

Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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Country Property & Land Agents
Tel: 07802 368395 TimR@rhrwclutton.co.uk



FREEHOLD FOR SALE BY PRIVATE TREATY

836.95 Acres (338.71 Hectares)

Corrachaive

Dunoon, Argyll and Bute

Offers Around £4,750,000 are Invited for this Property

OS Grid Ref: NS103818 Lat/Long: 55.9922150°,-5.0430379°W Nearest Post Code PA23 8RE

Joint Selling Agents

Tustins Chartered Forestry Surveyors
Unit 2, Park Farm, Akeman Street
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Find more woodland properties for sale on our website

www.tustins.co.uk

www.rhrwclutton.com

LOCATION

Corrachaive is located on the Cowal peninsular just to the North West of Dunoon. The forest lies just to the south of Loch Tarsan and rises up the southern slope of Cruach Neuran at 607m. Dunoon and its car ferry to the mainland is just 8 miles to the south-east. There is also access via the public road network to the north if required.

DESCRIPTION

Corrachaive was planted with mainly Sitka spruce in 1986 by the current owner. This has proven to be productive with crops exceeding YC 20 on the fertile and well drained lower slopes. The vast majority of the crops are now approaching maturity and will provide a large timber and tax efficient cash reserve for future owners.

This stunning and exciting piece of land occupies its own private offshoot of the main valley. The trees have been planted sensitively throughout the valley and large areas of open space have been left above the trees to assist with landscaping and to ensure the majority of the planted trees are able to perform well. There are also older areas of broadleaved trees associated with the numerous water courses that cross the forest.

The northern third of the property is bisected by a hydro-electric water supply aqueduct. The woodland owner is able to cross this with the permission of the aqueduct owner.

Access to the forest is easy along a shared farm road linking with the forest's long internal access track. This is in good condition and with some upgrading will be ready for harvesting planned over the next few years. Timber can be hauled along the B836 to Sandbank Pier (6 miles) from where it can be despatched by sea to various timber processors located on the west coast and across Ireland. There is also access via the public road network for timber haulage north through Glenbranter to Strachur and across the A82 to timber markets located in Fort William and Central Scotland.

The following breakdown of area and species can be found growing within the forest:

Species	Planting Year	YC	Area (ha)
JL	1986	6	0.88
JL	1986	8	1.23
JL	1986	10	4.42
MB	-		2.22
SS	1986	8	20.12
SS	1986	10	7.47
SS	1986	12	0.34
SS	1986	14	23.86
SS	1986	16	55.52
SS	1986	18/20	72.12
UP			151.85

SPORTING AND MINERAL RIGHTS

The sporting rights are owned and included with vacant possession and provide some challenging Red and Roe deer stalking along the open rides and the open hill that extends to approximately 151.85 hectares/375.22 acres above the treeline.

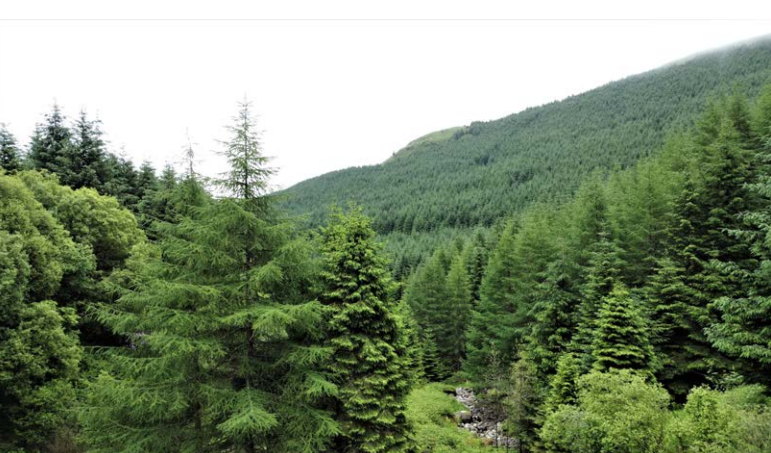
Mineral rights are owned and included in the sale.

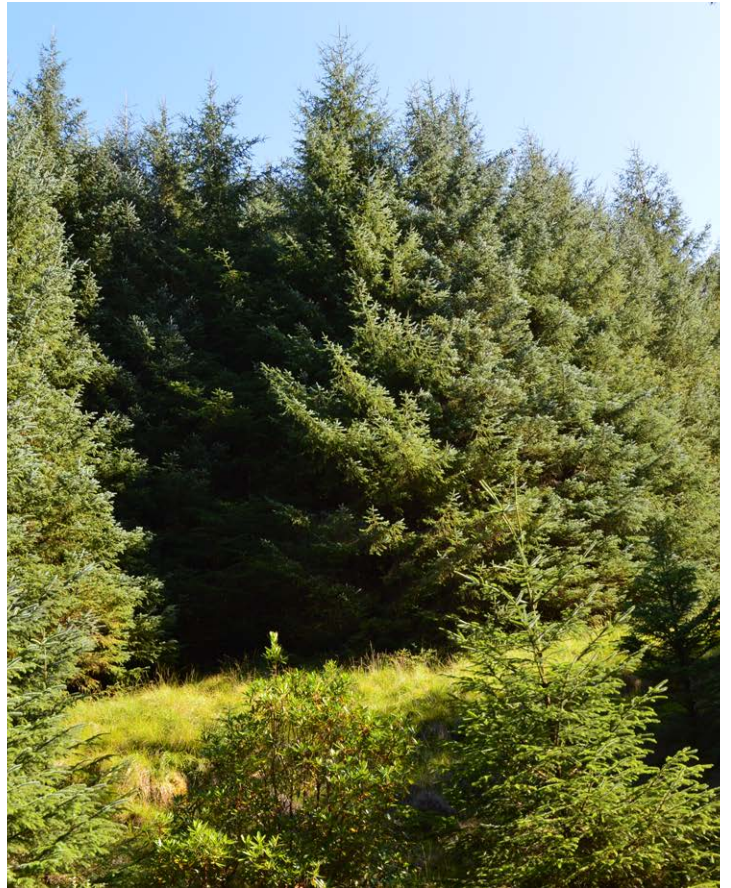
FENCING

There are no known fencing liabilities.

