

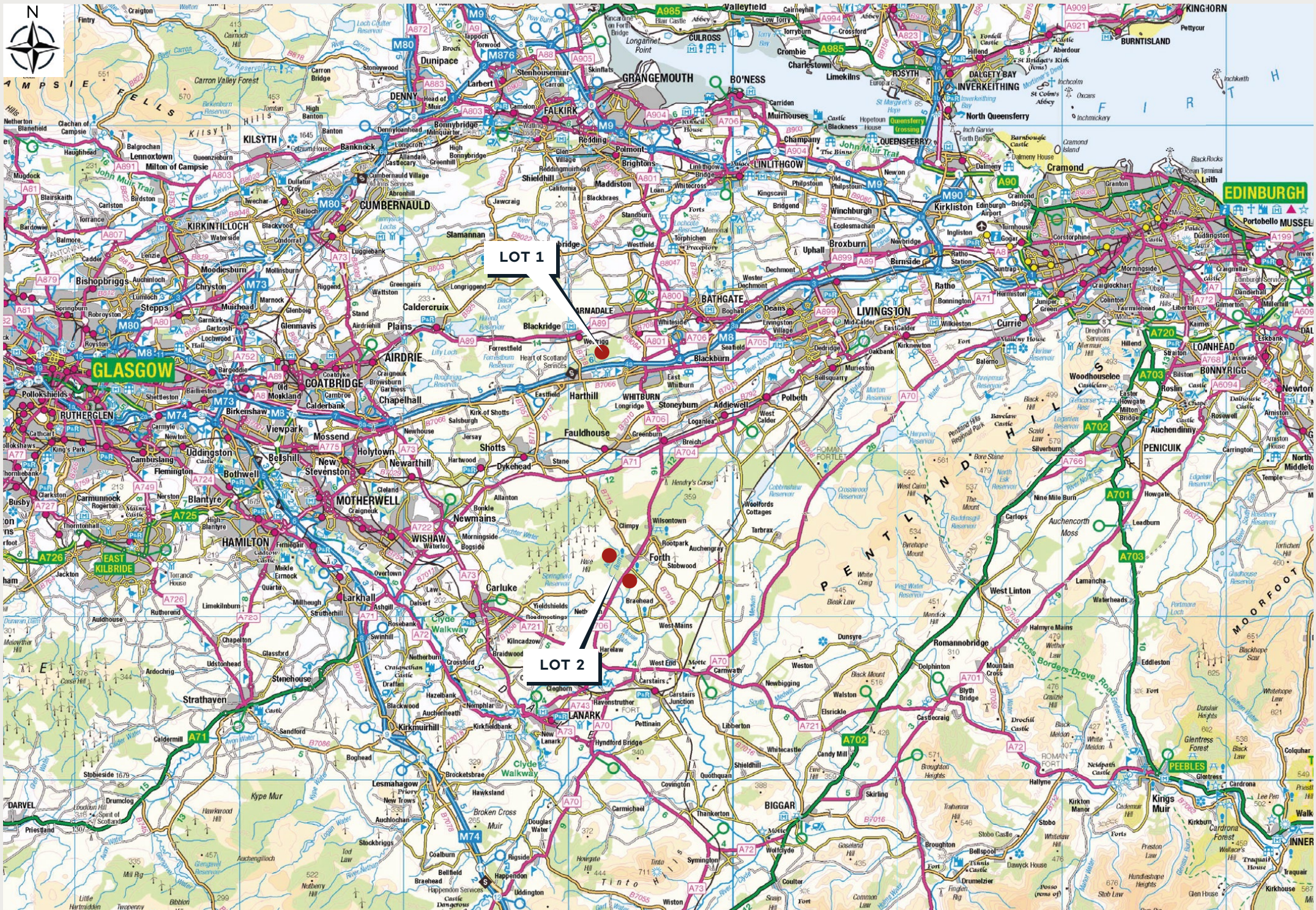
# NINA FOREST & WIND ENERGY PORTFOLIO

North & South Lanarkshire, Scotland



**LANDFOR**  
CHARTERED LAND & FORESTRY AGENCY  
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# NINA FOREST & WIND ENERGY PORTFOLIO

North & South Lanarkshire, Scotland,

Freehold for sale in two lots or as a whole

## LOT 1

Southrigg Forest & Wind Energy

Area: 78.23 Hectares / 193.30 Acres

Offers Over £1,850,000

## LOT 2

Upper Throughburn & Whitecleuch Forest

Area: 112.53 Hectares / 278.06 Acres

Offers Over £1,650,000

**Total Area** – 190.76 Hectares / 471.36 Acres

**As a Whole** – Offers Over £3,500,000

- A diverse commercial forest and wind energy investment opportunity with maturing, high yield class, timber crops established between 2001 and 2002.
- Annual income from a 1.5 Megawatt wind turbine, planning permission for a 4.2 Megawatt turbine and potential for a third wind turbine.



