



Shinside Wood, Lairg, Sutherland

48.5 acres, £180,000 (freehold)



Nearest postcode: IV27 4NY **OS Map No:** 16 NC 405 241 **What3Words:** Entrance stile ///little. tripled.fish

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A productive loch-side plantation primarily composed of Sitka spruce with extensive public road frontage

Shinside Wood lies on sloping ground with a southwesterly aspect overlooking the waters of Loch Shin. It was planted along with the substantial adjacent Overscraig Plantations in 1989 and has grown well since. It is now approaching production phase and has the promise of healthy volumes of quality timber in the next 5-10 years.

The wood is dominated by Sitka spruce which is well suited to these conditions and which shows good clean form. The spruce was variously planted in mixture with nurse species (Japanese larch and lodgepole pine) which have both done a good job of sheltering and maintaining the quality of the more valuable spruce crop.

The perimeter fence is in surprisingly good condition but over the years small breaches have allowed both red and sika deer to enter the plantation. While this is of no consequence to the mature trees it could provide some entertaining and challenging woodland stalking.

A number of small streams run through the wood and there are occasional groups of broadleaves (principally birch) on some of the stream-sides and within broader rides.

The wonderfully wild location also holds the promise of off-grid recreation including the possibility of a woodland hut (subject to the necessary consents), while the surrounding lochs and rivers offer plenty of scope for the angler subject to obtaining the necessary permits.

An approximate summary of crop areas is below:

Species	Area (acres)
Sitka spruce/lodgepole pine mix	25.6
Sitka spruce/Japanese larch mix	13.3
Open ground	11.92
Total	50.82

Our Forester's Thoughts

Alastair says...

"The wood has significant volumes of timber – the stems appear stable so I would look to optimise tax-free timber income as and when timber markets look healthy. The adjacent public road is recognised as being key for transporting timber to market, but consultation is required with the local authority to agree volumes and timings.

I would also explore the possibility of a woodland hut, perhaps through the Thousand Huts initiative."

(<https://thousandhuts.reforestingscotland.org/docs/hut-developments/>).

Please remember some management operations require approval and/or a licence.

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Directions

- Lairg is a small village situated at the southeast end of Loch Shin.
- From Lairg head northwest out of the village on the A836.
- After 2.2 miles turn left onto the A838 signed for Scourie and Kinlochbervie.
- Follow this road along the loch for 16 miles to arrive at Shinside Wood on your left. A Woods4Sale sign is located halfway along the wood.
- The wood is ring fenced. The best pedestrian access is via a stile near the north corner of the wood as indicated on the plan.

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.



Rights of Way

- *The wood benefits from direct road frontage along its northeast edge.*
- *There is a pedestrian right of access reserved to a previous owner over the route **CD** as indicated on the plan.*
- *In line with Scottish legislation the public are entitled to access the woodland subject to the Scottish Outdoor Access Code..*

Boundaries

- The northeast boundary is the roadside verge (not the deer fence which is set back about 10 metres from the road).
- Most of the other boundaries are the line of the perimeter deer fence.
- There are three small areas in the title lying outside the deer fence (hatched blue on the plan), totalling 0.50 acres.
- There are three untitled areas within the fence (hatched orange on the plan) totalling 2.32 acres which have been exclusively occupied by the various owners since planting in 1989.

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Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Fencing Liabilities

There is a shared obligation with the neighbour to maintain the mutual boundary fence **AB** on the plan.

There is also a shared obligation to maintain the perimeter fence of Shinside and the adjacent plantation with liability proportional to ownership. See the link on the website for more details.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

