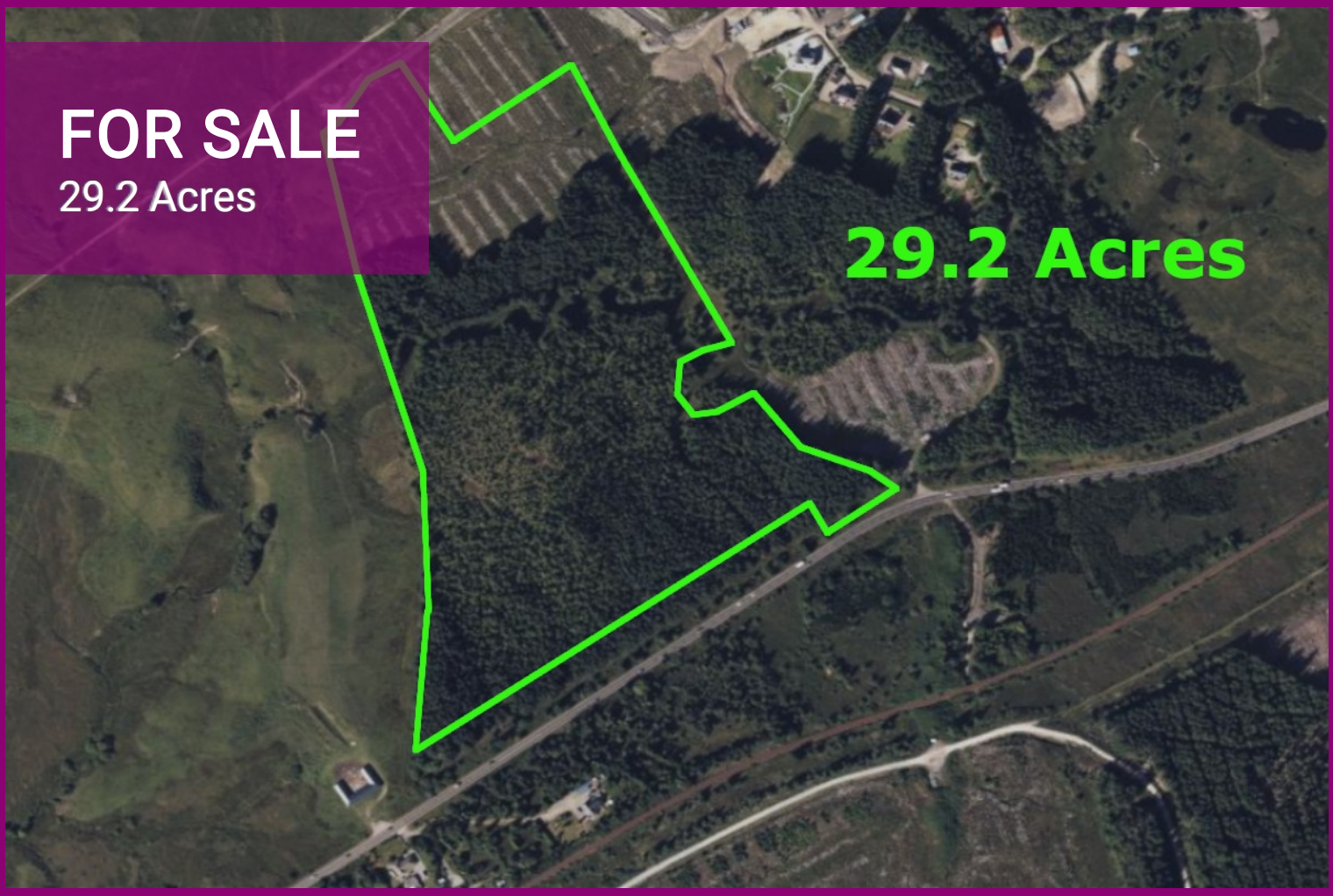






ALMOST 30 ACRES OF BEAUTIFUL WOODLAND IN STUNNING LOCATION AT THE FOOT OF THE BEN NEVIS MOUNTAIN RANGE. OUTSTANDING OPPORTUNITY AND NOT TO BE MISSED.

