

NETHER AUCHENDRANE WOODS

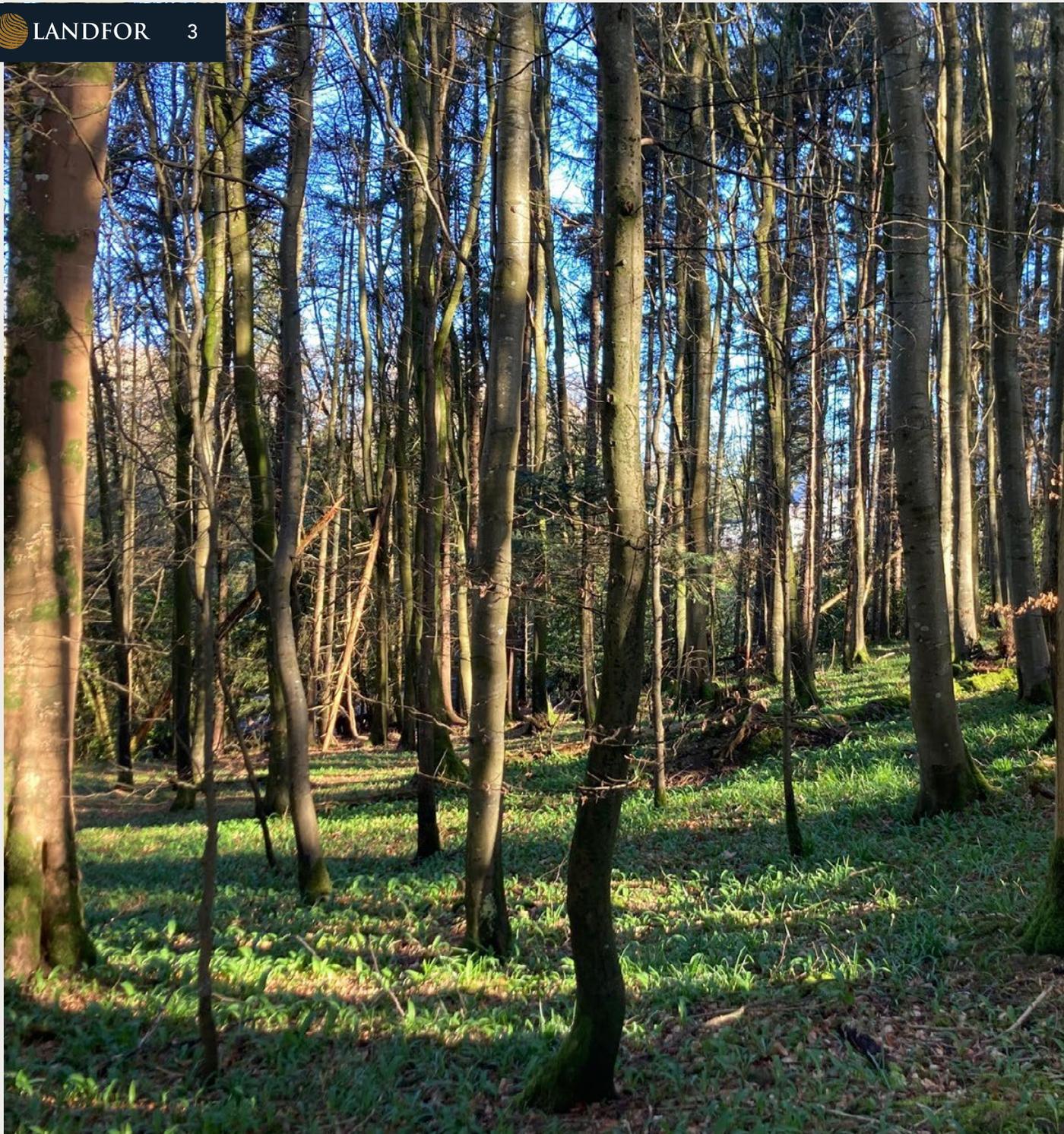
Near Ayr, South Ayrshire



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NETHER AUCHENDRANE WOODS



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Near Ayr, South Ayrshire

For Sale in 3 Lots

LOT 1

4.73 Hectares/
11.68 Acres

Offers Over
£25,000

LOT 2

2.97 Hectares/
7.33 Acres

Offers Over
£15,000

LOT 3

Area: 3.62 Hectares/
8.94 Acres

Offers Over
£40,000

AS A WHOLE

Offers Over £ 80,000

- Excellent potential for mixed woodland establishment
- Significant volume of mature softwood and hardwood timber
- Development potential subject to obtaining planning permission
 - Central location with access on to public roads.



