

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## **Ferry Wood**

**Ardpatrick, West Loch Tarbert, Argyll.**  
**29.94 acres of coastal oak, grassland and foreshore**  
**£89,000 freehold**

Ancient maritime oak woodland with foreshore, a private beach, outstanding views, and car access.

## Ferry Wood, Ardpatrick, West Loch Tarbert, Argyll



### Description

Only very occasionally do we see a wood as special as Ferry Wood. This loch-side wood is an archetypal ancient maritime oak wood set above a level fringe of cropped grass fronting a gentle shoreline of shingle and a small sandy beach, all of which attach to the property. Ferry Wood overlooks the mouth of West Loch Tarbert with panoramic island views to the southwest overlooking Islay, Jura and Gigha. On clear days Northern Ireland is visible 70 miles to the south.

Ferry Wood is literally at the end of the road. The 2½-hour road trip from Glasgow takes in stunning scenery including Loch Lomond, Inveraray and Loch Fyne. The final 11 miles along the side of West Loch Tarbert leads to the private estate road which in turn feeds into the track to the wood. The result is a rural idyll known and visited by very few. This really is coastal Argyll at its best – soft, gentle and secluded.

Ferry Wood sits on a rounded crown of hill with aspects to the southeast, southwest and northwest. The larger part of the wood is almost pure oak, being a remnant of the extensive coastal oaks that used to fringe the larger part of this western seaboard. A more recently wooded area on the northwest side is currently dominated by birch, but over (considerable) time this too should progressively evolve to an oak wood by natural succession. This wood is not one to exploit. It is one to delight in, witnessing the slow dynamic equilibrium of a 'climax' habitat – the coastal Argyll oakwood.

The oak are all relatively short and with full canopy enabling easy walking beneath on a carpet of soft grass. Bracken is present in the more open glades. The woodland is host to myriad other ancient woodland associates in the herb layer including wood sorrel, anemone, honeysuckle and of course bluebells. A belt of rhododendron to the east of the

property is being progressively removed with grant assistance from Scottish Natural Heritage and an incoming owner could expect ongoing assistance in the future to complete its eradication.

The level fringing 'meadow' on the loch-side is more akin to 'machair' – the traditional dune grassland community unique to this part of the world. It is populated by unimproved grasses (fescues and bents) along with some attractive belts of flag iris. Below this the terrain shelves modestly to an accessible shoreline of shingle and small rocks plus a rather special little sandy beach.

The wildlife of the area is undisturbed and abundant. Red and roe deer frequent the woods, as do badger and pine marten. There are also a number of otter holts in the vicinity and otter runs can be seen traversing the wood from the shoreline. The wood also plays host to a wide variety of woodland songbirds, beneath wheeling ravens, mewing buzzards and occasional sea eagles fishing on the loch. Patient watching will be well rewarded.

Ferry Wood will also appeal to those of a maritime mind. The small beach allows easy launching and recovery of boats and the sheltered waters of the loch offer excellent prospects for kayaking, sailing, bird-watching and fishing. The waters just off Ferry Wood are a designated and safe mooring area and owners can acquire full mooring rights for a modest annual payment. Unusually the property retains the netting rights to salmon on the foreshore between points **D** and **E**.

The combination of mature oakwood and coastal meadow offers unrivalled recreation facilities. In particular the machair area (along with an elevated open area at the extreme western tip of the property), invites camping or perhaps even the installation of a

# Ferry Wood, Ardpatrik, West Loch Tarbert, Argyll



yurt. Open fires, sunsets over the isles and barbecued mackerel - you do not need much imagination! And all of this is accessible with care in a 2WD car.

Ferry Wood is a significant but secure investment - one which will no doubt repay if ever the sad decision is taken to resell and which in the interim will repay with years of delight. As you might discern we love this property!

## Additional Woodland

Ferry House Wood lies immediately northeast of Ferry Wood as indicated on the map, being the balance of the ancient oak woodland. It extends to about 13.10 acres. The vendor may be willing to make this available to the purchaser of Ferry Wood. Please contact the agent for further details.

## Directions

From Lochgilphead head south on the A83 signed for Campbeltown. Continue for 12 miles and then turn right onto the B8024 (signed for Kilberry) about 1.5 miles before Tarbert. Follow this single track road along the northwest shore of West Loch Tarbert for 10 miles until you see a red phone box on your left. Turn left at the junction immediately after the phone box, signed for Ardpatrik. Continue down this road for exactly one mile until the road forks (**A** on plan). Take the left fork (through a green gate) and follow close to the water's edge for a further ½ mile to Ferry Cottage at the end of the tarmac (**C** on plan).

Please park by the old corrugated iron boathouse about 130m before Ferry Cottage (**B** on plan) and walk from this point, ensuring you leave the track clear as this is a private drive.