MANAGEMENT

Corrachaive is managed by Tilhill Forestry Ltd. Tilhill has recently compiled a forest plan which is available for inspection upon request.





IMPORTANT NOTICE

Tustins Group Ltd and their joint agent for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd, their joint agent or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd, their joint agent nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property. Particulars prepared July 2021.



RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown ABC on the sale plan. Maintenance is according to user.

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route shown CD on the sale plan. Maintenance is according to user.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof. An adjoining owner has a water supply pipe on the route EFG shown on the sale plan.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. The purchaser will be expected to satisfy himself as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

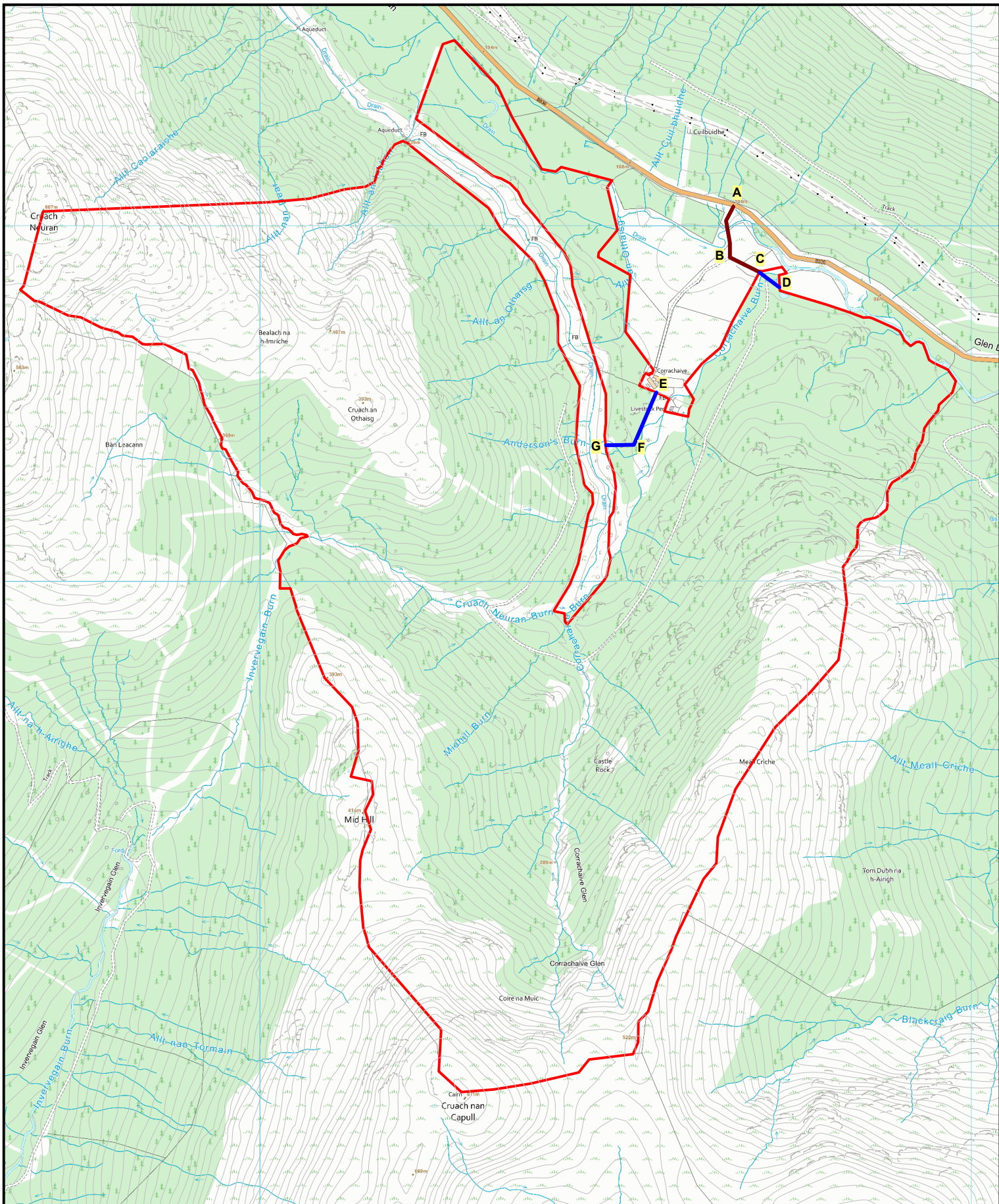
METHOD OF SALE

Corrachaive is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Corrachaive

Location NS 098 184
 Not to Scale
 Drawing No. V15224-01
 Date 22.06.21



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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Corrachaive

Location NS 098 184
 Scale 1:250,000 @ A4
 Drawing No. V15224-02
 Date 22.06.21



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CORRACHAIVE

Dunoon, Argyle and Bute



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