LANDFOR
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Selling Agent
Patrick Porteous



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Location

Nether Auchendrane lies just to the south of Ayr next to Alloway in South Ayrshire. Originally part of the local estate, the woodlands sit in a very accessible and desirable location overlooking the River Doon. Residential development has taken place around Nether Auchendrane more recently highlighting the potential for further development and mixed use alongside woodland management.

The nearest postcode to locate the lots is KA7 4EE and please also refer to the location and sale plans for directions.



Description

The property is being sold in three lots, as described, or as a whole.

LOT 1

Area: 4.73 Hectares / 11.68 Acres

The mature woodland was felled in 2022 and all timber has been removed from site to leave the fertile brown earth soil for the next rotation of woodland. Both conifer and hardwood species were growing within lot 1 and thanks to its fertility and sheltered location, a broad range of species could be planted or left to naturally regenerate.

LOT 2

Area: 2.97 Hectares / 7.33 Acres

This section of woodland was felled at the same time as lot 1 and is also to be replanted or it could be left to naturally regenerate along with lot 1. Lot 2 sits on a gentle slope above lot 1 with an attractive view across the surrounding countryside and would make a great location for further residential development.

LOT 3

Area: 3.62 Hectares / 8.94 Acres

Cathcart wood was originally established around 1977 with a mixture of conifer and broadleaved species that includes mature Sitka spruce, Norway spruce, Scots pine, Douglas fir, Ash, Sycamore, Cherry, Oak, Beech and Hazel growing along a fertile bank overlooking a very pretty section of the river Doon. A felling licence has been approved to fell 2.79 hectares of the softwood timber crop and permission to thin the remaining mixed broadleaves.

The riverside boundary is set back 4.57 metres from the river Doon riverbank yet the property still benefits from this idyllic setting with a wide diversity of species, including a carpet of wild garlic in spring, ready supply of firewood and softwood timber ready to be harvested.



Access

Lots 1 and 2 benefit from having a servitude right of access off the B7024 along a shared private road, signposted Nether Auchendrane. This is shown on the sale plan commencing at point A1 and continues down to point A2, to provide good access directly to the two lots.

Whereas lot 3 lies alongside the A77 south of Ayr with a right of access located next to Ford Lodge, shown at point A3 on the sale plan which leads on to a track leading south through the woodland. However, for viewing purposes it is recommended that you park in the layby next to the A77 approximately half way down the woodland edge and walk into the woodland from there.

Sporting & Mineral Rights

The Sporting Rights are included with the potential for rough shooting of game in season.

Property Boundary

Where the boundaries are stock fenced their maintenance and replacement is to be shared with the neighbouring proprietors. The stock fences around parts of lots 1 and 2 have been repaired and renewed by the Sellers.

Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to obtain planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

Third Party Rights & Burdens

There is a pedestrian right of access along the track leading from point A3 through part of lot 3 for access to the River Doon. Please note that the property is being sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private and sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

Mineral Rights

The mineral rights for each lot are included in the sale, except as reserved by statute or as stated in the title.

Authorities

Scottish Forestry
 Central Scotland
 Conservancy
 Caird Park
 Hamilton, ML30QA
 Tel: 0300 067 6006

South Ayrshire Council
 County Buildings,
 Wellington Square
 Ayr KA7 1DR
 Tel: 0300 123 0900



Viewing & Offers

Please take a copy of the sale brochure with you to navigate your way around the property and please do not block the access road and be aware of potential hazards within the woodland when viewing.

It is vital that prospective purchasers register their interest with the Selling Agent as soon as possible as a closing date for offers may be set as the Seller reserves the right to sell the property at any time. Please also be aware the Seller is not bound to accept the highest or indeed any offer.

