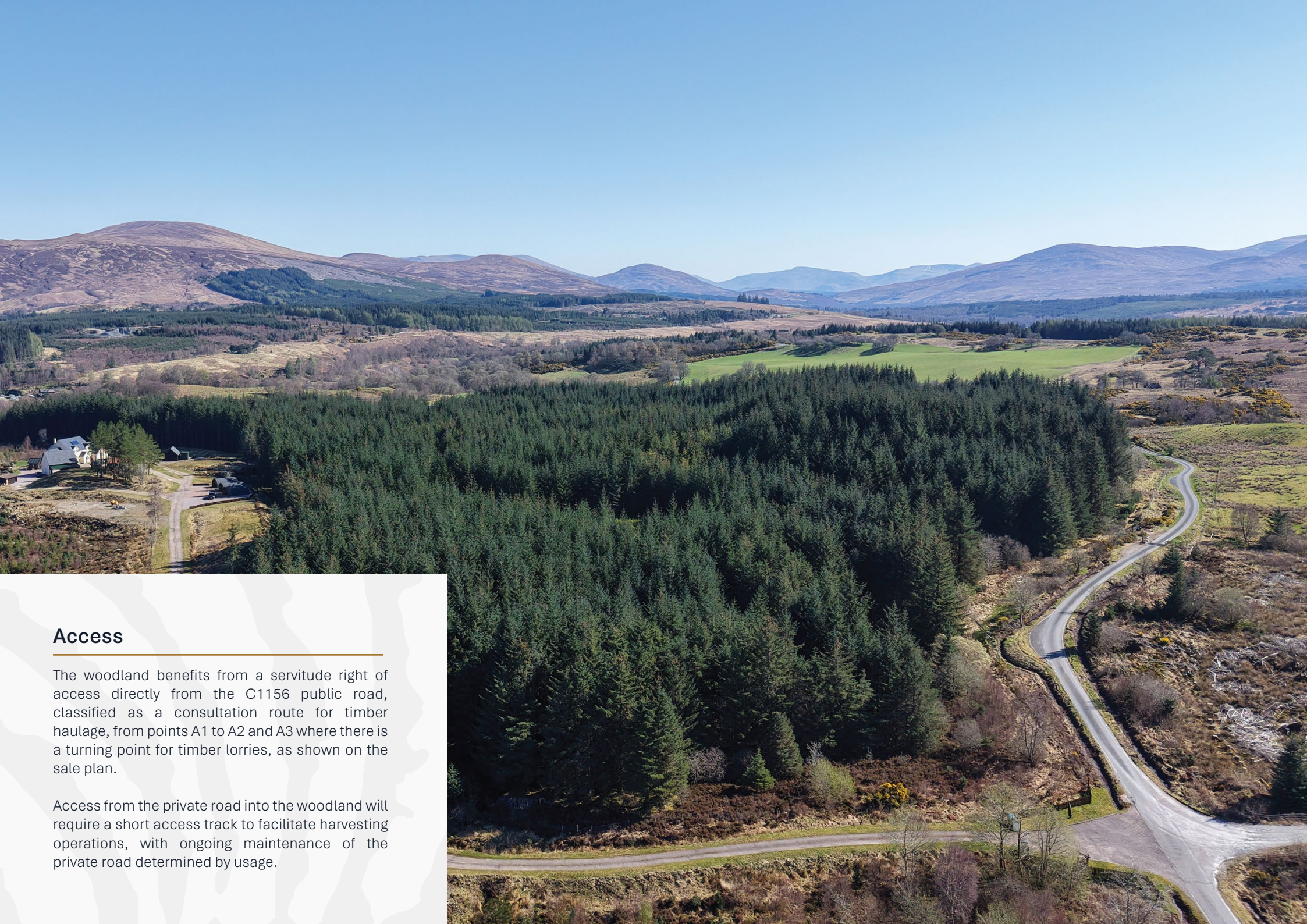
Covering approximately 10.50 hectares, the timber crop is now reaching maturity and could be harvested within the next five years. This presents the purchaser with the opportunity to generate immediate tax-free income or, alternatively, to allow further growth, increasing the volume of harvestable timber within the woodland.

Set in one of Scotland’s most picturesque regions, the woodland enjoys outstanding views of the world-famous Ben Nevis Mountain range and presents an excellent small-scale investment opportunity for an incoming purchaser.

Species	Area (Ha)
Sitka spruce	10.50
Open ground	1.85
<b>Total</b>	<b>12.35</b>







## Access

The woodland benefits from a servitude right of access directly from the C1156 public road, classified as a consultation route for timber haulage, from points A1 to A2 and A3 where there is a turning point for timber lorries, as shown on the sale plan.

Access from the private road into the woodland will require a short access track to facilitate harvesting operations, with ongoing maintenance of the private road determined by usage.



## Sporting & Mineral Rights

The sporting rights are included with the woodland and the mineral rights are included as per the title, except for those reserved by statute.

## Boundaries

The property is enclosed by a deer fence along the eastern and southern boundaries and a stock fence along part of the western boundary while the northern and northwestern boundaries remain unfenced. Maintenance and their replacement will be on a 50/50 basis with the adjoining property

## Third Party Rights & Burdens

The Seller will be retaining ownership of the solum of the private access road (A1-A2-A3) over which they take regular access to their adjoining property, Brackletter.

