FOR SALE







- Approximately 10.8 acres (4.40 hectares) of freehold woodland.
- Achnasol Woods, Achnabobane, near Spean Bridge.
- Attractive Great Glen setting between Spean Bridge and Fort William.
- Mature woodland with scope for conservation and habitat enhancement.
- Watercourses shown crossing parts of the plot.
- Ideal for nature enthusiasts seeking walking, photography and recreation.

HARRY POTTER WOODLANDS , SPEAN BRIDGE, PH34 4EX

Harry Potter Woodlands. Mature woodland opportunity in amazing location overlooked by Ben Nevis.

Approx 10 acres of freehold woodland in the spectacular Scottish Highlands, offering a peaceful rural retreat with scope for woodland management, conservation and recreation.

40 year old Sikta spruce commercial forest owned by the same family for 140 years.

Braveheart Auctions are pleased to present Harry Potter Woodlands set between the historic locations of Fort William and Spean Bridge.

Extending to approximately 43,986 square metres (4.40 hectares), with the extent shown outlined in red on the accompanying plan.

Set between Spean Bridge and Fort William, the woodland enjoys an attractive position within the Western Highlands, surrounded by dramatic mountain scenery and excellent access to amenities, tourism and travel.

The mature woodland offers an appealing opportunity for purchasers seeking a private rural holding to manage and enjoy over the longer term. Potential interests include woodland conservation, habitat enhancement, nature photography and informal recreation, subject to the terrain, title provisions and any necessary permissions.

The plan shows watercourses crossing parts of the plot, adding to its natural character. Purchasers should distinguish the features within the red boundary from ponds, tracks and other features shown across the surrounding woodland.

For buyers considering forestry investment, the land provides an opportunity to investigate timber management potential.

Tree species, age, condition, timber volumes, harvesting suitability and extraction arrangements should be established through an independent forestry assessment. No timber income or harvesting readiness is guaranteed.

Spean Bridge provides convenient local amenities, while Fort William offers a wider range of shops, restaurants, accommodation and transport connections. The surrounding area is well known for walking, mountain biking and wildlife watching, making this an attractive setting for buyers seeking a connection with the Highland landscape. Stunning location in an area widely designated as SSSi.

Exciting opportunity to explore carbon offsetting and potential carbon credit generation, subject to eligibility and independent assessment.

Purchasers should confirm legal access arrangements, maintenance obligations and the precise extent of ownership through the title documentation and legal pack. Any forestry operations, groundworks, structures or changes of use will be subject to the relevant permissions and consents.

No planning permission or development potential is represented as established.

A manageable woodland holding in a remarkable Highland setting.

Be Brave… Follow Your Heart.

This lot will be sold under auction terms and conditions by Braveheart Auctions.

Speak to one of our dedicated team today for more information or visit our website.

Braveheart Auctions hold land and property auctions every two weeks.

Do you know someone with a property or land to sell? Speak to us about our referral programme or arrange a free, no-obligation auction valuation.

Location
~][Property Location][~

Accommodation
[Property Accommodation Text]

TOTAL	0	0

VAT
~][Property VAT][~

Planning Information
~][Property Planning Information][~

Services
~][Property Services][~

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

Legal Costs
~][Property Legal Costs][~

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