



TOMCHRASKY WOOD, GLENMORISTON, INVERNESS-SHIRE





TOMCHRASKY WOOD

GLENMORISTON, INVERNESS-SHIRE

A block of mature commercial woodland with potential for an early income stream

- Well located to timber markets
- Predominant crop of mature Scots Pine
- Income generating
- Sporting rights included
- 202.29 Hectares (499.59 acres)
- For Sale as a whole



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Description

Tomchrasky Wood is situated above the northern bank of the river Moriston about 9 miles west of Invermoriston and 35 miles from Inverness.

The site is gently sloping with fertile and well drained upland brown earth with some areas of peat, rising from about 120m to 240m above sea level.

The growing crop was planted in 1955/56 and is mainly Scots Pine which makes up about 49.9% of the woodland crop with 35% Lodgepole Pine, 11% Japanese Larch and a small area of Sitka Spruce. Yield classes for the spruce are about 10 -12 and for the mixed conifers between 8 and 10 and there are some minor pockets of wind blow through the forest area. Having been thinned in 2003 the area is all suitable for mechanised harvesting and is now ready for felling subject to an approved restructuring plan.

Species	PY 1955	PY 1956	Area (Ha)
BI			0.10
EL	1.00		1.00
JL	7.62	14.01	21.63
LP	27.29	43.59	70.88
NF		0.44	0.44
SP	49.44	49.65	99.09
SS	2.04		2.04
WH		0.16	0.16
Blank			6.69
Totals			202.29



Location to markets

The wood is well located in respect of timber markets with Norboard/Balcass near Inverness and BSW near Fort William both about 40 miles away.

Access

Access to the site is from the A887 via an unclassified public road to Tomchrasky Farm; an agreed timber transport route and then via forest road into the wood. This road runs through the centre of the wood with various timber loading areas. Some repair is currently required to a culvert bridge over the Allt a Chrainn burn.

Planting Obligations

There are currently no replanting obligations.

Rights of Way, Servitudes and Wayleaves

The property is sold subject to and with the benefit of all servitude rights including rights of access and rights of way whether public or private. The purchaser will be held to have satisfied himself as to the nature of all such rights.

Sporting Rights

The sporting rights are in hand and included in the sale.

Mineral Rights

The mineral rights are reserved to the North of Scotland Hydro Electric Board (now SSE), however the owner has the right to work the minerals for forestry purposes without payment being required

Woodland Grants

There are no grant schemes in place. Future grants may be available under the Scottish Rural Development Programme. For further information visit the Forestry Commission website on www.forestry.gov.uk/scotland

Viewing

Strictly by appointment with the Selling Agents Smiths Gore by calling
0131 344 0880

Solicitors

Harper Macleod, The Ca'd'oro, 45 Gordon Street,
Glasgow, G1 3PE
t 0141 221 8888

Offer to sell

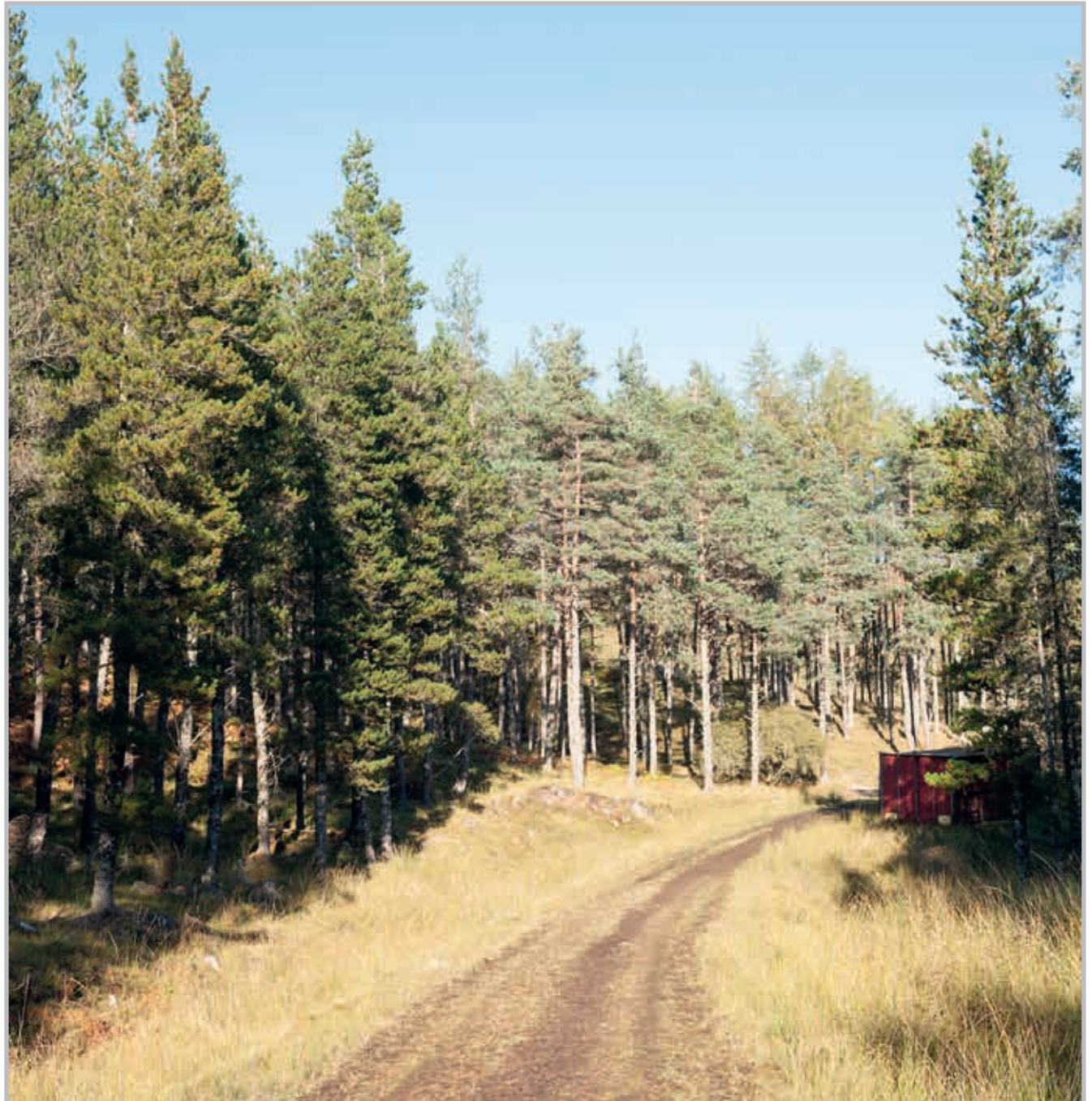
The sale of this plantation will proceed by way of an offer to sell issued by the seller's solicitors. Interested parties wishing to offer should have either their solicitor or Land Agent submit a letter of intent to the seller's agents detailing their name and address, the price and the proposed date of entry.

