

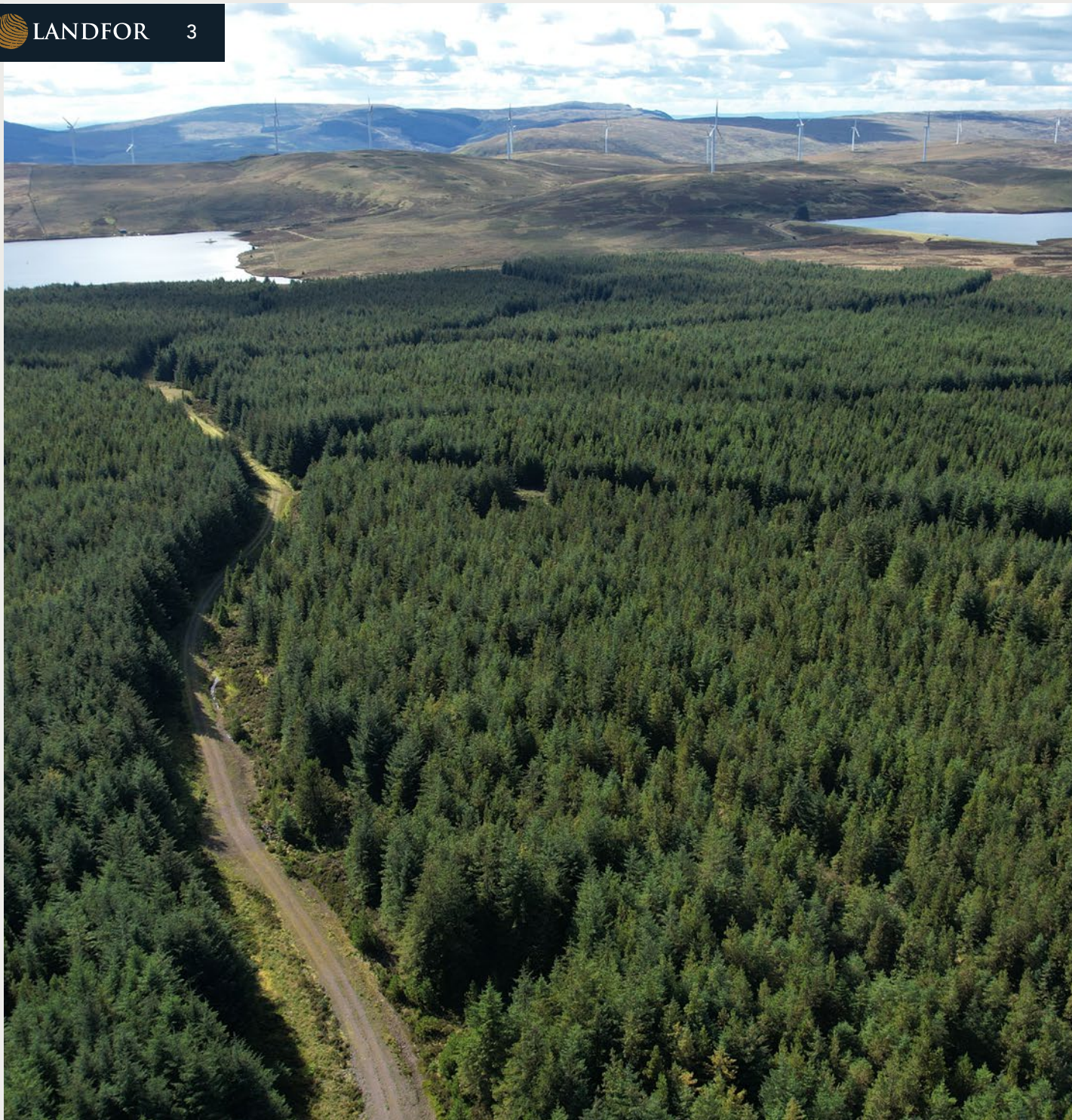
EARLSBURN FOREST

Near Stirling, Stirlingshire



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EARLSBURN FOREST

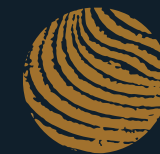
Near Stirling, Stirlingshire

115.00 Hectares / 284.16 Acres

For Sale

- Mid rotation commercial investment opportunity
- Central location with good access to timber markets
 - Wind energy potential
- Sporting rights include Red and Roe deer stalking

