

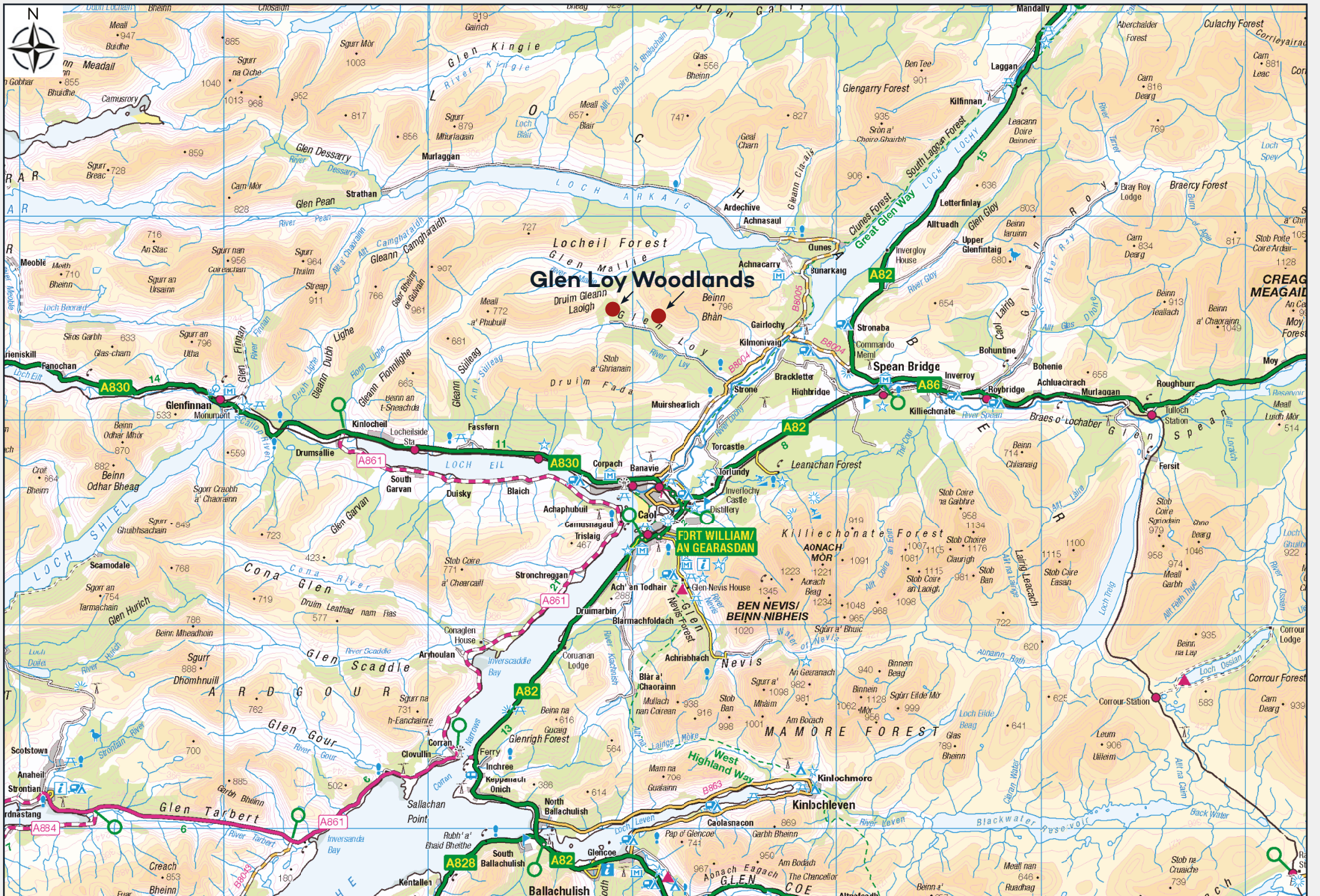
Glen Loy Woodlands

Near Fort William, Lochaber, Scotland



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Glen Loy Woodlands

Near Fort William, Lochaber, Scotland

Area: 228.46 Hectares / 564.52 Acres

For Sale - Offers Over £3,000,000

- High volume of maturing commercial timber with good tax benefits
 - Approval in place to fell and replant the woodlands with 65% of high yielding Sitka spruce
 - Stunning location in a highly scenic area of the west Highlands
 - Good access on to a timber haulage route
-




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Selling Agent
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Location

The Glen Loy Woodlands are located towards the head of Glen Loy, a stunning glen with the River Loy meandering down through native woodland with a dramatic views eastwards to the Grey Corries and Ben Nevis. Although very secluded, Glen Loy is only 11 miles north of the busy town of Fort William where there is a range of amenities, hotels and restaurants as well as being a hub for a variety of outdoor attractions and activities.

The area is well known for its excellent growing conditions for timber and especially good quality Sitka spruce along with its outstanding scenery and good access to timber markets with BSW's sawmill located in Corpach, providing a good local market for sawlog timber as well as jetty facilities for exporting timber by sea.

To locate the woodland please refer to the location and sale plans and the nearest property postcode can be found at PH33 7PD for directions by road.

Description

The Glen Loy Woodlands were established in two separate blocks between 1969 and 1974 with Sitka spruce, Larch and Pine species planted on a peaty gley and podzolic soil type with a southerly free draining aspect and growing at an elevation of between 100m and 310m above sea level. The easternmost section is 100.84 hectares in size and the western section 127.62 hectares with a combined title area of 228.46 hectares.

