

Caldwell Wood

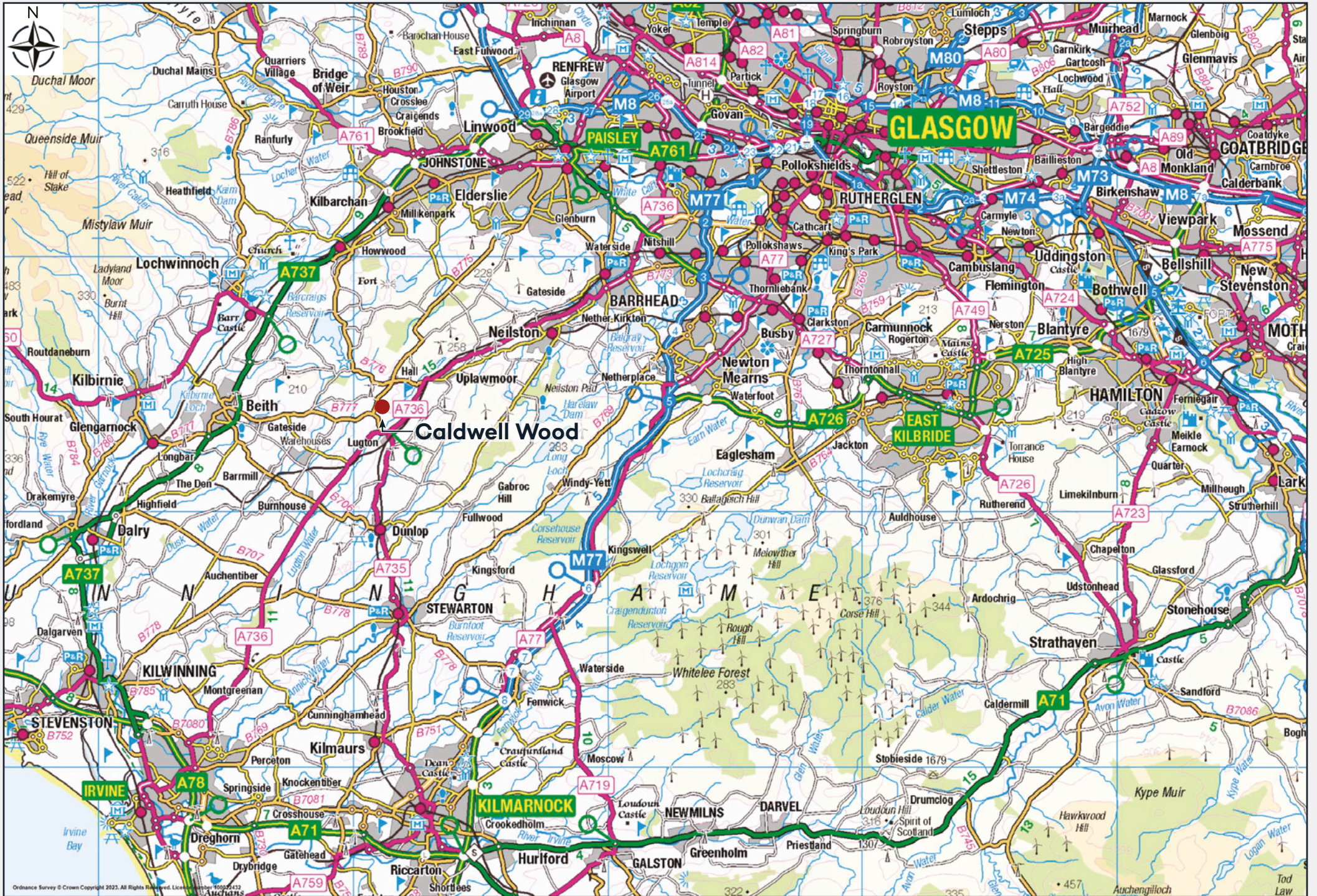
Near Uplawmoor, East Renfrewshire.



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Caldwell Wood

Near Uplawmoor, East Renfrewshire.

Area: 11.40 Hectares / 28.16 Acres

- Lovely mixed conifer and broadleaved woodland
- Excellent future investment for a pension plan
- Good long term supply of firewood and timber
- Potential for a woodland cabin or glamping site

For Sale - Offers over £80,000



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Selling Agent

Patrick Porteous



+44 (0)7444559510



patrick@landfor.co.uk



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Location

Caldwell Wood lies to the southwest of Glasgow, near the village of Uplawmoor in East Renfrewshire, Scotland. The area is very accessible with Paisley just 8 miles to the north and Glasgow 16 miles away with swift access to the public road and motorway network in this area.

To locate the woodland please refer to the location and sale plans and the nearest property postcode is G78 4BG for directions by road.

Description

Caldwell Wood was planted in 2014 with the assistance of a woodland creation grant scheme with a core area of high yield class Sitka spruce and a discreet mix of European larch (10%) along with a lovely mix of broadleaves which were selected for their suitability to the site and include, Sycamore, Sessile Oak, Birch, Rowan, Alder, Cherry, Hazel, Holly and Willow.

The land sits at an elevation of around 150 metres above sea level with fertile soil that was previously part of the lands of Caldwell Estate and is surrounded by some attractive mature conifer and mixed policy woodland originally planted by the estate. This creates a discreet, sheltered setting when in Caldwell Wood and a great location for a woodland cabin or glamping site to enjoy the tranquillity of the woodland, yet so close to many local amenities.

The woodland is now at a stage where some selective pruning of the broadleaves would help to create good growth and leave the conifer to continue to grow on to produce a good crop of marketable timber in the future.