Offers Over £1,100,000



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Selling Agent
Patrick Porteous

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patrick@landfor.co.uk
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Location

Earlsburn Forest is situated 5.5 miles southwest of Stirling in the Touch Hills within central Scotland. The forest adjoins two commercial forests, known as Kings Yett and Touchadam Muir that form a substantial forest complex adjacent to the Earlsburn Reservoir and east of the Earlsburn Wind Farm. Although located in a rural area the forest is close to Stirling and within easy reach of Glasgow and Edinburgh.

To locate the property please refer to the location and sale plans and the nearest Postcode is FK79QA, just east of the shared forest entrance.



Description

Earlsburn was planted in 1988 on former hill ground sitting at an elevation of 360 – 418 metres above sea level with Sitka spruce and Lodgepole pine planted in a self-thinning intimate mixture. The Sitka spruce is now dominating the Lodgepole pine in most areas and Sitka spruce is expected to be the final crop species.

The forest overlooks Earlsburn Reservoir and across to the Earlsburn Wind Farm to the west and benefits from having a good network of open rides meandering through the forest that link with open glades creating windfirm compartments. Drainage and fire break maintenance work took place in 2018 and 2020 to improve the forest drainage which will improve growth and help the future stability of this mid rotation crop.

Going forward Earlsburn will provide a significant volume of growing timber for an investor with the potential for an extension of the Earlsburn wind farm to be developed which could benefit the forest owner.

Species	Area (Ha)
Sitka spruce	54.20
Lodgepole pine	44.60
Mixed broadleaves	4.70
Open ground	11.50
Total	115.00



Access

To reach Earlsburn Forest from Stirling, follow Polmaise Road over the A9 fly over and on to Gateside Road. Then continue in a south westerly direction up the hill to reach the shared forest entrance, shown at point A1 on the sale plan.

There is a wide purpose built bell mouth leading on through a locked gate and on to a good hardcore forest road. This crosses part of the neighbouring Touchadam Muir Forest, between points A1 - A2, before entering Kings Yett Forest (points A2 - A3) and then passes through the top section of Touchadam Muir Forest (points A3 - A4) to reach the entrance to Earlsburn Forest, shown at point A4. The forest road then continues on to a turning/loading area, as shown on the sale plan.

The access road has been improved very recently and there is a plentiful supply of stone available for road maintenance in future and maintenance of the access route is shared according to user.

The public road down to the A9 fly over has been used for the haulage of timber from Kings Yett in the past and its future use for timber haulage will require consultation with Stirling Council in advance of any timber operations.

Sporting & Mineral Rights

The property is being sold with vacant possession of the sporting rights with some exciting Roe and Red deer stalking and rough shooting of game in season. The mineral rights are also included, except as reserved by statute.

Boundaries

The boundaries adjoining the moorland are stock fenced and are shared as part of a forest ring fence. This is to be maintained on an equitable basis with the neighbouring Touchadam Muir and Kings Yett Forest proprietors which benefit from the ring fence, as and when required. The internal boundary adjoining the neighbouring forest is unfenced.

Third Party Rights & Burdens

The Property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and any third-party rights in the title.

Forest Management

The property is currently managed on behalf of the owners by Fountains Forestry, Springfield House, Laurelhill Business Park, Stirling, FK7 9JQ. Tel: 01786 406361.

Authorities

Scottish Forestry

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

Stirling Council

Viewforth
14-20 Pitt Terrace
Stirling
FK8 2ET
Tel: 01786 404040



Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and to obtain the locked gate access code. Please also be aware of hazards within the property when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property at any time and it is vital that prospective 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.

Selling Agent

Patrick Porteous

Landfor Chartered Land & Forestry Agency

Glenearn Farmhouse, Bridge of Earn,
Perthshire, PH2 9PL.

Tel: 074445 59510

Email: patrick@landfor.co.uk

Seller's Solicitor

Peter Stewart

Anderson Beaton Lamond

Bordeaux House
31 Kinnoull Street
Perth PH1 5EN

Tel: 01738 639 999

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.