Selling Agent

Patrick Porteous

Landfor Chartered Land & Forestry Agency

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Perthshire, PH2 9HL, Scotland
Email: patrick@landfor.co.uk
Tel: **+44 (0)7444 55 9510**

Seller's Solicitor

John A Hay

D & J Dunlop Solicitors

2 Barns Street
Ayr, South Ayrshire
KA7 1XD
Tel: 01292264091

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.

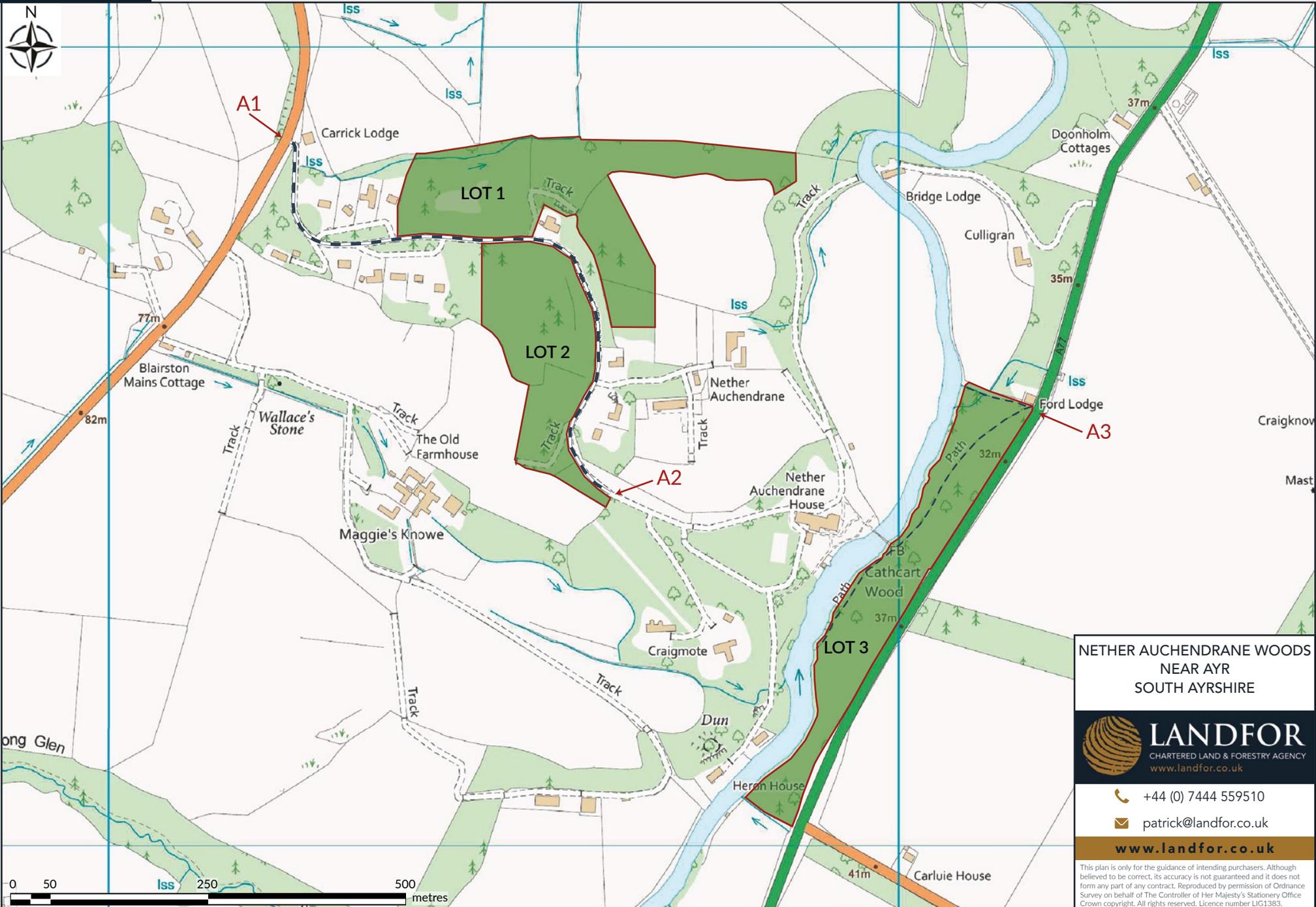
Taxation

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



Important Notice

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NEAR AYR
SOUTH AYRSHIRE**



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