

AUCH SOUTH FOREST

Near Tyndrum, Argyll

296.60 Hectares / 732.90 Acres



John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS



Tyndrum 3 miles

Crianlarich 8 miles

Fort William 43 miles

Glasgow 66 miles

(Distances are approximate)

AUCH SOUTH FOREST

296.60 Hectares / 732.90 Acres



A substantial, yet compact, commercial conifer plantation, with a significant volume of mature timber, adjacent to the A82 with excellent access to a state of the art sawmill.

FREEHOLD FOR SALE AS A WHOLE

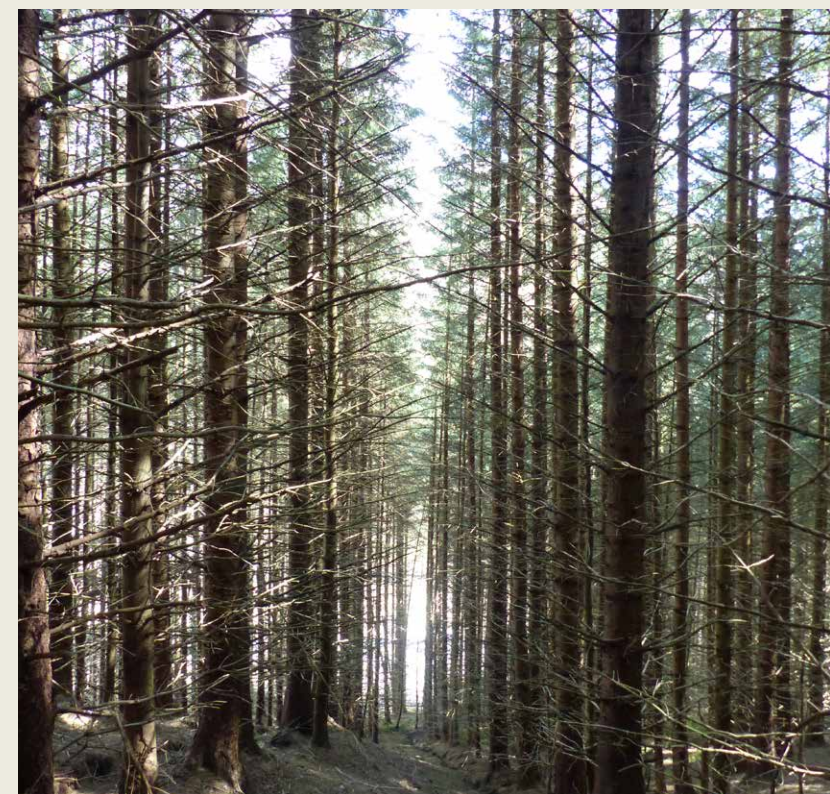
Offers Over £1,800,000

SOLE SELLING AGENTS

John Clegg & Co, 2 Rutland Square, Edinburgh EH1 2AS

Tel: 0131 229 8800 Fax: 0131 229 4827

Ref: J M Lambert MRICS & D Pelly



LOCATION

Auch South Forest is located in Argyll, 2.5 miles north of Tyndrum, adjacent to the A82 Crianlarich to Fort William road. It is situated in dramatic and attractive scenery to the north of The Loch Lomond and Trossachs National Park.

The small village of Tyndrum is a junction of transport routes; the A85 heading west to the coast and the A82 heading south to Glasgow and north to Fort William.

Fort William lies 44 miles to the north via an Approved timber transport route along the A82. Just to the west of Fort William at Corpach, lies BSW's state of the art sawmill, K2, occupying a site of 67 hectares and processing some 450,000m³ of round wood per annum.

The West Highland Railway line heads in similar directions, splitting to the south of Tyndrum. The village has a station on both lines.

The area is popular with tourists and walkers and the village provides all basic amenities.

The property is shown on the location and sale plan within these particulars and can be found on OS Sheet 1:50,000 Number 50. Access to the forest, taken at point A1 on the sale plan, is located at Grid Reference NN 320 348.

ACCESS

The forest lies adjacent to the western side of the A82 road, some 3 miles north of Tyndrum. Access into the forest is shown at point A1 on the sale plan.

From point A1, a forest road passes through part of the forest ending at a turning circle at point A2. The road was constructed in 2012/13 for the extraction of the first phase of the timber and for subsequent management of the replanted areas. The road has held up well. There is also good quality stone on site suitable for road construction and maintenance.

There is a secondary access off the A82 into the forest at point A3, which serves the northern end of the property. To-date, a short section of forest track has been created to provide access to another felling coupe.

DESCRIPTION

Auch South Forest was planted in the late 1960s and early 1970s by Forestry Commission Scotland. The principal species is Sitka spruce, comprising some 71% of the stocked area.