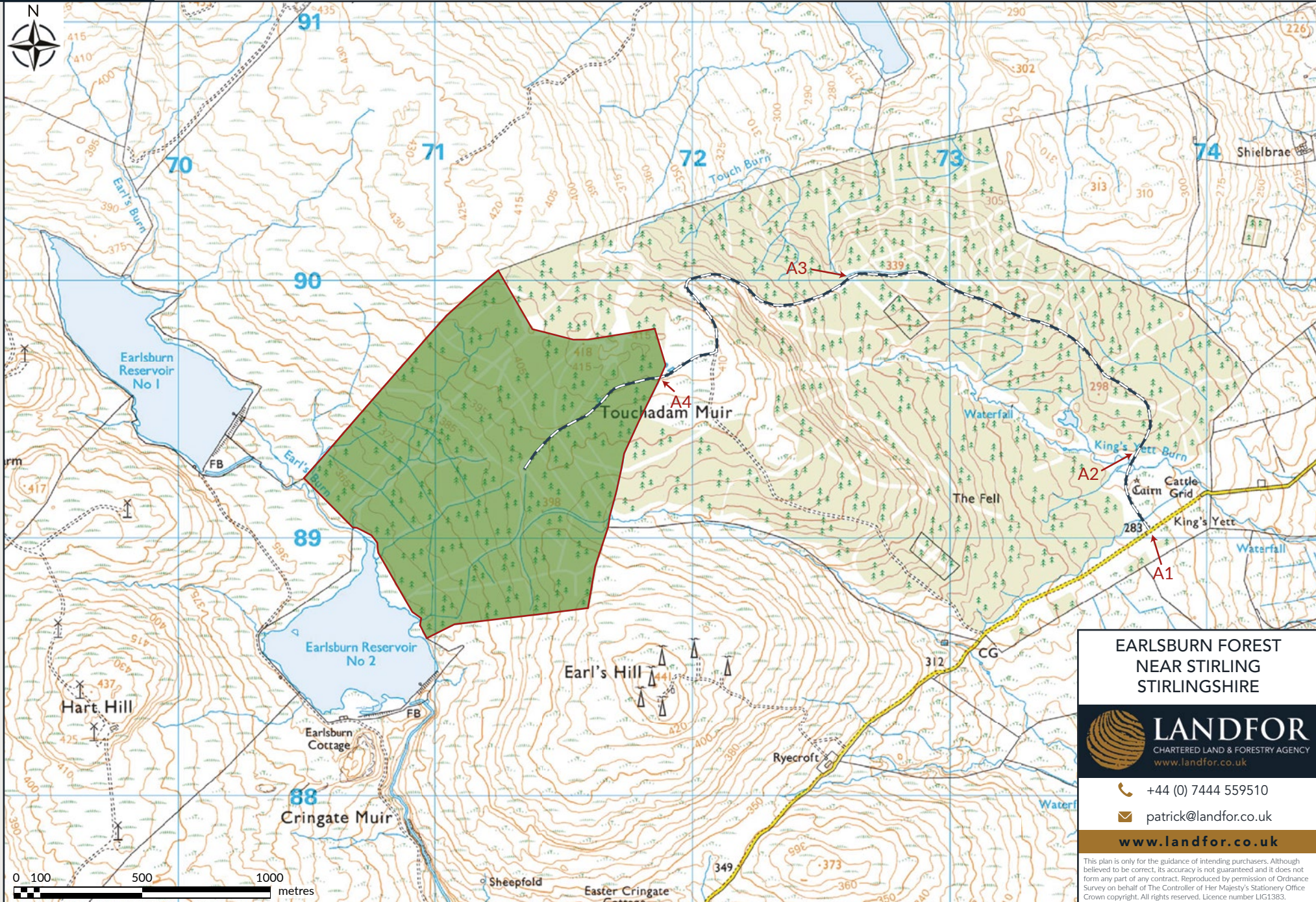
Taxation

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.



Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: This sale brochure (updated in March 2024), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9PL.



**EARLSBURN FOREST
NEAR STIRLING
STIRLINGSHIRE**



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