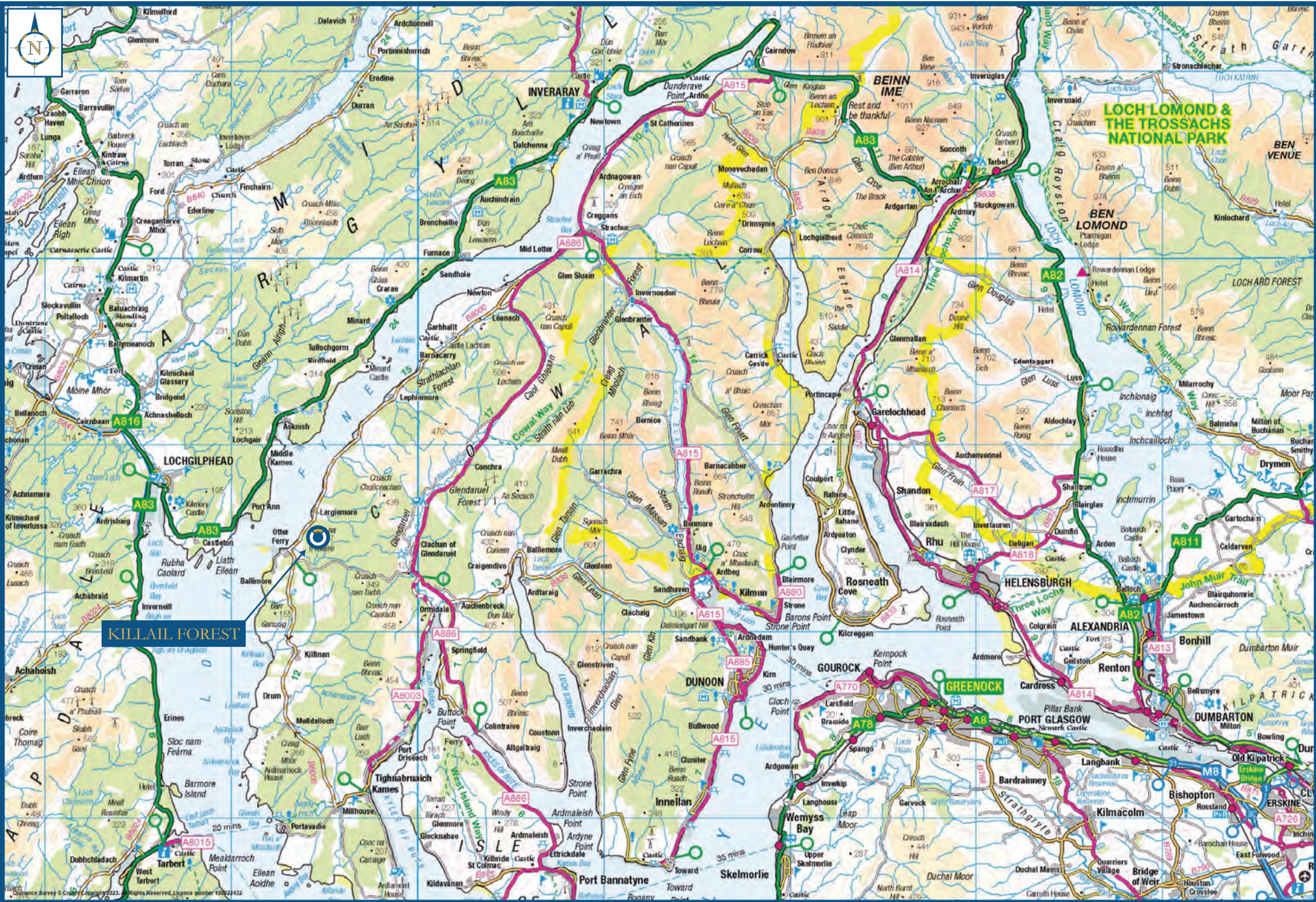


# Killail Forest

Otter Ferry | Cowal Peninsula | Argyll & Bute

316.42 Hectares / 781.87 Acres





**LOCH LOMOND & THE TROSSACHS NATIONAL PARK**

**KILLAIL FOREST**





# Killail Forest

316.42 Hectares / 781.87 Acres

**A desirable and highly productive, commercial forest with substantial timber reserves nearing maturity.**

- Crop species dominated by Sitka spruce.
- Areas of high yielding standing timber.
- Located in a stunning area, rich in Natural Capital.
- Pockets of attractive West Coast broadleaves

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**Freehold For Sale As A Whole**

**Offers Over £4,200,000**

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**GOLDCREST Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)

Jon Lambert MRICS & Emily Watson







## Location

Killail Forest is located just to the east of Otter Ferry, overlooking Loch Fyne on the Cowal Peninsula, in a highly attractive part of Argyll, with a lovely coastal aspect and a stunning panoramic view. The area is well-known for good woodland growing conditions and extensive commercial forests.

In the nearby village of Otter Ferry there is a small community of scattered whitewashed farms, fishermen's cottages and grander houses. The Oystercatcher and Ballimore Bothy provides accommodation and dining options when visiting.

To locate the property, please refer to location and sale plans within these particulars. The nearest postcode is PA21 2DH and What3Words: [oasis.knocking.contracting](https://www.what3words.com/oasis.knocking.contracting)









## Access

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The B8000 public road borders the property on its western side and provides an access point from A1 past Killail farm to the start of the forest at A2. From here a forest track leads through the northern section of the forest to A3. A quad bike track leads from the forest road to the south of the property.