Walk to Ferry Cottage (**C**) and then on for a further 230m until you see a blue-topped post on your left near the water's edge (**D**). Ferry Wood is ahead and

to your right after this point.

You may view the wood at any time during daylight hours but the owner would prefer to show interested parties personally. Either ring the agent in advance to arrange such a viewing or knock at the door of Ferry House and ask for Mr Damon Kenneil (the owner's husband).

**Please do not access the wood via the track to its northern edge as this is under separate ownership.**

## Grid References

OS Landranger map: Sheet 62.

National Grid Ref:

- Ferry House (**C** on plan): NR 752 588.

- Centre of wood: NR 748 587.

Nearest postcode: PA29 6YA.

## Boundaries

The northwest boundary (**HJ**) is the stock fence adjacent to the track.

The northeast boundary (**DMLK**) is marked by a line of blue-topped posts which cuts from the shore (**D**) to the base of the oak wood (**M**), then ascending a gully (**L**) and thence to a stock fence (**K**). The northeast boundary (**JK**) is a stock fence.

The southeast boundary (**DE**) is the high tide line.

The southwest boundary (**EF**) is the stone wall running from the water's edge to the base of the wood. Thereafter (**FGH**) it is a stock fence.

## Sporting Rights

The sporting rights are included and are not let.

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## Mineral Rights

The mineral rights are included except where reserved by statute.

## Rights of Way

There is a right of access for all purposes from the public road to the wood over the track **ABCD**. Maintenance of shared tracks is according to use.

## Fencing Liabilities

Maintenance of boundary stock fences (**FGHJK**) are shared equally with the adjacent owner. All fences are currently in good condition.

## Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands and the environment. View website for further details.

## Conservation Designations

The woodland above the access track is designated as a Site of Special Scientific Interest (SSSI). View website for further details. Ferry Wood is also designated as a Special Area for Conservation (SAC).

## Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print

these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

## Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

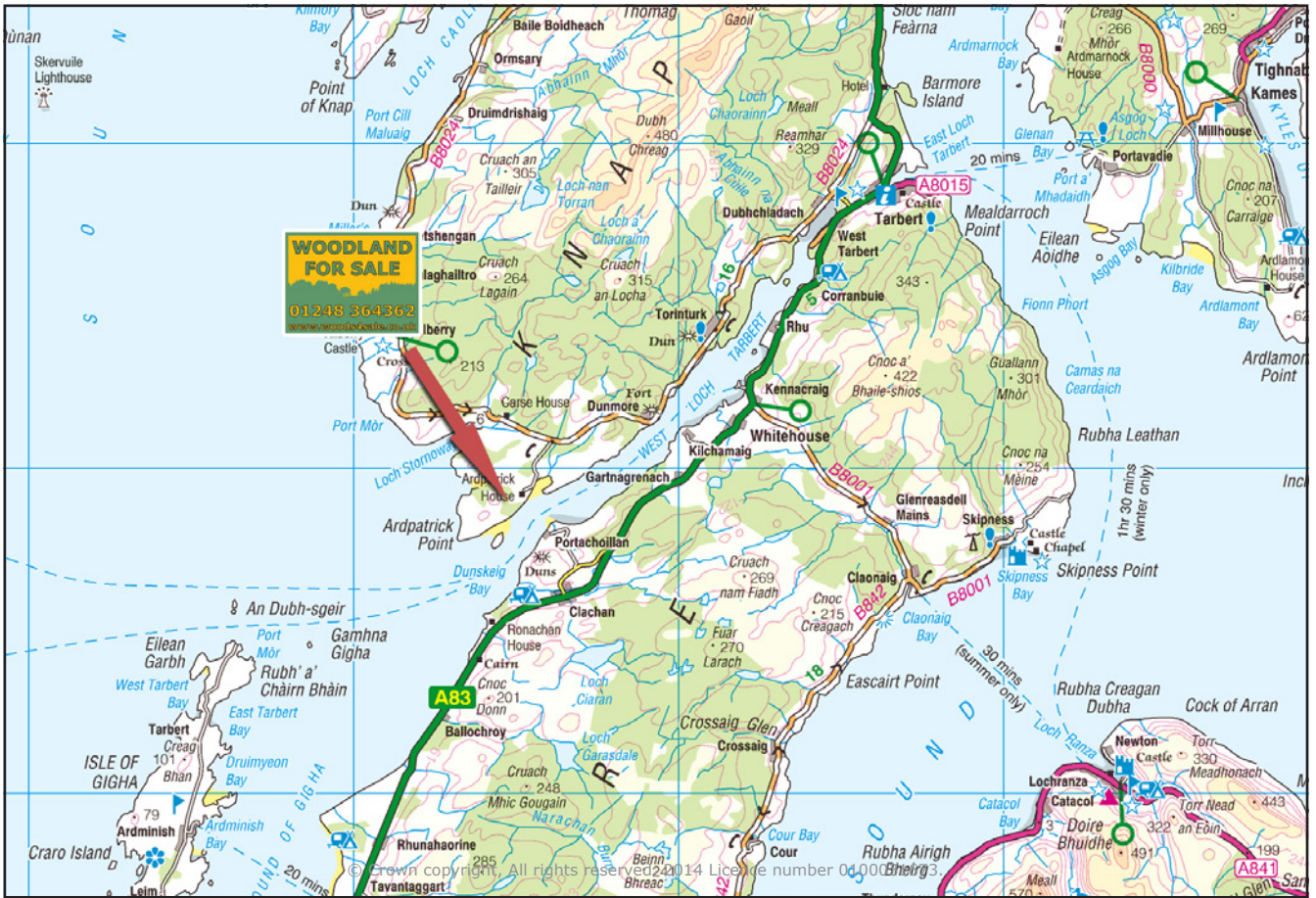
## How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

