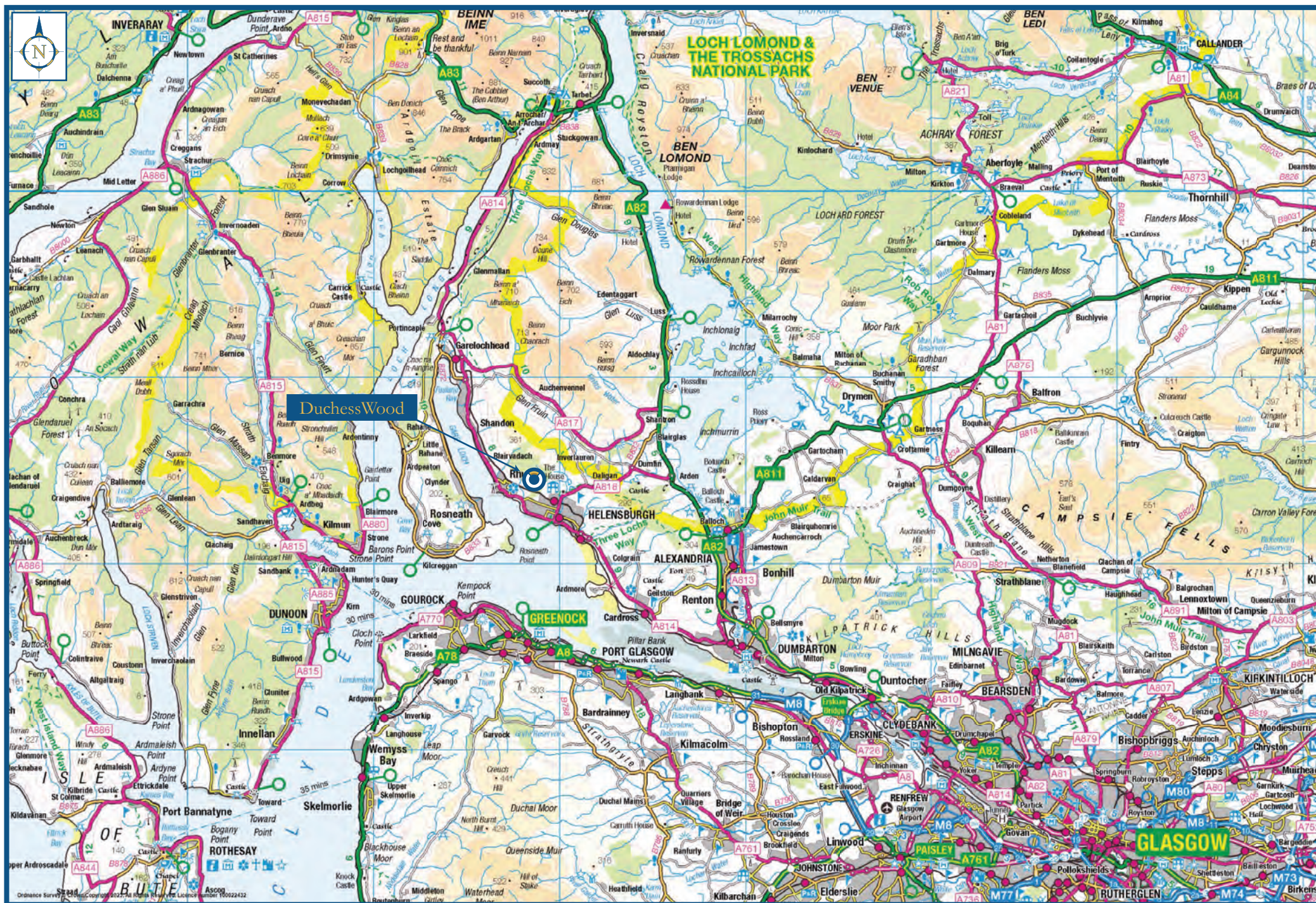


Duchess Woods

Rhu, Helensburgh, Argyll & Bute

20.51 Hectares / 50.68 Acres





Duchess Woods

20.51 Hectares / 50.68 Acres

A rare opportunity to purchase a beautiful broadleaf woodland located in the picturesque village of Rhu on the west coast of Scotland.

- Delightfully mixed and varied woodlands
- Woodland paths and trails
- Amenity and biodiverse rich
- Long term development potential

Freehold For Sale As A Whole

Offers Over £70,000

SOLE SELLING AGENTS
GOLDCREST Land & Forestry Group
18 Great Stuart Street, Edinburgh EH3 7TN
0131 3786 122
www.goldcrestlfg.com
Jock Galbraith MRICS & Emily Watson

Location

Duchess Wood is located in Rhu village, within the western fringes of Helensburgh. Rhu is a picturesque conservation village which falls within the county of Argyll and Bute. It sits on the eastern shore of Gare Loch, known for its scenic beauty and maritime heritage.