How To Buy

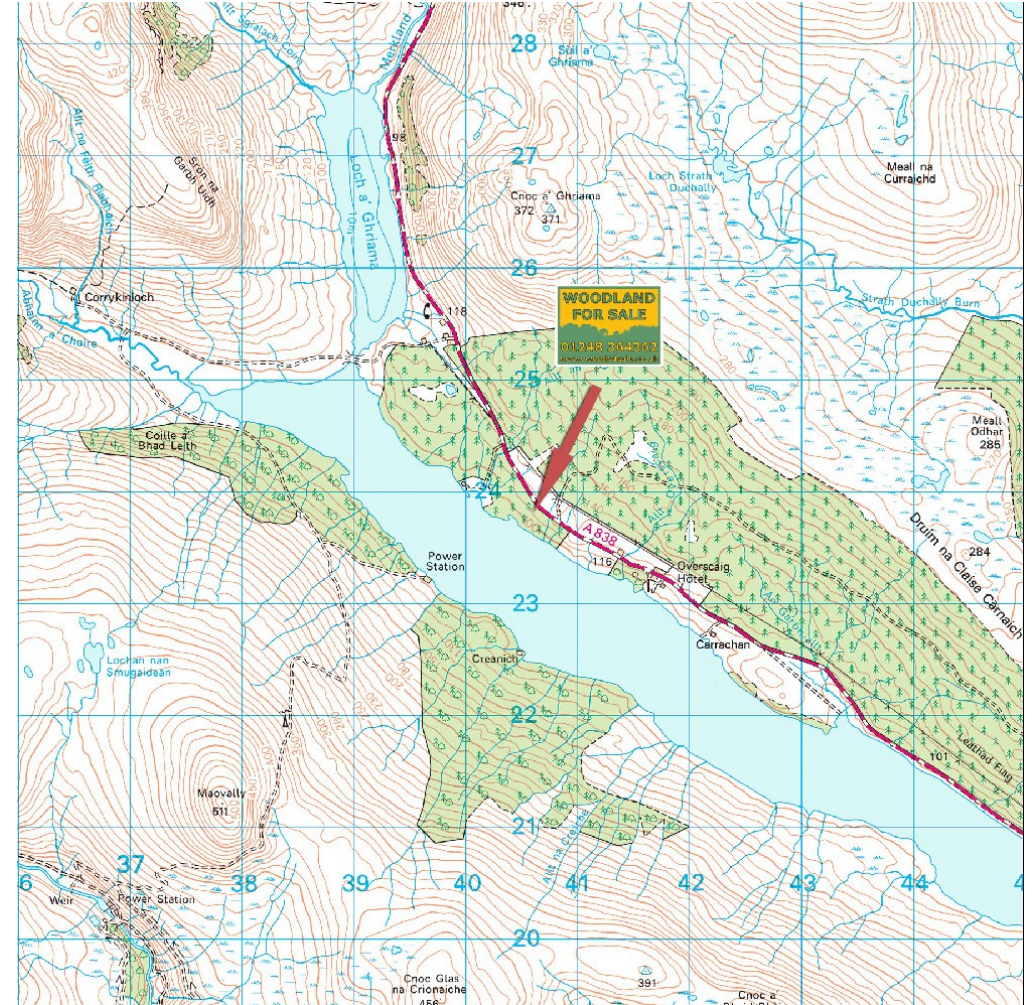
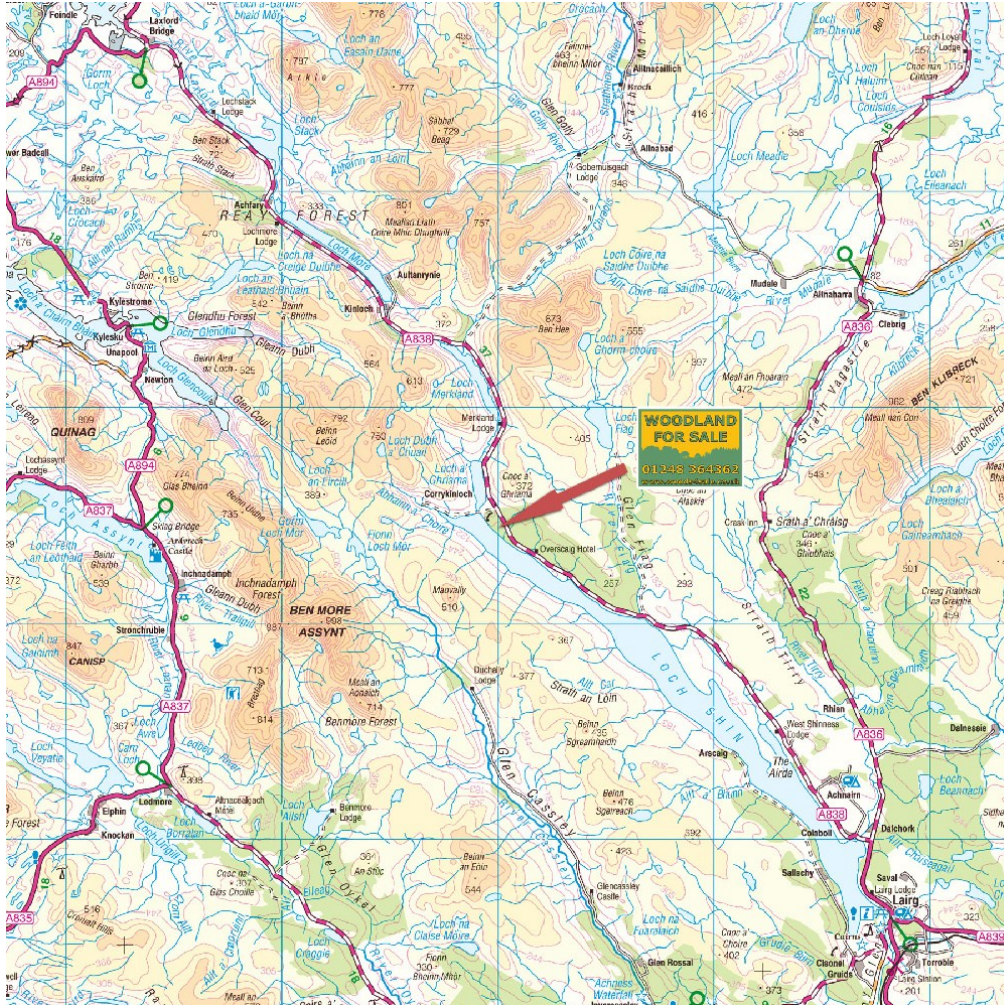
How to Buy This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



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