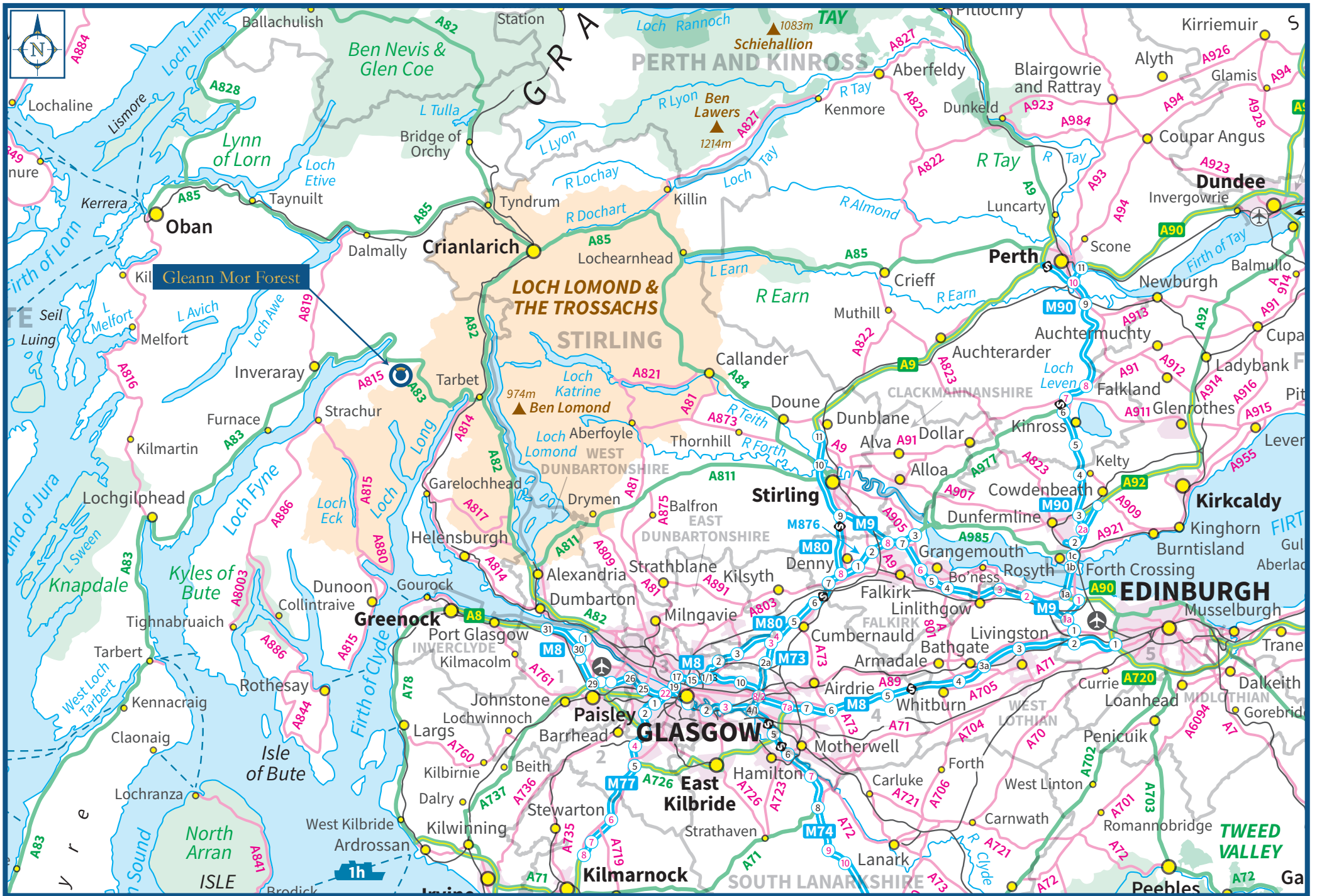


Gleann Mor Forest

Lochgoilhead | Argyll & Bute

234.47 Hectares / 579.38 Acres



Glenn Mor Forest



Gleann Mor Forest

234.47 Hectares / 579.38 Acres

A large-scale commercial conifer forest which benefits from favourable growing conditions.

- Crop species dominated by Sitka spruce.
- Imminent tax free income from timber harvesting.
- Areas of high yielding standing timber.
- Area of attractive broadleaves.
- Radio mast income

Freehold For Sale As A Whole

Offers Over £1,750,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jon Lambert MRICS, Jock Galbraith MRICS & Emily Watson



Location

Gleann Mor Forest is attractively situated in Argyll, located some 3 miles north of Lochgoilhead within close proximity to the Rest and Be Thankful, a well-known lay-by on the A83. The property has a southerly aspect, which is considered a positive attribute, allowing prolonged daily exposure to sunlight, corresponding to higher accumulated temperatures and growing period.