The timber crop is of good quality along the lower slopes and growth is, typically for this area, more variable along the upper slopes. Growing at a yield class of up to 18m³/Ha/Yr in the Sitka spruce with the Larch up to 12 and Lodgepole pine up to 10 and all now ready for harvesting. In 2017 the crop was measured and based on this data and growth rates the crop is now estimated to be standing in excess of 100,000m³.

Both woodlands have felling and replanting approval through a Long Term Forest Plan (LTFFP) which was granted on the 13 August 2020 with felling approval for a ten year period. Whilst there are two distinct blocks, they are treated as one forest property for management purposes. The Glen Loy Woodlands present the opportunity to generate a swift return on investment from tax free timber sales over the next 5 years, along with approval to replant 65% of the woodland with Sitka spruce to maximise the future timber growth over the next rotation.

The next rotation is also expected to produce a much higher average yield class with the use of improved Sitka spruce growing stock which is well suited to the soil and climatic conditions in Glen Loy. A copy of the Long Term Forest Plan is available from the Selling Agent upon request.

| Species | Planted | | | | Area/Ha |
|---------------------|--------------|--------------|--------------|--------------|---------------|
| | 1969 | 1970 | 1972 | 1974 | |
| Sitka Spruce | 15.47 | 12.79 | 42.65 | 30.90 | 101.81 |
| Lodgepole Pine | 12.27 | 11.71 | 34.82 | 21.09 | 79.89 |
| Larch | 2.55 | 7.50 | 6.93 | 17.98 | 34.96 |
| Scots Pine | | | 0.61 | | 0.61 |
| Mixed Broadleaves | | | | 0.42 | 0.42 |
| Open Ground / Rides | | | | | 10.77 |
| Total | 30.29 | 32.00 | 85.01 | 70.39 | 228.46 |





Access

To reach Glen Loy from Fort William, turn off the A82 on to the A830 towards Corpach. Upon crossing the Caledonian Canal, turn right at Banavie, sign posted Gairlochy and follow the B8004 north, parallel with the Canal and River Lochy for approximately 4 miles to reach the Glen Loy junction.

Access routes into each woodland are as shown on the sale plan and benefit from servitude rights of access from the public road across neighbouring land with a right to upgrade the routes for forestry purposes and to temporarily stack timber, if needed. A loading bay was recently constructed next to point A2 for timber harvesting purposes and all routes into each woodland could be improved and extended for timber extraction and future management.

Timber Haulage

The U1023 public road is a Consultation Route for timber haulage, linking with the B8004, an approved timber haulage route south to the A830 and Fort William.

Due to the weight limitations on the U1023 road from Inverskilavulin Bridge down to the B8004, a Timber Transport Management Plan will be required in consultation with Highland Council for use of the upper U1023 for the haulage of timber from the Glen Loy Woodlands down to Inverskilavulin Bridge.

The upper section of the U1023 has already had significant improvements carried out by the current owner of the woodland with the approval of Highland Council, including replacement of the Inverskilavulin Bridge. It is anticipated that up to 6 lorry loads of timber can be hauled per day (Monday – Saturday) between April and October using a wagon and drag trailer unit with a tyre pressure control system. This section of the U1023 will remain the responsibility of Highland Council for maintenance.

This links with a strategic haul road by way of a registered Lease that has been granted by the Scottish Ministers to permit the haulage of timber from Inverskilavulin Bridge through Forest & Land Scotland's (FLS) Glen Loy Forest to the B8004 public road, bypassing the lower half of the U1023. The lease commenced on the 26 May 2022 for a period of forty years with an annual rent of £225/year and, from year 10, payment of a timber haulage levy of £0.60/gross tonne of timber hauled through Glen Loy Forest, both index linked (CPI).

The haulage route is to be maintained by the owner of the Glen Loy Woodlands during the initial 10 year period, thereafter maintenance of the route is to be carried out by FLS and an annual maintenance charge will be payable by the tenant to FLS at the rate of £0.12/ tonne of hauled timber per year multiplied by the length of the route (3,256 metres) when used. A copy of the strategic Timber Haulage Lease is available from the Selling Agent on request.





Sporting & Mineral Rights

The sporting rights are let to a neighbouring estate until 28 November 2067 on a peppercorn rent. There are concurrent rights to control deer and vermin within the fenced woodland. A copy of the lease is available from the Selling Agent on request.

The mineral rights are excluded and reserved by a previous proprietor of the land as per the title.

Boundaries

The woodlands were deer fenced at the time of establishment and are now porous in places and will require replacement prior to replanting. Replacement of the boundary fences are the sole responsibility of the woodland owner.

Third Party Rights & Burdens

The proprietors of Achnanellan House have a servitude right to a private water supply located to the north of their property within Glen Loy West woodland.

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

Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek 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.

Authorities

Scottish Forestry

Highland & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, IV15 9XB.
Tel: 0300 067 6950

Highland Council

Glenurquhart Road, Inverness, IV3 5NX.
Tel: 01349 886606

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.

Selling Agent

Patrick Porteous

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

Tel: 074445 59510.

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Seller's Solicitor

Grierson Dunlop & Heather Burnett

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE.

Tel: 0131 228 8111.

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit. Please also be aware of possible hazards within the woodland 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.

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: The sale brochure (brochure prepared in June 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 9HL, Scotland.





THE GLEN LOY WOODLANDS
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