- Populated with 43 year old harvestable timber.
- Sporting rights included
- Beautiful woodland set at the base of the Nevis Mountain Range
- Almost 30 acres in stunning location in Western Highlands
- Woodland Investment is a common diversification in modern

ACHNASOL WOODLANDS, 29.2 ACRE FOREST, ACHNABOBANE, SPEAN BRIDGE, PH34 4EX

Nestled in the Heart of the enchanting Highlands, Achnasol Woodland is almost 30 acres- 29.2 acres (11.82 hectares) of freehold land in amazing a truly spectacular location in Scotland's Great Glen, almost in the shadow of the Ben Nevis Mountain Range.

The multi-faceted woodland investment offers outstanding potential for income generation through various lucrative avenues.

Set in an outstanding location between the historic towns of Spean Bridge and Fort William- The outdoor capital of the UK- this mature woodland offers an unrivalled and enchanting escape into nature.

The land offers a vibrant mix of attractions, including a well-established 43 year old, ready to harvest forest, presenting an excellent opportunity for significant income generation.

Wildlife thrives in this serene habitat, with red squirrels darting through the branches, a herd of majestic red deer grazing quietly in the clearings, and a symphony of captivating birdsong filling the air.

A gently meandering stream cuts through the woodland, feeding a number of small ponds and lochs creating a tranquil atmosphere and providing water for the native flora and fauna. The terrain is a mix of undulating slopes and flatter areas, offering diverse opportunities for exploration, whether for quiet walks, nature photography, sport, eco-friendly projects or even future development (subject to researching your own planning permissions).

Visit 1000 huts website: https://thousandhuts.org/

Accessible via a wide and well-maintained road, the woodland enjoys proximity to Spean Bridge's amenities while still feeling peacefully secluded. It offers breath-taking views of the surrounding hills, with almost unimaginable vistas of the majestic Ben Nevis range.

This woodland is a perfect retreat for anyone seeking to immerse themselves in the legendary natural beauty of Scotland's Western Highlands.

Woodland Investment is increasingly popular due to its blend of tangible and sustainable advantages, often appealing to investors seeking long-term stability and diversification in their portfolios.

Key Benefits of Woodland Investment

1. Financial Returns

Timber Production: Managed woodlands can produce timber for construction, furniture, paper, and biofuels, providing a steady revenue stream.

Land Appreciation: The value of woodland often appreciates over time, particularly in areas with strong demand for rural property.

Carbon Credits: Selling carbon credits from sustainably managed woodlands offers a modern, eco-conscious income source.

2. Tax Advantages

In many countries, including the UK, income from timber sales is often tax-free. Additionally, woodlands may qualify for inheritance tax relief after a specified ownership period.

3. Environmental and Social Impact

Woodland ownership supports biodiversity and contributes to combating climate change through carbon sequestration.

Many investors take pride in preserving and enhancing natural habitats.

4. Recreational and Lifestyle Benefits

Woodlands offer opportunities for personal use, such as walking, photography, hunting, or creating a private retreat.

Investing in woodland provides a unique opportunity to blend financial returns with environmental stewardship, making it an increasingly attractive choice for forward-thinking investors.

Viewing.
Viewing is strictly by appointment only. To arrange an appointment contact Braveheart Auctions.

Achnasol Woodland will be sold under auction terms and conditions. A deposit and buyers fee will be applicable to secure the lot.

Completion will be set at 28 days for this lot but special terms may be available to the buyer.

Location
~][Property Location][~

Accommodation
[Property Accommodation Text]

TOTAL	29.2	11.82

VAT
~][Property VAT][~

Planning Information
~][Property Planning Information][~

Services
~][Property Services][~

Service Charge
~][Property Service Charge Information][~

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