To locate the property, please refer to location and sale plans within these particulars. The nearest postcode is PA24 8AN and What3Words: arose.masking.magazine





Access

Access to Gleann Mor Forest is directly off the B828 which leads to the A83 at the Rest and Be Thankful. The property can be accessed by two entrances as shown on the sale plan as A1 and used for forestry purposes only. The principle access and A3, access and stacking yard. Internally, there is a forest road that leads to the mast and beyond to point A2. A4 is an additional stacking yard.

Please contact Goldcrest Land & Forestry Group to arrange a viewing. All gates are locked.



Description

Gleann Mor Forest – 234.47 Hectares / 579.38 Acres

Gleann Mor comprises a commercial conifer forest which was established in the 1970's. Some 73.51 hectares are currently being harvested. Completion of the felling is expected to be September 2024. The felled timber will remain in the ownership of the Seller. The restocking obligation extending to 54.80 hectares will be the responsibility of the Purchaser, see restocking table below. To date the property has been managed under a Long Term Forest Plan which expires 25th July 2024.

Once harvesting is complete, there will be some 99.03 hectares of Sitka spruce and 8.73 hectares of Japanese larch remaining. Yield Class is good and recent felling on other parts of the property yielded approximately 470 Tonnes/ha. The species table below summaries the composition of the crop once the current harvesting has been complete.

There is an attractive ancient woodland of semi native origin in the south western end of the property that adds considerable amenity including two small waterfalls. Parts of these native broadleaves are designated under the Hells Glen Special Site of Scientific Interest.

The majority of the property sits on the lower, south facing, slopes of Stob an Eas, Beinn an t-Seilich and Beinn an Lochain. The site rises from 50 to 400 meters above sea level. The average rainfall in this region is 2,600mm.

There is a radio mast close to the entrance of the forest which was erected in 2019. It has a 20-year lease in place with EE with a rental figure of £4,000 per annum. There is a second radio mast currently under construction which will generate an annual rental payment of £1,200. Copies of the leases are available from the Selling Agent.

There is a current Statutory Plant Heath Notice on the property due to Phytophthora Ramorum in the larch which needs to be removed by 31st August 2026.

Species	Planting Year								Area (Ha)
	1900	1978	1979	1980	1982	1984	2016	N/A	
Sitka spruce				39.01	29.32	24.19	6.51		99.03
Japanese larch		0.75	1.29	4.63		2.06			8.73
Mixed broadleaves	21.65								21.65
To be restocked								54.8	54.8
Open ground								50.98	50.98
Total	21.65	0.75	1.29	43.64	29.32	26.25		50.98	235.19

Harvested area to be restocked		
Species	Area(ha)	% of Area
Sitka Spruce	48.51	65.99
Pine (SP / LP)	2.66	3.62
Mixed Broadleaves	3.63	4.94
Open Ground	18.71	25.45
Total	73.51	100



Designations

The property is affected by two Sites of Scientific Interest: Hells Glen and Beinn an Lochain. The current Long Term Forest Plan provides further information on designations.

Sporting Rights

Sporting rights are included in the sale and are unlet.

Historic Cull Records	Red			Roe			Total
	Stags	Hinds	Calfs	Bucks	Does	Kids	
01/04/18 - 31/03/19	16	9	5	0	0	0	30
01/04/19 - 31/03/20	9	4	2	1	2	0	18
01/04/20 - 31/03/21	0	0	0	0	0	0	0
01/04/21 - 31/03/22	5	7	0	0	2	0	14
01/04/22 - 31/03/23	3	9	3	0	0	0	15
Total	33	29	10	1	4	0	77

Forest Grants & Management

There is a Long Terms Forest Plan that is available from the Selling Agents. The Forest is currently managed by David Steele of Tilhill – 07876 130 673.