The summary table below shows the breakdown of the property by age class and species.

The area receives an annual rainfall of some 1,600mm, which is ideal for commercial conifers; and, the slope of the site, west to east, allows water to run off and create generally well-drained growing conditions.

Crop quality is variable. The poorer crops, some checked areas of spruce and Lodgepole pine are more than made up for by stands of dense, tall, high quality timber now ready for felling in the near future.

Some 47 Ha have been felled since 2011, with stands of Sitka spruce standing at 525 tonnes per Ha being common place. Further road construction will open up this productive property which will provide significant income in the imminent future

The spruce is supported, in landscape terms, by some 4.97 Ha of Lodgepole pine and 11.30 Ha of mixed broadleaves and will add diversity in the next crop rotation.

There is small section within the centre of the forest designated as planted ancient woodland site (PAWS). The semi natural woodland that was once here is now a commercial forest.

The property will be sold according to Title, which specifies an area of 296.60 Ha. Recent management measurement suggest the property extends to 303.35 Ha. Further information, including a compartment plan and schedule, is available from the Selling Agents upon request

SPORTING RIGHTS

The sportings are currently in-hand and will pass with the land.

Deer are controlled to ensure that young, replanted crops can fully establish. The property is deer fenced but, on occasion it is breached at times of heavy snowfall. In 2016, cull numbers averaged 6 Red stags and 6 hinds.

BOUNDARIES

Boundary stock fences and walls are maintained at mutual expense with the neighbouring proprietors. Deer fencing is the sole responsibility of the owners of Auch South Forest.

MINERAL RIGHTS

Parts of the forest and the immediate vicinity are known to have gold present and the locality is frequented by gold panners. With the exception of coal, the mineral rights are included in the sale.

WAYLEAVES & THIRD PARTY RIGHTS

There is a servitude right of access through the property allowing for the movement of livestock. This right has not been exercised in recent times. In addition, the property will be sold with the benefit of, and subject to, all existing rights and burdens within the Title.

RENEWABLE ENERGY

Locally there have been various hydro-electric scheme proposals granted planning consent and some have been commissioned. Subject to hydrological surveys, planning consent and grid connections, there may be an opportunity at Auch South Forest for a hydro-electric scheme. There will not be any development clawback clauses in relation to the sale.

Species	Planting Year								Area (Ha)
	1967	1968	1969	1970	1971	2007	2014	2016	
Sitka Spruce	17.64	99.38			40.07	7.31	15.61	31.57	211.58
Sitka / Lodgepole Pine		6.29	4.71		7.07				18.07
Japanese Larch	0.54	10.86		4.71	0.23				16.34
Lodgepole Pine		4.29			0.68				4.97
Scot's Pine		0.68					0.30		0.98
Birch/ Sitka Spruce					3.44				3.44
Mixed Broadleaf	3.45				6.51		1.34		11.30
Open Ground	29.92								29.92
Total	51.55	121.50	4.71	4.71	58.00	7.31	17.25	31.57	296.60

WOODLAND GRANTS

There are no grant schemes in place and no transfer of obligations required. For further information on current grants available please visit the FCS and Scottish Government websites:

- <http://www.forestry.gov.uk/scotland>
- <https://www.ruralpayments.org/publicsite/futures>

AUTHORITIES

Forestry Commission Scotland	Argyll & Bute Council
Perth & Argyll Conservancy	Ardfern
Upper Battleby, Redgorton	Lochgilthead
Perth PH1 3EN	Argyll PA31 8QN
Tel: 0300 067 6005	Tel: 01852 500 652

VIEWING

Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars. There is a combination lock on the gate and parties wishing to view are required to contact the Selling Agents to get the combination code. For your own personal safety please be aware of potential hazards within the woodland when viewing.

OFFERS

If you wish to make an offer on this property or would like us to inform you of a closing date for offers, it is important that you notify us **in writing** of your interest. Offers in Scottish Legal Form are to be submitted to the Selling Agents.

SOLE SELLING AGENTS

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SELLER'S SOLICITORS

Wright Johnston Mackenzie, The Capital Building,
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Tel: 0131 524 1500; Fax: 0131 524 1529.
Ref: Neil Darling.

TAXATION

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

IMPORTANT NOTICE

John Clegg & Co, its members, employees and their clients notice that:

1. These particulars (revised in **May 2017**) 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. John Clegg & Co will not be responsible to purchasers, who should rely on their own enquiries into all such matters and seek professional advice prior to purchase. **2.** Neither these particulars nor any subsequent communication by John Clegg & Co 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 John Clegg & Co 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 John Clegg & Co in good faith, but purchasers should rely on 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 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. **7.** The sellers will not be obliged to accept the highest, or indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor John Clegg & Co will be responsible for any costs incurred by interested parties.





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