

# PITLIVIE WOODLANDS

CARNOUSTIE • ANGUS









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CARNOUSTIE • ANGUS • DD7 6LU

*A highly desirable mid-rotation mixed forestry block with future income potential and an established pheasant shoot*

Mixed commercial woodland extending to about 86.95 Ha, predominantly of Sitka Spruce of varying age class

6.26 Ha of mixed broadleaf providing amenity for wildlife

Two paddocks of new pasture extending to 11.75 Ha (29 acres) suitable for livestock grazing

General Purpose Shed used for machinery and equipment storage

Exciting sporting opportunities including an established pheasant shoot with 11 drives, roe deer stalking, rough shooting, duck fighting ponds and trout fishing

Excellent network of hardcore tracks used for timber management and extraction

Good access for local timber markets

**About 112.05 Hectares in Total (276.88 Acres)**

**For sale as a whole**

Carnoustie 3 miles • Dundee 12 miles • Perth 33 miles • Edinburgh 72 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.



## Situation

Pitlivie Woodland is situated about 12 miles east of Dundee and just outside the coastal town of Carnoustie which has a range of local services. The nearby A92 dual carriageway has quick access to Dundee and onto the wider motorway network (M90) going north and south. Pitlivie is only 33 miles from Perth and 72 miles from Edinburgh.

There are local timber markets in the area including at Forfar and Dunkeld as well as access to more regional markets.

## Access

The woodland is accessed directly off the main B9128 road via a series of well-maintained hardcore tracks. There is also another access point towards the eastern boundary off a minor public road.

## Description

The current owner purchased the woodland in 2003. The original Pitlivie Wood was established between 1953-1956. Since then, they have undertaken a programme of investment including vegetation removal, drainage works, continued maintenance of access tracks, restocking of wind blow with wider ride lines and replanting with more diverse species.

High yielding Sitka Spruce is the dominant species (circa 60%) extending to 64.39 Ha with varying age classes from 2-30 years old. The main planting years were 1986 (11.51 Ha), 1993 (13.79 Ha), 2002 (7.24 Ha) and 2012 (19.29 Ha). In addition there are elements of European and Hybrid Larch, Scot's Pine and interspersed with some attractive blocks of well-established mixed native broadleaves helping to create a diverse woodland portfolio.

Areas of unplanted ground have been retained to help aid the design of the woodland creating open rides, as well as creating good habitat for wildlife. Two areas classed as designed open ground extending to 11.75 Ha (29 acres) is now in grass and could be used for livestock grazing.

There will be an obligation to carry out some maintenance to the most recently replanted compartments (nos 3 & 4) extending to 1.4 Ha and 0.1 Ha respectively which will include weeding, pesticide application and beat up.

There is a thinning license in place but no programme of thinning has been required as yet.

All planting obligations have been fulfilled and therefore Pitlivie should provide a good investment for the future with little capital investment required.



## Outbuilding

There is a GP shed (6m x 12m) which is used for the storage of machinery and equipment. The electricity is supplied by a Generator.

## Sporting

One of the key features of Pitlive woodland is the sporting opportunities that it offers. The current owner has created a good pheasant shoot with 11 established drives and typically producing 50-80 bird days. The mixed woodland also attracts large numbers of woodcock over the winter period creating some additional sport.

The diverse woodland habitat also provides for some exciting Roe deer stalking with typically 12 bucks shot each year.

There are three ponds used for duck flying. One of the ponds is stocked with trout and has pontoons to fish off.







### Compartment Schedule (Ha)

Compartment No	SS	EL	SS/HL	SP	MC	MBs	PGRS	OG	Misc	Total
1	5.71					0.97	5.82	0.34	0.32	13.16
2	2.96		7.04			0.45	5.93	1.61		17.99
3	1.54		3.84			0.13		1.05		6.56
4	13.66	0.09				1.5		0.07	0.02	15.34
5	10.54	0.35			0.09	0.64				11.62
6	7.69	0.55	4.61		0.21	0.2		1.33		14.59
7	11.78			0.53		2.37		0.11		14.79
8	11.51	4.25								15.76
Misc									2.24	2.24
<b>Total</b>	<b>65.39</b>	<b>5.24</b>	<b>15.49</b>	<b>0.53</b>	<b>0.3</b>	<b>6.26</b>	<b>11.75</b>	<b>4.51</b>	<b>2.58</b>	<b>112.05</b>

A more detailed compartment schedule is available from the Selling Agent.