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, Jock Galbraith MRICS & Emily Watson

Seller's Solicitor

Anderson Strathern

58 Morrison St, Edinburgh EH3 8BP

Tel: 0131 270 5283

Ref: Linsey Barclay-Smith & Alice Minick

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

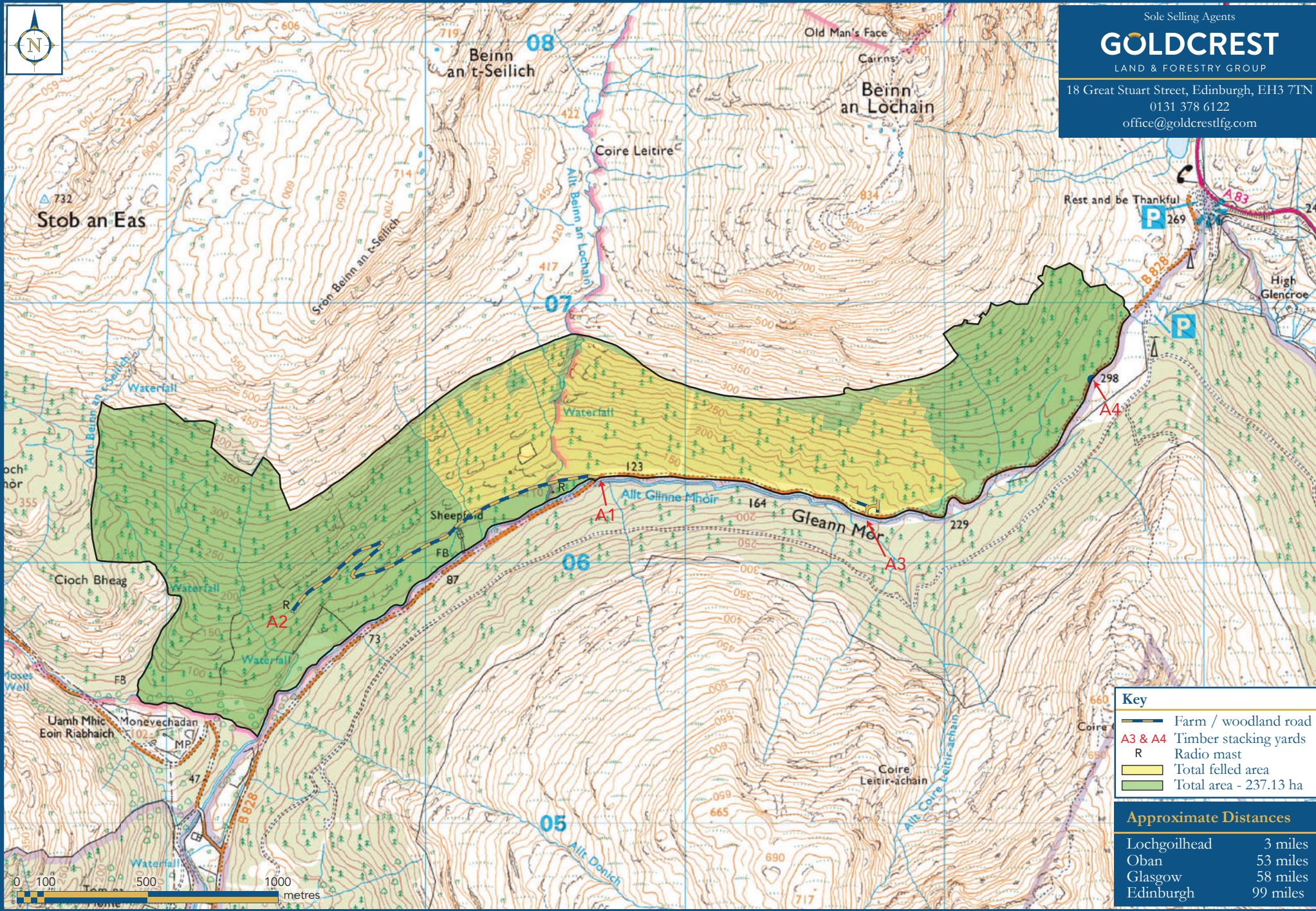
Additional information is available from GOLDCREST Land & Forestry Group upon request.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Boundaries

The property is bounded by the B828 and surrounding forestry.



Sole Selling Agents
GOLDCREST
 LAND & FORESTRY GROUP
 18 Great Stuart Street, Edinburgh, EH3 7TN
 0131 378 6122
 office@golderestlfg.com

Key	
	Farm / woodland road
	Timber stacking yards
	Radio mast
	Total felled area
	Total area - 237.13 ha

Approximate Distances	
Lochgoilhead	3 miles
Oban	53 miles
Glasgow	58 miles
Edinburgh	99 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383



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LAND & FORESTRY GROUP

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Edinburgh, EH3 7TN

0131 3786 122

office@goldcrestlfg.com

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