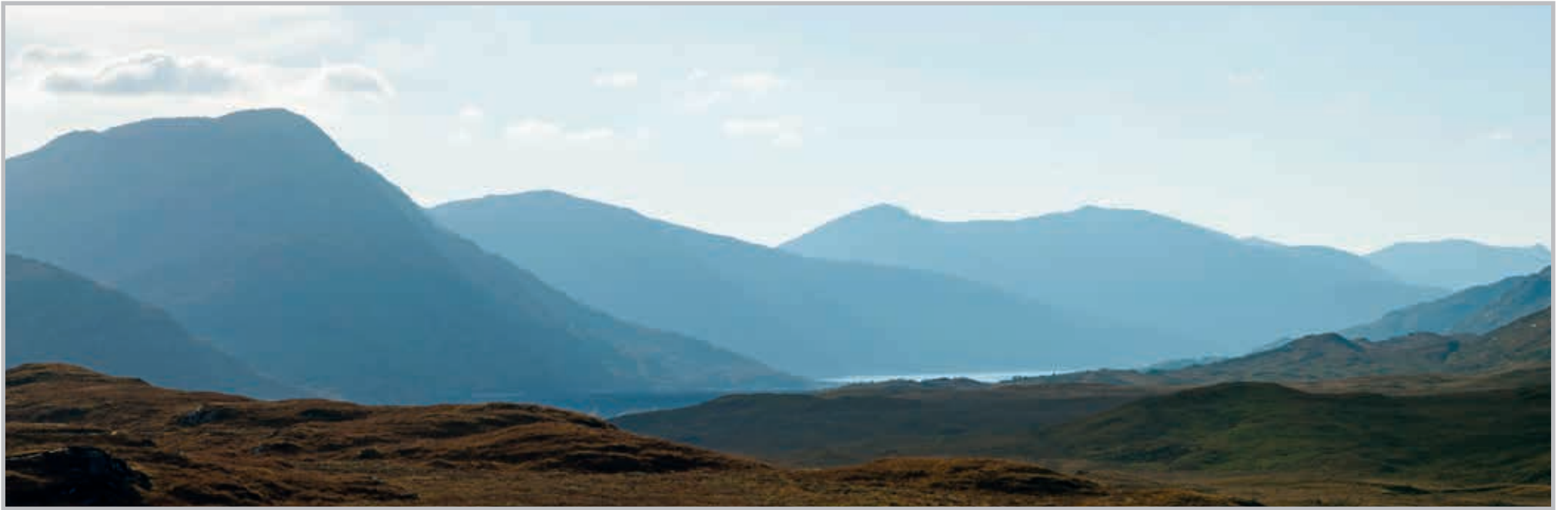
Guide Price

offers over £750,000

Local Authority

The Highland Council, Glenurqhart Road, Inverness,
IV3 5NX
t 01349 886 606







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