The property will be sold subject to and with the benefit of all existing servitude and wayleave rights (including rights of access and rights of way, whether public or private) burdens, reservations within the title and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

## Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment. It is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

## Authorities

### Scottish Forestry

Highland & Islands Conservancy,  
Woodlands, Fodderty Way, Dingwall, IV15 9XB.  
Tel: 0300 067 6950

### Highland Council

Glenurquhart Road, Inverness, IV3 5NX.  
Tel: 01349 886606

### Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: The sale brochure (prepared in April 2025), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers, and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property, and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

## Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

## Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

## Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please also be aware of potential hazards within the property when viewing.

A closing date for offers may be set and the Seller also reserves the right to sell the property at any time. It is therefore vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

## Selling Agents

### Harry Graham & Patrick Porteous

LANDFOR Chartered Land & Forestry Agency  
Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL.

Patrick: 07444559510  
Harry: 07375823528  
Email: [info@landfor.co.uk](mailto:info@landfor.co.uk)

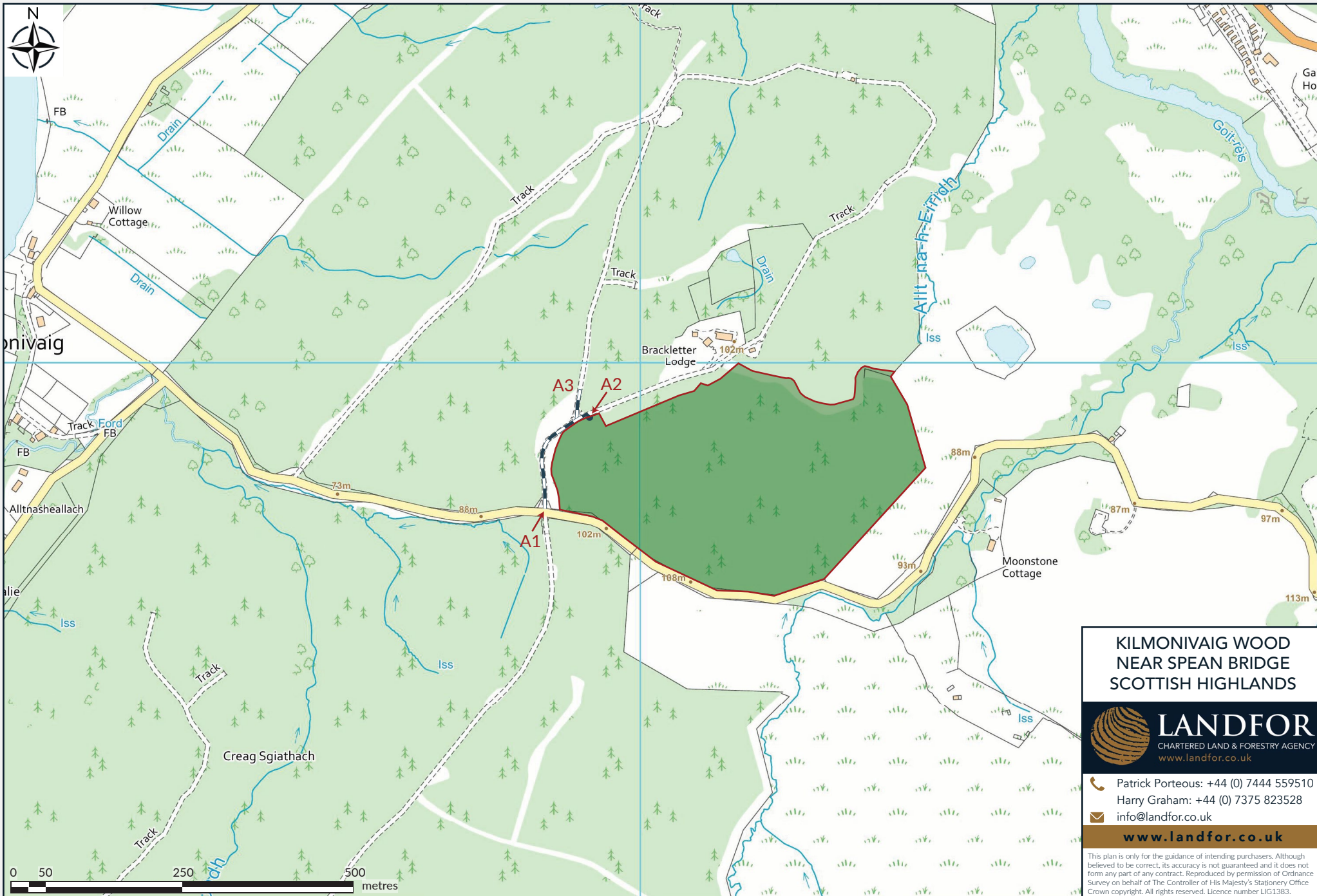
## Seller's Solicitor

### Hazel Langan

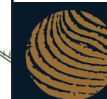
McLean and Stewart  
51/53 High Street, Dunblane, FK15 0EG

Tel: 01786 823217  
Email: [hazel.langan@mcleanandstewart.co.uk](mailto:hazel.langan@mcleanandstewart.co.uk)





**KILMONIVAIG WOOD  
NEAR SPEAN BRIDGE  
SCOTTISH HIGHLANDS**



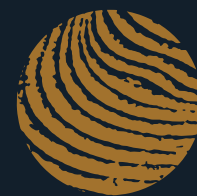
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