**LANDFOR**

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Selling Agent

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## Introduction

This forest and wind energy portfolio is situated in central Scotland within the North and South Lanarkshire Council regions. Providing an excellent opportunity to invest in highly productive commercial forestry combined with annual income from a wind turbine, planning consent for a second turbine and potential for third wind turbine, subject to planning approval.

## Location

Southrigg Forest is located in North Lanarkshire, just east of Harthill and north of the M8 motorway in an area surrounded by commercial forestry, farmland and the nearby Torrance Wind Farm. Whereas Upper Throughburn and Whitecleuch Forests are located approximately one mile south and west of the village of Forth in South Lanarkshire, surrounded by commercial forestry and farmland. Both lots are very accessible with good transport links, close to timber markets and are situated within 25 minutes' drive of each other.

To locate the properties please refer to the location and sale plans.





## Description

### LOT 1 – Southrigg Forest & Wind Energy

**Area: 78.23 Hectares/193.30 Acres**

The forest was planted in 2002 with primarily Sitka spruce, along with some Scots pine, Larch and native Broadleaves. The Sitka spruce has established well and is growing at a Yield Class of up to 28m<sup>3</sup>/Ha/ annum in most areas which has not been thinned and could be considered for immediate timber revenue. There is an excellent access road which was extended for construction of a wind turbine, now located in the southwest corner of the property. This access road serves the western half of the forest and in due course access will need to be extended into the eastern half of the property when timber harvesting is anticipated. Thinning could be considered or the crop can be left until mature.

The wind turbine was commissioned in 2016 with a lease of the site until 2044, providing a base rent of £36,000, paid in quarterly instalments, which is retail price indexed (RPI). There is also an additional annual top up rent calculated on 8% of gross income (variable) from the (Vensys VEN87) 1.5 Megawatt wind turbine, which provided additional income of £6,511 in 2020 and nil in 2021.

Planning permission has been granted for a 4.2 Megawatt wind turbine in the southeast corner of the forest, shown hatched on the sale plan. This will provide an annual revenue rent of 6% of gross income, payable from the date of commissioning and is expected to bring in a similar rent, based on the current lease. There is also likely to be planning permission granted for a third wind turbine to be located to the north of the existing turbine with the planning application being progressed by the developer. Further information is provided further on in these sale particulars.

Species	Planting Year	Area (Ha)
Sitka spruce	2002	34.28
Japanese larch	2002	4.28
Scots pine	2002	2.93
Mixed broadleaves	2002	2.89
Open ground		33.58
Wetland		0.25
<b>Total</b>		<b>78.23</b>





Description

LOT 2 – Upper Throughburn Wood

Area: 24.23 Hectares/59.87 Acres

This commercial woodland sits in a very accessible and sheltered position next to the A706 public road and was planted in 2001 on former farmland. It has established well with a good crop of mainly Sitka spruce and some attractive areas of mixed broadleaves around the original field boundaries and along the stream that passes through the centre of the property.

Thinning could be considered within this low lying property to generate some early income and to improve the future saw log content and value of the crop or simply left to grow on to maturity.

LOT 2 – Whitecleuch Forest

Area: 88.30 Hectares/218.19 Acres

Whitecleuch Forest is situated to the west of the public road and was also planted in 2001 with mainly Sitka spruce on former farmland where the crop is thriving and growing at a Yield Class of up to 30m3/Ha/annum measured in parts.

Some minor areas of Scots pine, mixed conifer and broadleaves were also established to create an attractively designed forest with an excellent network of rides and open ground. This design and layout of rides has created a very wind firm crop where felling could commence within 10 years.

A couple of streams pass down through the forest and along the lower boundary and there is a small grassland paddock found near the northern edge with the ruins of Abbey Farmhouse, dating back to 1859 which is surrounded by the original field margin broadleaves.

Scottish Power Renewables are interested in securing an option agreement to carry out site surveys to investigate the potential for wind energy development within and around the forest.

