

Clawfin Wood

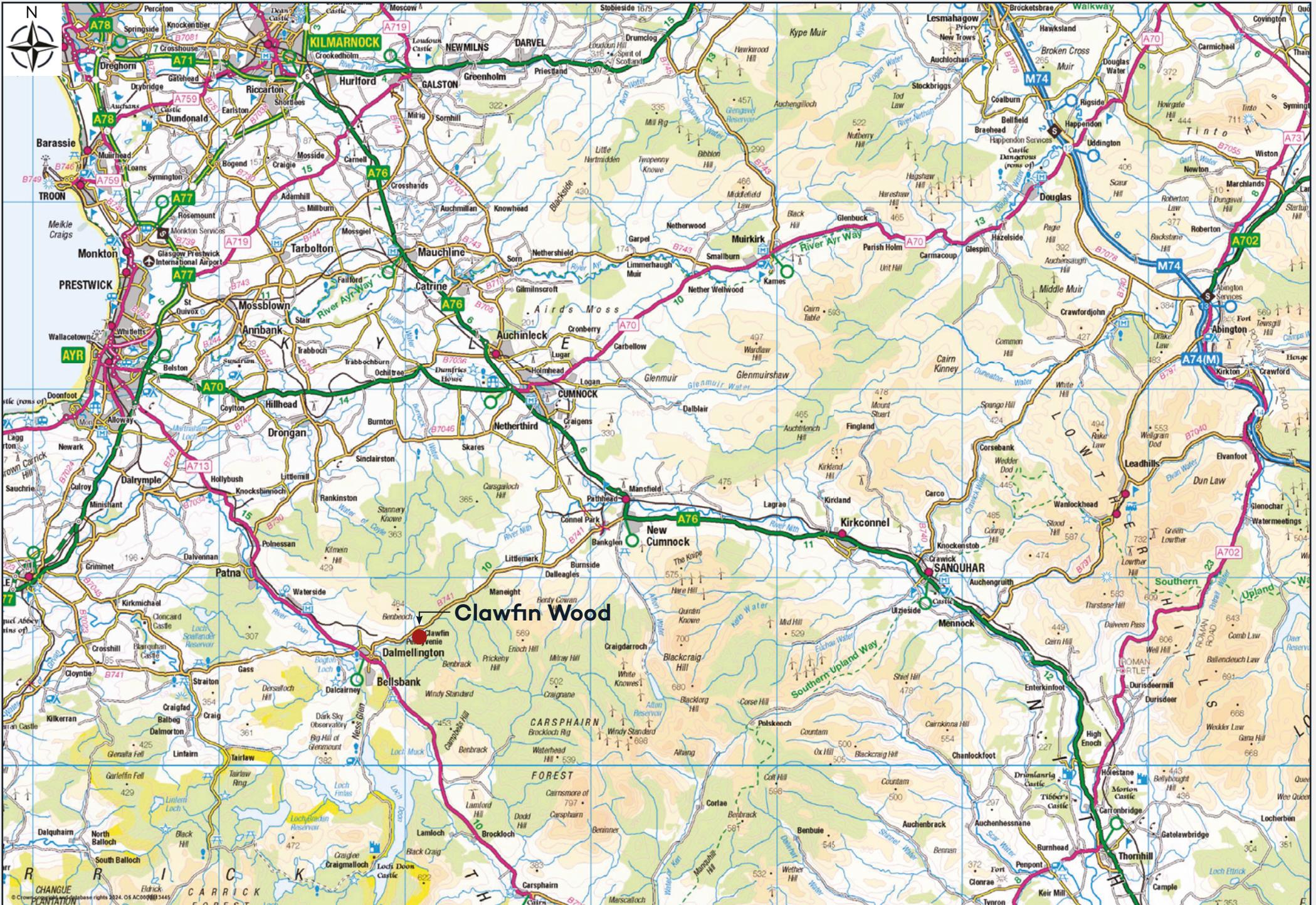
Near Dalmellington, South Ayrshire.



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Clawfin Wood

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Near Dalmellington, South Ayrshire.

Area: 42.49 Hectares / 105.00 Acres

- A young high yielding commercial conifer investment opportunity
- High proportion of Sitka spruce with good access to the timber markets
- Excellent growth rates and an ideal IHT investment
- 3,878 registered and validated woodland carbon credits included
 - Sporting Rights

Freehold for Sale
Offers Over £485,000



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Selling Agent

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Location

Clawfin Wood is situated 2½ miles east of the village of Dalmellington in south Ayrshire, Scotland. The property is located on the south side of the B741 towards New Cumnock and lies in a pretty glen linking with commercial woodland to the south. To the north of Clawfin is the North Kyle Wind Farm which is under construction.