The wood is shown in the Location and Sale Plans within these particulars. Grid Reference is NO 700 896 and the nearest postcode G84 8FD. What3Words is flaunting.trap.salary

Access

Duchess Wood is accessed via the A814 on to Rhu Road Higher, then turn left onto Kathleen Park. Car parking can be found at the end of the road within the wood. The maintenance of the car park is shared on a 50:50 basis with Friends of Duchess Woods. There is easy access to Glasgow by road and rail, it takes a journey time of around 50 minutes.



Description

Duchess Wood – 20.51 Hectares/50.68 Acres

The woodland is currently managed to support nature conservation, biodiversity, and community recreation. Visitors are encouraged to explore the area and connect with the natural environment. Located within residential neighbourhoods, the woods offer a network of paths, bridges, and informative displays thoughtfully positioned to enhance visitor experience and engagement.

Duchess Wood is home to a diverse mix of broadleaf species, complemented by scattered conifers. With low deer populations, a healthy understorey has flourished across the woodland. Although this wood is not used for commercial forestry, it holds substantial value for recreation and natural resources. Selective felling and thinning for firewood may also be possible.

A car park is situated at the southern edge of the property, with numerous footpaths branching out from this area.





Wayleaves & Third-Party Rights

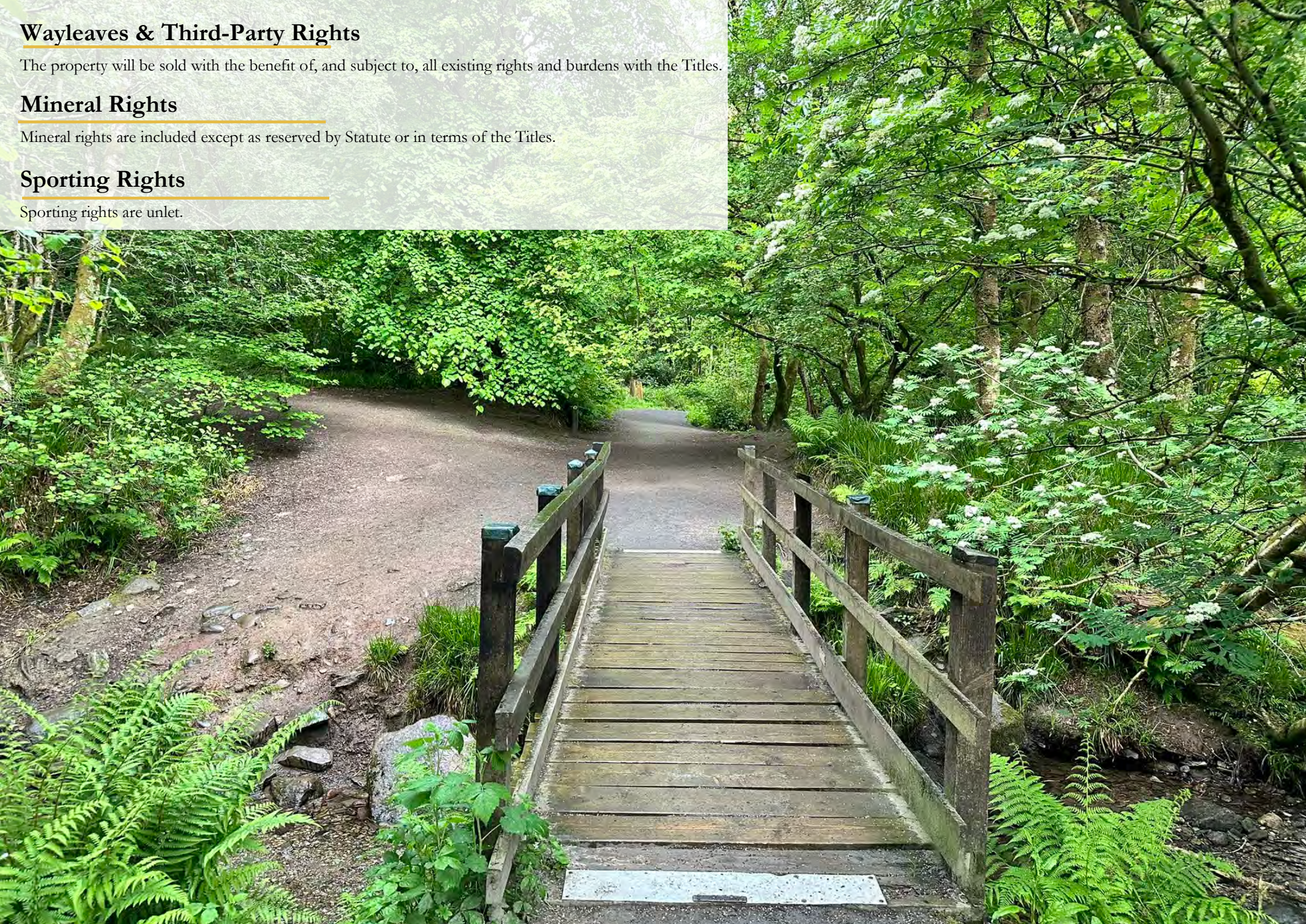
The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Mineral Rights

Mineral rights are included except as reserved by Statute or in terms of the Titles.