	Upper Throughburn		Whitecleuch	
	PLANTING YEAR			
Species	2001	1940	2001	Area (Ha)
Sitka spruce	12.64		49.42	62.06
Scots pine		0.36	3.82	4.18
Mixed conifer	0.47		0.91	1.38
Japanese larch	0.09			0.09
Mixed broadleaves	3.36	0.69	8.36	12.41
Open ground	7.67		24.68	32.35
Pond			0.06	0.06
<b>Total</b>	<b>24.23</b>	<b>1.05</b>	<b>87.25</b>	<b>112.53</b>





## Access

Lot 1 - Access is taken from the public road across the existing forest access road between points A1 - A2 and is shared with the proprietor of Southrigg Farmhouse. The road then enters the western half of the property and continues on to the existing wind turbine, as shown on the sale plan.

Lot 2 - Upper Throughburn Wood is situated next to the A706 public road, just a mile south of the village of Forth and will require a new access to be created prior to timber extraction. There is a discreet access located opposite the access to Whitecleuch Forest at point A5, which could be improved, subject to planning permission.

There is a servitude right of access into Whitecleuch Forest between points A5 - A6, which is shared with neighbouring proprietors which continues up as far as point A7 and is used by the proprietor of Whitecleuch Farm for access. Maintenance of the section between A5 - A6 is shared according to use to its current (agricultural) standard and if the standard is improved, maintenance of this improved standard will be at the forest owner's sole expense.

A rough track continues north from A7 along a central ride as far as a small unplanted field and ruin, which could be improved for timber extraction.

## Wind Energy Potential – Lot 1

The Option Agreement for the 4.2 Megawatt wind turbine commenced on the 19 January 2020 for a period of 3 years with the option to extend for a further 2 years if planning permission granted, which was granted on the 24 July 2019. This currently provides the developer with a further 3 years and approximately 10 months in which to secure the grid connection and to commission the turbine. Once commissioned this will provide a quarterly rent of 6% of gross income index linked (RPI) for a period of 28 years.



The developer is currently awaiting confirmation of a grid connection date from Scottish Power and expect connection to happen during 2023 and anticipate that there will also be capacity for connection of a third wind turbine within Southrigg.

The Option Agreement for the third wind turbine has just been agreed and its terms are similar to the previous agreements. In this case, providing a base rent of £15,000 and an annual top up rent of 5% of gross income, index linked (RPI) for a period of 28 years, if granted planning permission. Please contact the Selling Agent for further information.

## Sporting & Mineral Rights

The properties are being sold with vacant possession of the sporting rights which includes some Roe challenging deer stalking and rough shooting of game in season. The mineral rights are included, except as reserved by statute, with the exception of the mineral rights within the hatched area within Whitecleuch Forest, that have been reserved.

## Boundaries

The boundaries adjoining farmland are stock fenced and are shared and maintained at joint equal expense with the neighbouring proprietors or as stated in the titles. Where the properties adjoin neighbouring commercial forests, the boundaries are generally identified by old stock fences or features on the ground.

## Third Party Rights & Burdens

Lot 1 - There is a right of access over the access road A1 - A2 with maintenance shared according to use. Forest & Land Scotland also claim to have a right of access and across a short section of the forest, between points A3 - A4, as shown on the sale plan.

There are also buried Gas and Oil pipelines from the Grangemouth Oil Refinery located beneath two of the open rides that pass through part of the western section of the forest, as shown on the sale plan.

Lot 2 - The proprietor of Whitecleuch Farmhouse has a servitude right of access over the access route A5-A6-A7 and an overhead electricity line crossing part of the southern section of the property. There is also a buried Oil pipeline from the Grangemouth Oil Refinery located beneath an open ride that passes through part of the southern section of the forest, as shown on the sale plan.

The Properties will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and any third-party rights within the titles.



## Woodland Management

The property is currently managed by Premier Woodlands, Suite1/11, Kings James VI Business Centre, Riverview Business Park, Friarton Road, Perth, PH2 8DG. Tel: 01738 472052. There are no active felling licences or forest plans and please contact the Selling Agent for a copy of the Forest compartment maps and data.

## Authorities

### Scottish Forestry

Central Scotland Conservancy  
Bothwell House, Hamilton Business Park,  
Hamilton, ML3 0QA. Tel: 0300 067 6006

### North Lanarkshire Council

Windmillhill Street, Motherwell, North  
Lanarkshire, ML1 1AB. Tel: 01698 403 200

### South Lanarkshire Council

Almada St, Hamilton, ML3 0AA  
Tel: 0303 123 1015

## Viewing & Offers

If wishing to view the properties please have a copy of the Sale Brochure with you when viewing and, for your own safety, please also be aware of hazards within the property when viewing.