### Planting Year Schedule (Ha)

Species	1953	1954	1955	1962	1986	1993	1995	2002	2003	2005	2009	2011	2012	2014	-	Total
SS					11.51	13.79	3.76	7.24	2.18	4.39		0.7	19.29	1.54	0.99	65.39
EL	0.55	0.09	0.35		4.25											5.24
SS/HL										9.76	3.84		1.89			15.49
SP				0.53												0.53
MC															0.3	0.3
MB															6.26	6.26
PGRS															11.75	11.75
OG															4.51	4.51
Misc															2.58	2.58
<b>Total</b>	<b>0.55</b>	<b>0.09</b>	<b>0.35</b>	<b>0.53</b>	<b>15.76</b>	<b>13.79</b>	<b>3.76</b>	<b>7.24</b>	<b>2.18</b>	<b>14.15</b>	<b>3.84</b>	<b>0.7</b>	<b>21.18</b>	<b>1.54</b>	<b>26.39</b>	<b>112.05</b>

## Directions

From Dundee, take the A92 dual carriageway east towards Arbroath. Continue for about 10 miles and at Muirdrum, take the left turn signposted for Carnoustie/Forfar. At the T-junction turn left onto the B9128 signposted for Forfar/Muirdrum. Continue for about 2 miles and the entrance gates to Pitlivie Woods are on your right.

## Travel Arrangements

### Airports

Dundee Tel 01382 662200

Edinburgh Tel 0844 448 8833

### Railway Stations

General Information Tel 08457 484950

### Car Hire

Avis Tel 0990 900500

Europcar Tel 08457 222525

### Solicitors

Brodies Solicitors, 15 Atholl Crescent, Edinburgh EH3 8HA  
Tel: 0131 656 3748 Email: graeme.leith@brodies.com

### Local Authority

Angus House  
Orchardbank Business Park  
Orchardbank  
Forfar  
ANGUS  
DD8 1AX  
Tel: 03452 777 778

### AFRC-RPID

Forestry Commission Scotland  
Inverpark  
Dunkeld  
Perthshire  
PH8 0JR  
Tel: 0300 067 6380

## Entry

Entry is available by arrangement with the seller.

## Sporting Rights

The sporting rights over the whole property are in-hand.

## Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

## Rights of Access and Title Conditions

Pitlivie is sold subject to all third party rights of access.

## Health and Safety

Given the hazards of a forestry plantation we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

## Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

## Taxation

Currently all revenue from Timber sales is exempt from Income Tax. No Capital Gains Tax on timber is payable, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief is available after two years of ownership.

## Woodland Grants

There are no Grant Schemes for Pitlivie. There is a 20-year Woodland Management Plan.

## Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

## Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

## Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

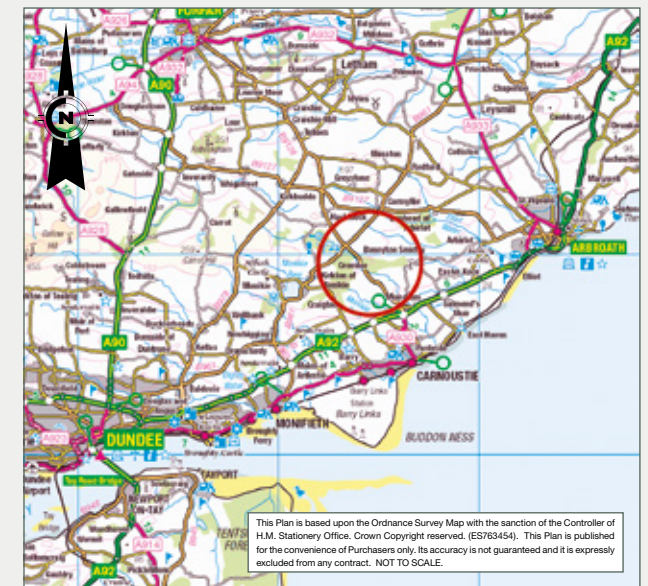
## Conditions of Sale

### 1. Title

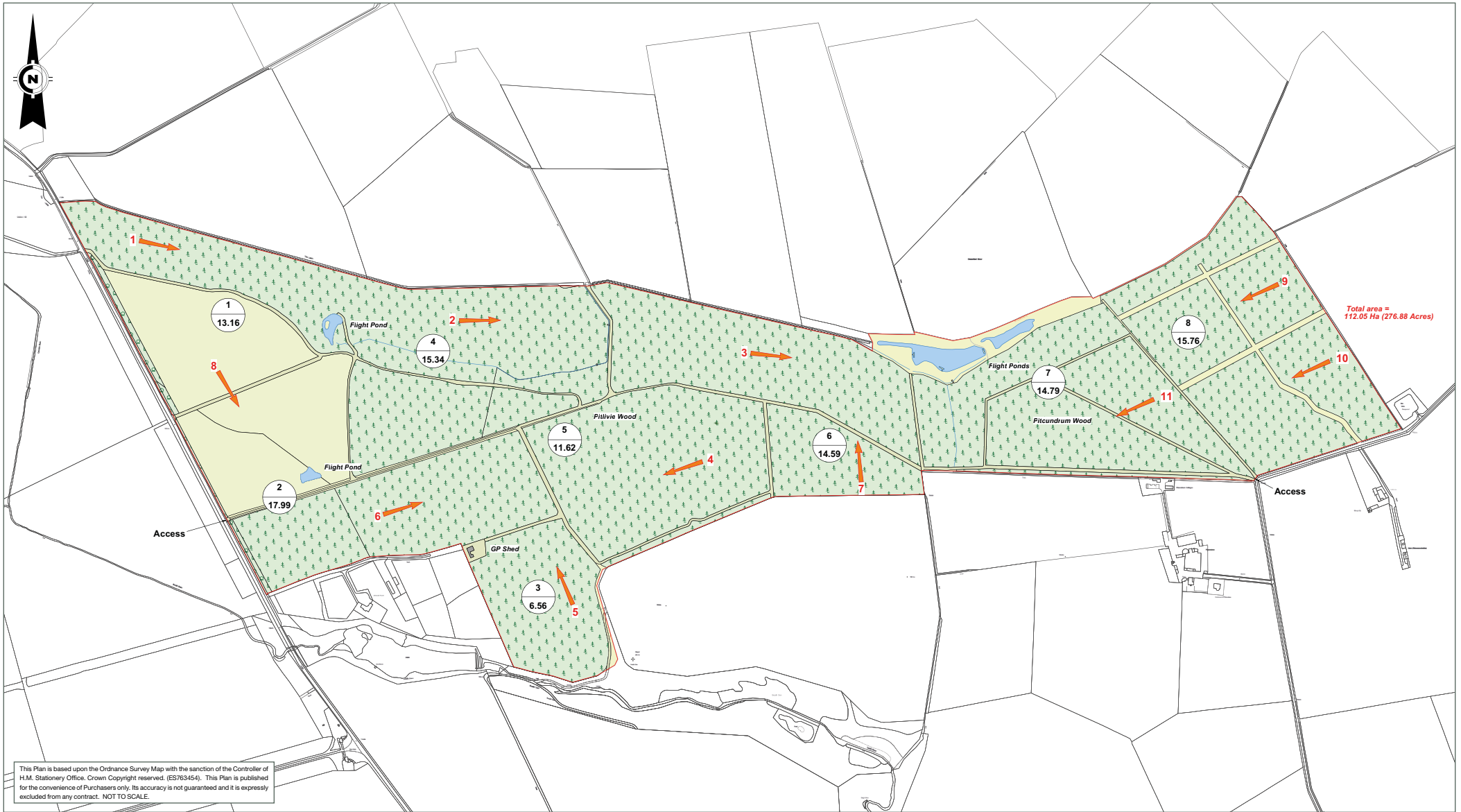
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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