Please refer to the location and sale plans and use the postcode KA6 7PS to locate Clawfin Wood.

Description

The woodland was planted in the spring of 2018 under an approved Forestry Grant Scheme (FGS) contract with high yielding Sitka spruce (72%) and Norway spruce (10%) primarily for future timber production with the remainder allocated to mixed broadleaves and open ground.

The land lies between 220 - 310 metres above sea level and was previously part of Clawfin Farm and grazed by sheep prior to woodland establishment. The woodland is now 6 years old and both the conifer and broadleaved areas are establishing well and will require little maintenance.

In 2018 30.92 hectares of Clawfin Wood was registered and validated under the Woodland Carbon Code and in 2023 the woodland had its first 5 year verification audit carried out as part of the ongoing scheme. Verification is pending and the project is expected to sequester approximately 3,878 tonnes (tCO₂e) during the life span of this 40 year project. This will allow the woodland owner to use the carbon units generated to offset their own activities or trade the woodland carbon units as the woodland matures over the next 34 years.

An attractive stream runs down through the woodland where the old stone field dykes (walls) of this former farm unit are still a lovely feature of the property. To the west of the property is an old spoil heap (Bing) left from the open cast mining that took place to the north of the public road; a reminder of the previous industrial scale mining activity that took place in this area.

The land use and species breakdown is set out in this table and further information is available from the Selling Agent on request.

Species	Area/Ha
Sitka Spruce	24.91
Norway Spruce	3.48
Mixed Broadleaves	2.82
Open Ground	3.34
Other Land	7.94
Total	42.49



Forestry Grant Scheme

The woodland creation (FGS) contract was issued by Scottish Forestry in March 2018 and establishment operations followed to contract standards and all grant payments have been paid. A variation was approved in May 2023 to replace 0.21 hectares of land sold to a neighbour with an area previously left as open ground and now planted with broadleaves to compensate for the area sold.

The purchaser will be expected to accept the transfer of obligations for the remaining period of the FGS contract, covering the whole woodland. A copy of the FGS contract is available from the Selling Agent on request.

Woodland Carbon Code

This voluntary scheme provides an excellent opportunity for landowners to register and validate new woodland creation projects to generate tradeable woodland carbon units (WCC's) from the biological growth of woodland to sequester atmospheric carbon.

Under this validated scheme, the conifer is to be managed as a commercial timber crop to provide timber revenue in the future and the broadleaved areas are to be left to develop naturally.

The tradeable carbon units (currently PIU's) are included in the sale of the property and the successful purchaser will have the benefit of the carbon units and be responsible for adhering to the specific conditions and obligations of the Woodland Carbon Code and to maintain the woodland when trading any carbon units. Purchasers are advised to seek independent advice on the current terms and conditions applied to the sale of carbon units. The project registration documents and validation statement (ID: 10400000026403) are available from the Selling Agent on request.



Access

There are two gated access points off the B741 road into the woodland, as shown on the sale plan. Point A1 is taken off the B741 onto a private access road leading to Clawfin where the gated access is located and maintenance of this private access road is shared with the other users. The access at point A2 is taken directly off the B741 through a gate into the western section of the woodland and is undeveloped.

Boundaries

The deer fence is set back from the legal boundary in places for practical reasons. Maintenance and replacement of the original boundary fences is shared equally with the neighbouring proprietors, if required.

Sporting & Mineral Rights

The sporting rights are included with the potential for occasional Roe deer and rough shooting of wild game birds in season.

The mineral rights are excluded from the sale insofar as they are not included in the title and reserved by a previous owner.

Third Party Rights & Burdens

The property will be 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) burdens, reservations within the title and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

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 on the land. Offers will not be accepted subject to survey or planning permission being granted.

Woodland Management

The property is currently managed by Highfield Forestry Ltd on behalf of the owners.

Authorities

Scottish Forestry

South Scotland Conservancy
55/57 Moffat Road, Dumfries, DG1 1NP. Tel: 0300 067 6500.

South Ayrshire Council

County Buildings, Wellington Square, Ayr KA7 1DR. Tel: 0300 123 0900.





Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit. Please also be aware of potential hazards on the ground 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 so 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.

Anti-Money Laundering & Regulations

Prospective purchasers will be required to produce identification sufficient to comply with anti-money laundering, terrorist financing and transfer of funds regulations and checks against the intended purchaser or nominee together with other documentation that may be required in order to support any conditional offers submitted to the Seller.

Taxation

Land and timber crop ownership enjoys a favourable tax structure that may enhance the value of your investment. 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: 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.

Selling Agent

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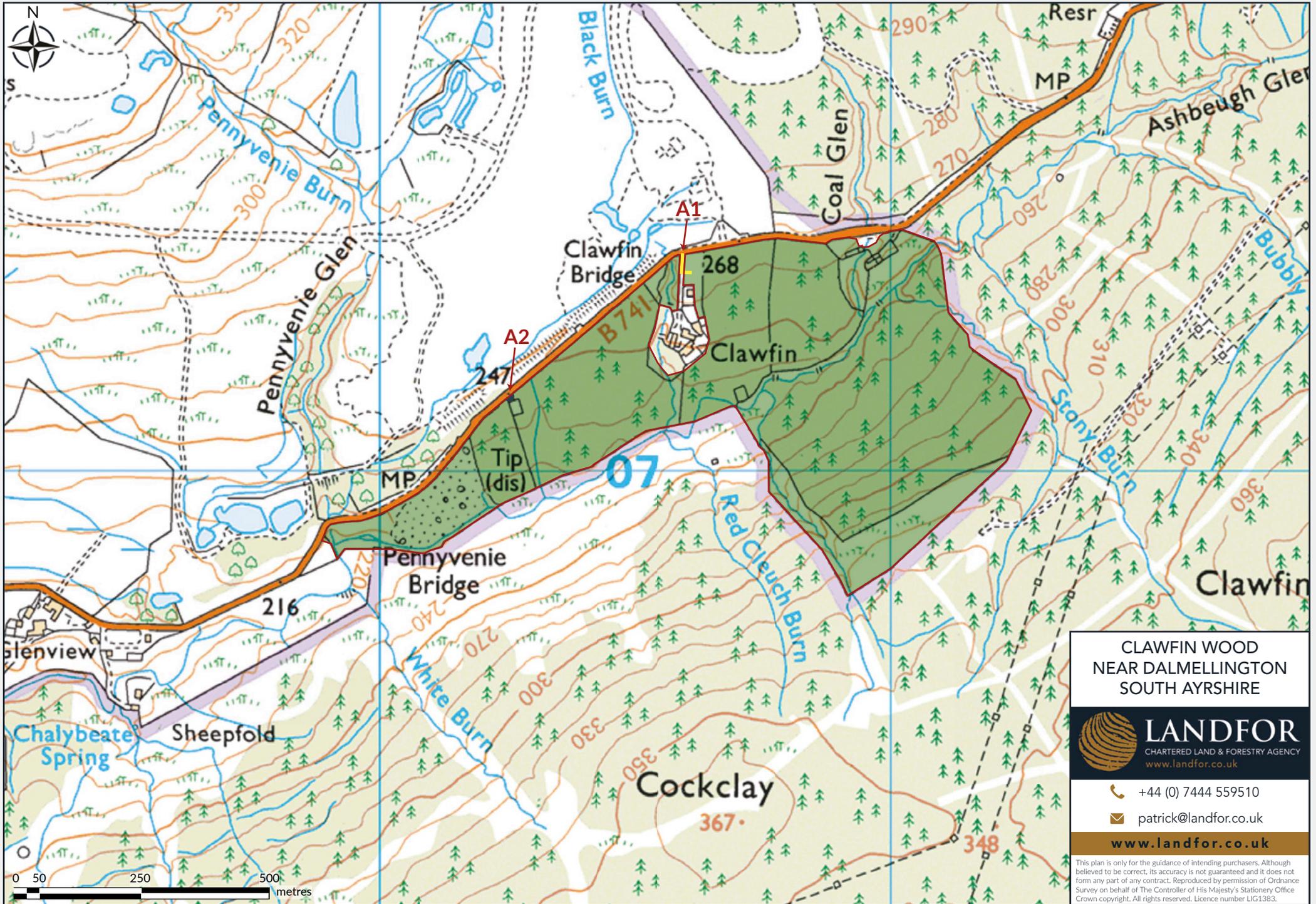
Seller's Solicitor

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