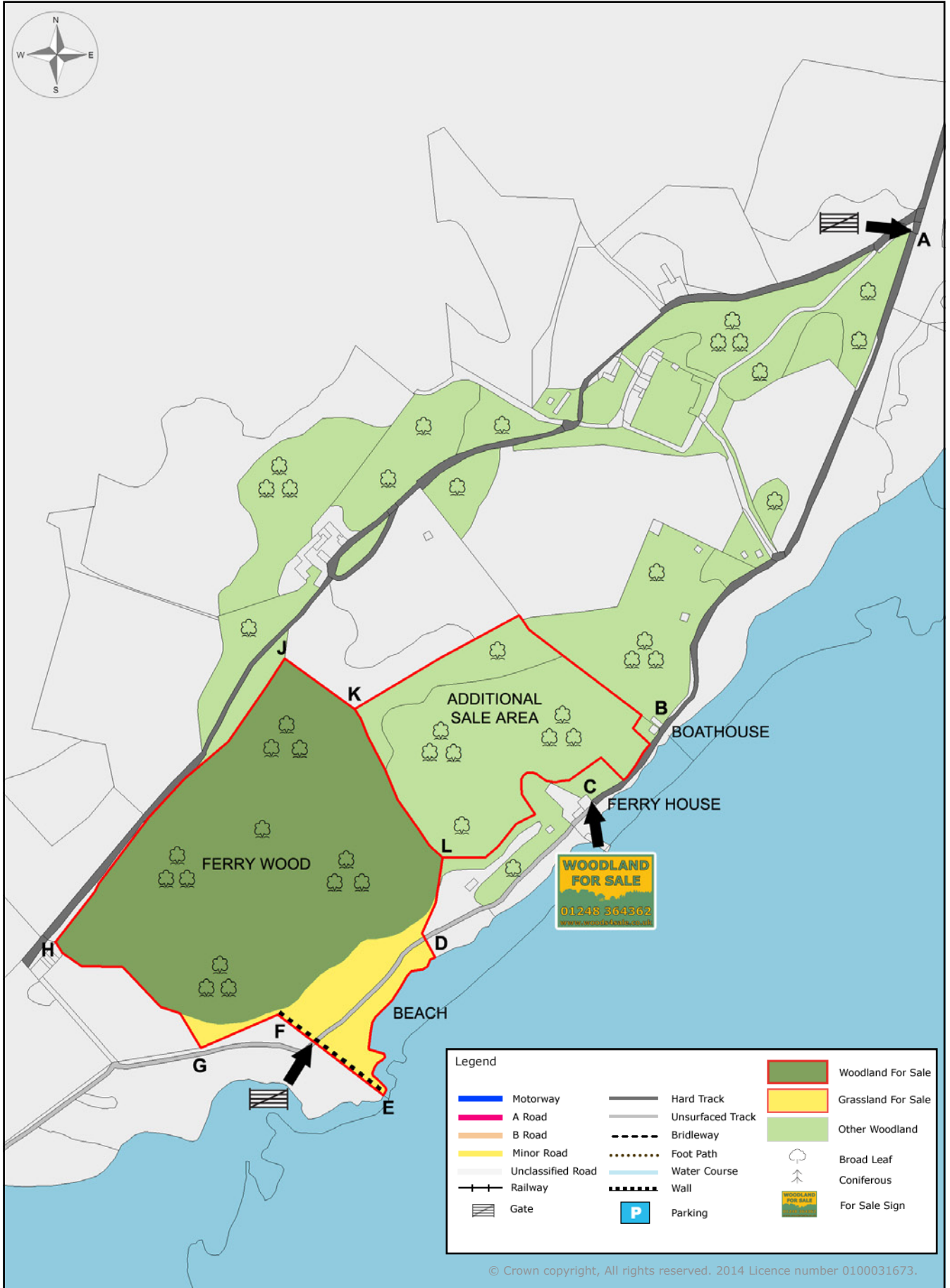
## Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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