A closing date for offers may be set at any time and offers must be submitted in Scottish Legal Form before they can be formally accepted. The seller also reserves the right to sell the property at any time and so it is vital that 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.

## Seller's Solicitor

### David RF Hall

Hall Baird Solicitors Ltd  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502764

## Taxation

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

## 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 to satisfy the regulations.

### Important Notice

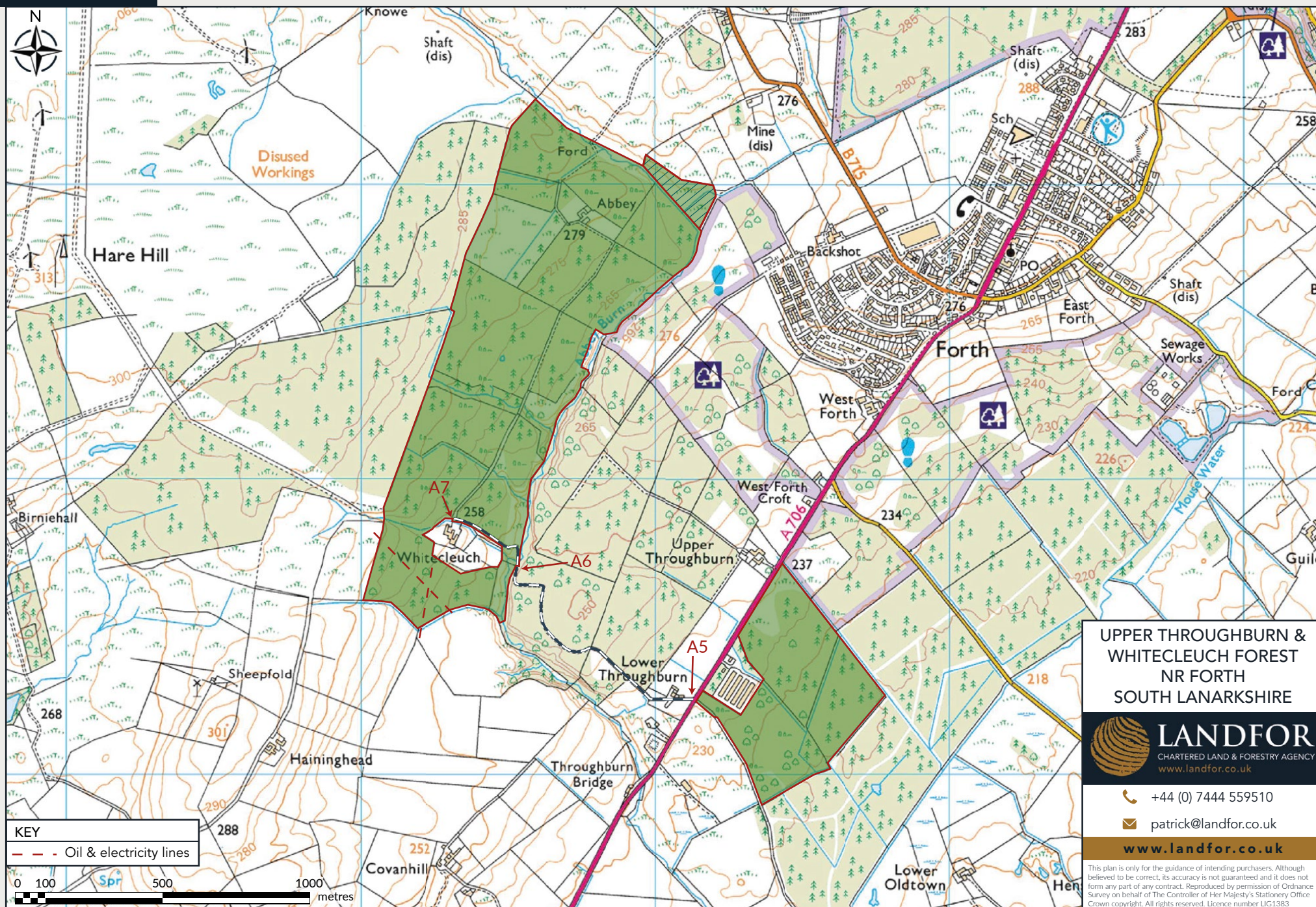
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