There are further access points on the B8000 at A4, A5 and A6-A7. The B8000 is a restricted route for timber extraction and timber can only be hauled out following approval of a Timber Transport Management Plan with the local Council. Timber can then be hauled south and across towards Tighnabruaich on a consultation route and then north on the A8003 to seaports or mainland markets. It is intended that timber from Killail Forest will leave from the south west end of the property, cross the C11 road onto a fully established forest road at A9. From here a full Servitude Right of Access in favour of Killail Forest leads to point A8. Maintenance according to user.

There is an opportunity for a purchaser to export timber via sea by either constructing a pier or by using a floating pier. A Servitude Right will be granted in favour of the purchaser to access the shore line if required.

The gate used to access the forest is locked, please contact [Goldcrest Land & Forestry Group](#) to arrange a viewing.





# Description

## Killail Forest – 316.42 Hectares / 781.87 Acres

Killail Forest is an extensive commercial conifer forest, managed for timber production. The woodland was established in 1991 with high yielding Sitka spruce, which accounts for 86% of the timber crop plus other commercial species. The spruce growth rates are generally good with estimated Yield Classes up to YC20. Mixed conifer and Japanese larch were also planted to a much lesser extent. Some Native mixed broadleaves are found predominantly along watercourses on the western slopes. The deciduous areas are highly diverse and enhance the level of Natural Capital whilst also providing some sporting opportunities. The forest was planted on the slopes of Tom nah-lolaire hill, the summit of which was left unplanted.

The site is sloping and west facing rising from the shores to 200 meters above sea level. The average rainfall in this region is 1,700mm. The soils mostly consist of mineral and peaty podzols. The property comprises gently undulating terrain and is relatively easily worked with conventional harvesting machinery. There is a Statutory Plant Health Notice for the harvesting of larch affected by *Phytophthora ramorum*, a copy of which is available from the Selling Agent. The harvesting of the trees needs to be complete by 31<sup>st</sup> August 2026.

Killail hydro Ltd operates a hydro scheme along the Killail burn. The scheme comprises a partly buried hydro pipe crossing Killail Forest. This infrastructure occupies the land by way of a lease. A copy of the lease and plan is available from the Selling Agent upon request.

Species	Planting Year						Grand Total
	1964	1965	1991	2007	2016	N/A	
Sitka spruce			145.37		7.74		153.11
Mixed conifer			13.34	23.76			37.10
Native mixed broadleaves	0.58		22.17		3.35		26.10
Japanese Larch	0.76		9.51				10.27
MB/MC		2.91		0.96	0.29		4.16
Mixed broadleaves/OG			4.60				4.60
Mixed conifer / OG			0.92	2.54			3.46
Ancient woodland						4.27	4.27
Scots pine					1.34		1.34
Open ground						72.01	72.01
<b>Grand Total</b>	<b>1.34</b>	<b>2.91</b>	<b>191.31</b>	<b>27.26</b>	<b>12.72</b>	<b>72.01</b>	<b>316.42</b>







## **Sporting Rights**

Killlail Forest provides good stalking opportunities for Red & Roe deer. The sporting rights are included in the sale with vacant possession.

## **Wind Energy/Development Clawback Clause**

The sale is subject to the purchaser entering into a clawback agreement with the seller in respect of any future windfarm development. The Agreement will require the purchaser to pay 25% of income derived from any windfarm development (excluding any timber compensation payments) for a period of 25 years from the date of commissioning of the development relative to any planning permission that is secured within a 15-year period from the date of sale. The Purchaser shall grant in favour of the Seller a first ranking standard security over the property to secure the clawback obligations.

## **Designations**

The property has cup and ring marked rocks, cairns, ruins and An Socach, a corn drying kiln area. All of which can be found on the websites Pastmaps or Canmore.





## **Forest Grants & Management**

There is a Long Terms Forest Plan that covers Killail Forest and further areas of adjoining forestry owned by the Seller. The purchaser of Killail will be required to agree a new plan with Scottish Forestry, post purchase.

For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

## **Viewing**

Viewing is by appointment only. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when inspecting.

## **Offers**

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

## **Selling Agent**

**GOLDCREST Land & Forestry Group LLP**

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS & Emily Watson

## **Seller's Solicitor**

**Gillespie MaCandrew**

5 Atholl Crescent, Edinburgh EH3 8EJ

Tel: 0131 225 1677

Ref: Robert Scott-Dempster

## **Measurements**

Measurements stated in the brochure are from recent management records. The property will be sold as per the Titles.

## **Authorities**

**Scottish Forestry**

Perth and Argyll Conservancy

Upper Battleby

Redgorton, Perth PH1 3EN

Tel: 0300 067 6004

**Argyll & Bute Council**

Kilmory

Lochgilphead

PA31 8QN

Tel: 01852 500 652

## **Financial Guarantee/Anti Money Laundering**

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

## **Additional Information**

Additional information is available from GOLDCREST Land & Forestry Group upon request.

## **Wayleaves & Third-Party Rights**

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. An overhead electricity line transects the southern and western part of the property.

## **Boundaries and Fences**

The property is bounded by the B8000, C11, The Sellers and North Otter Forest. Existing boundaries which are fenced for livestock are to be maintained in a stock-proof condition at joint, equal expense.



# Killail Hydro Ltd - Hydro Plan

Sole Selling Agents

## GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN

0131 378 6122

office@goldcrestflg.com



**Key**

- Estate / Forest road
- Forest track
- - - Quad bike track
- - - Underground hydro pipe
- Area - 316.42 hectares

**Approximate Distances**

Otter Ferry	0.5 miles
Strachur	16 miles
Dunoon	22 miles
Glasgow	77 miles

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