Species	Area (Ha's)
Sitka Spruce	4.07
European Larch	0.46
Mixed Broadleaves	4.56
Open Ground	2.31
Total	11.40





Access

There is a servitude right of access into the woodland, located at point A1 on the sale plan, providing access from the B775 Gleniffer road across a strip of neighbouring land to the entrance of Caldwell Wood, shown at point A2. There also a right to upgrade the access route into Caldwell Wood.

Sporting & Mineral Rights

The sporting rights are included with the potential for occasional Roe deer stalking and rough shooting of wild game birds in season. The mineral rights are included in terms of the title with the exception of those reserved by statute.

Boundaries

The boundary was deer fenced when the woodland was planted and this continues to protect the woodland from the ingress of Roe deer and Rabbits. Maintenance is the responsibility of the woodland owner.

Third Party Rights & Burdens

An overhead electricity line passes through part of the woodland which could provide power to the property if required. The Property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights in the title.

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

Central Scotland Conservancy, Bothwell House, Hamilton Business Park, Hamilton, ML3 0QA.
Tel: 0300 067 6006.

East Renfrewshire Council

Eastwood Park, Rouken Glen Road, Giffnock, G46 6UG.
Tel: 0141 577 3001.

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and for the gate lock code. 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.

Selling Agent

Patrick Porteous

Landfor Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL.

Tel: 074445 59510.
Email: patrick@landfor.co.uk

Seller's Solicitor

Robert Wild

Inksters Solicitors, 24 West High Street, Forfar, Angus, DD8 1BA.

Tel: 01307 497008.
Email: robert@inksters.com

Finance & Anti-Money Laundering

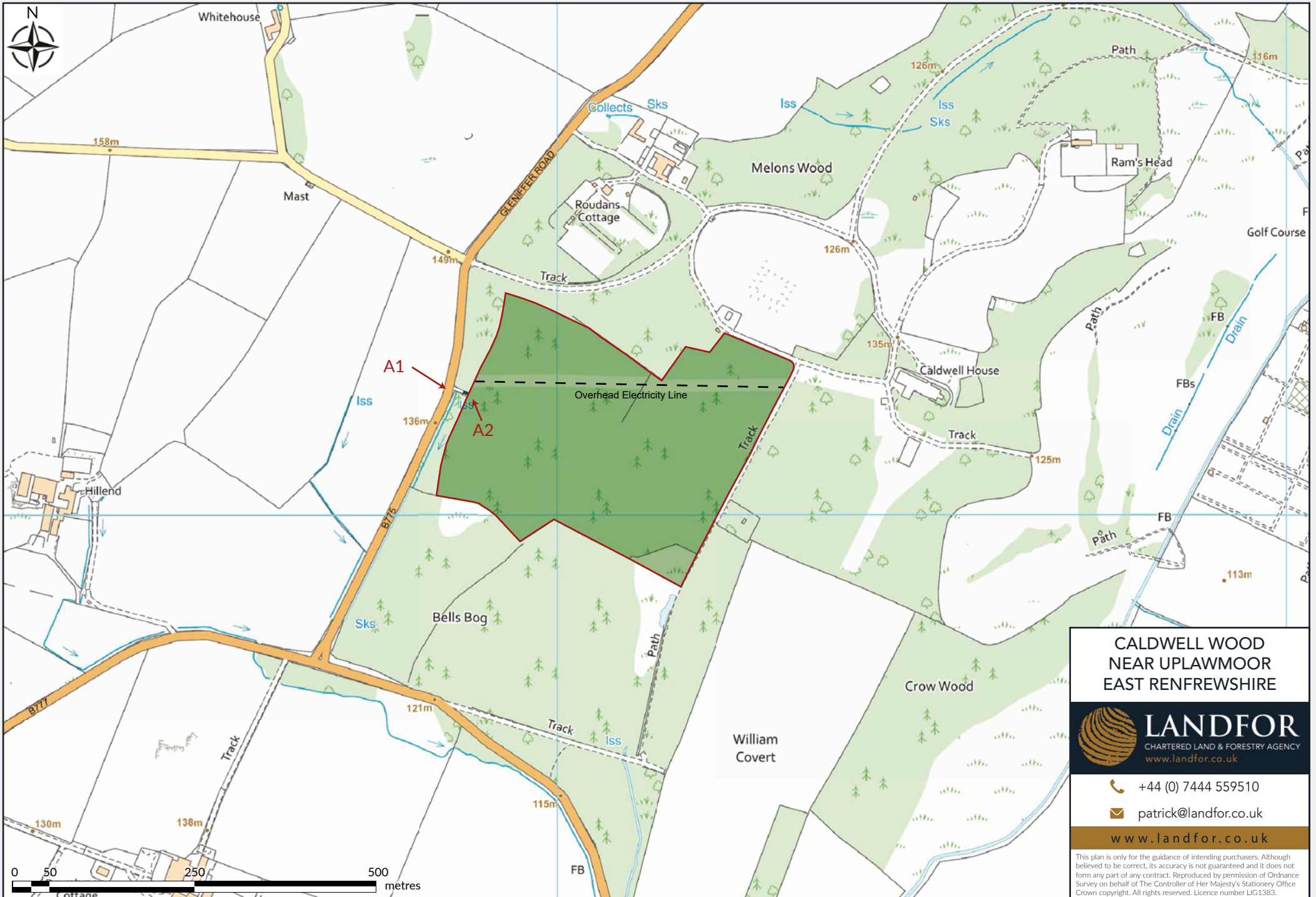
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

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.

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.



**CALDWELL WOOD
NEAR UPLAWMOOR
EAST RENFREWSHIRE**



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