Sporting Rights

Sporting rights are unlet.



Community Involvement

Friends of Duchess Wood (FODW) is a registered Scottish charity with a local membership whose members carry out tasks in Duchess Wood.

Viewing

Viewing is unaccompanied and it is possible to view the property at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars. For your own personal safety please be aware of potential hazards within the forest when viewing.

Sole Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Stuart Street, Edinburgh, EH3 7TN

Tel: 0131 3786 122

Ref: Jock Galbraith MRICS, Emily Watson

Seller's Solicitors

McArthur Stanton Solicitors

22-24 Colquhoun Square,

Helensburgh G84 8AG

Tel: 01436 672 212

Ref: Jonathan Clinch

Authorities

Scottish Forestry

Perth and Argyll Conservancy

Upper Battleby

Redgorton, Perth PH1 3EN

Tel: 0300 067 6004

Argyll & Bute Council

Kilmory

Lochgilphead

PA31 8QN

Tel: 01852 500 652

Financial Guarantee/Anti Money Laundering

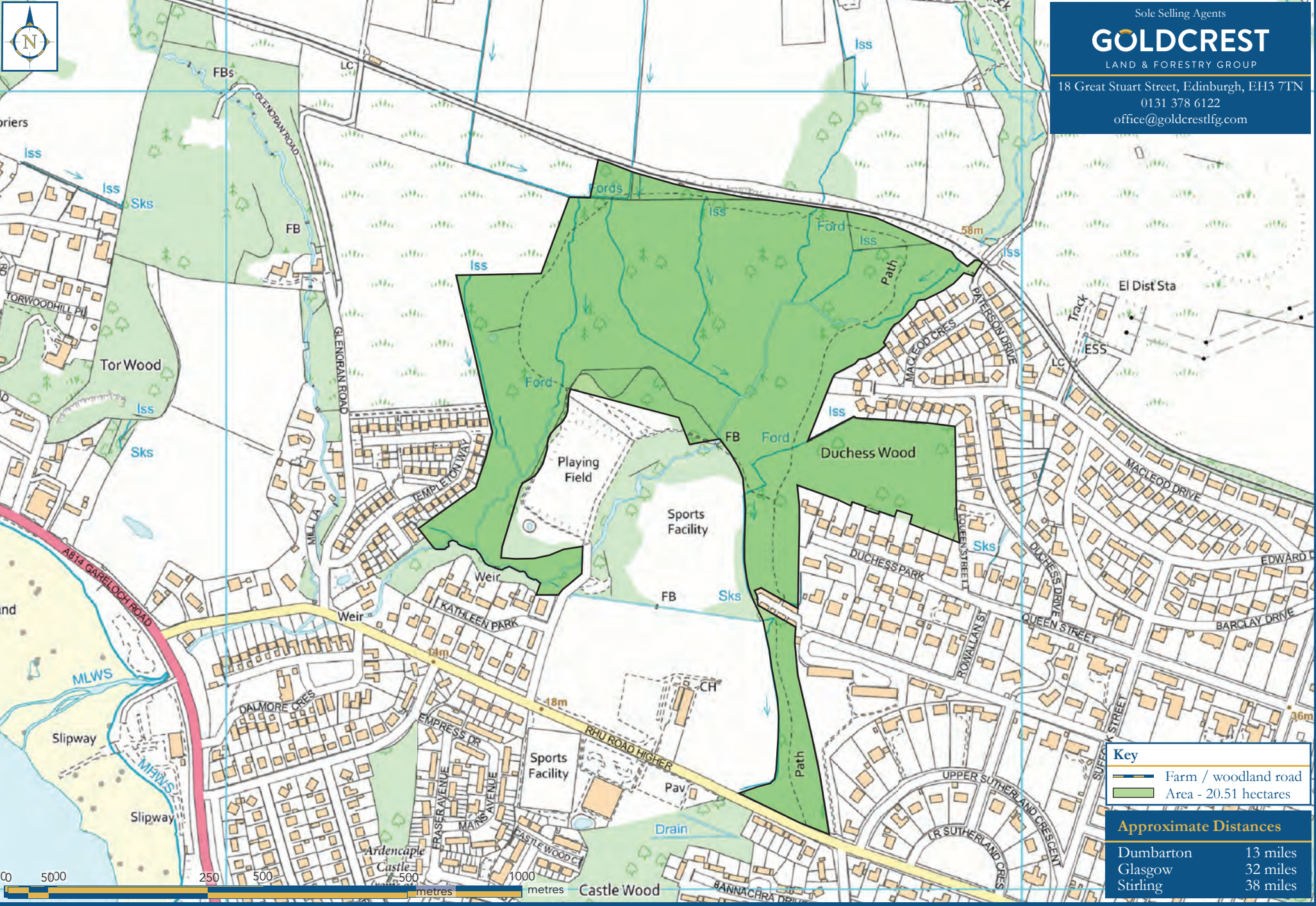
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.



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IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in June 2024) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective 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 Environment (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. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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