LETHEM, THE HASS & BROOMBaulks FORESTS
CARTER BAR | SCOTTISH BORDERS
783.46 HECTARES / 1,935.93 ACRES

John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS
**LETHEM, THE HASS & BROOMBAULKS FORESTS**

*783.46 Hectares / 1,935.93 Acres*

Carter Bar 1 mile  Jedburgh 10 miles  Gretna Green 44 miles  Newcastle upon Tyne 47 miles  Edinburgh 57 miles

*(Distances are approximate)*

A substantial and extremely well located commercial conifer forest of wonderful quality, balanced by a strong amenity element.

- Bounded by the A68 and A6088 and ideally placed for timber markets
  - Extensive internal road network
  - Maturing high quality timber with income scheduled for the near future
    - Younger/mid rotation crops growing at strong yield classes
  - Ruined house, attractive broadleaves, ponds, deer stalking and frontage on to the Jed Water

**FREEHOLD FOR SALE AS A WHOLE OR IN 3 LOTS**

**LOT 1**  
Broombaulks Woodland  
78.20 Hectares / 193.23 Acres  
Offers Over £325,000

**LOT 2**  
The Hass  
152.22 Hectares / 376.14 Acres  
Offers Over £1,500,000

**LOT 3**  
Lethem Forest  
533.04 Hectares / 1,317.14 Acres  
Offers Over £4,000,000

**Offers Over £5,825,000 For The Whole**

**SOLE SELLING AGENTS**

John Clegg & Co  
2 Rutland Square, Edinburgh EH1 2AS  
Tel: 0131 229 8800 Fax: 0131 229 4827  
Ref: Jon Lambert MRICS
LOCATION
The forests are located at the southern end of the Scottish Borders, just to the north of the Border with England.

Carter Bar, where the A68 road crosses the border and forms a pass located at the top of Redesdale in the Cheviot Hills, provides a good viewing point in all directions.

In centuries gone by, the locality witnessed many conflicts between England and Scotland, with regular invasions, raids and general anarchy taking place in the Border lands. The result is an area steeped in history, with many sites of archaeological interest.

The forests are partly bordered on the eastern boundary by the A68 and on the southern boundary by the A6088. A more minor road dissects the forests connecting the A6088 with Hass, a small collection of houses at the northern end of the forests. The northern boundary of the property comprises the Jed Water, a tributary of the River Teviot.

The location and convenience of these ‘A’ class roads allows exceptional access to a large number of modern, competitive sawmills and processors in various parts of the country. In commercial forestry investment terms, this is an ideal location.

The property is shown on the location and sale plan within these particulars and can be found on OS Sheet 1:50,000 Number 80. The hamlet of Hass is at Grid Reference NT 685 100.

ACCESS

LOT 1 – Broombaulks Woodland
Heading south on the A68, approximately 2 miles north of Carter Bar, turn right, signposted Lethem. After 400m, a small layby, shown as A3 on the sale plan, provides access into Broombaulks Woodland; Grid Reference NT 683 096. From A3, a forest track leads up through the woodland, shown as a blue dashed line on the sale plan, and provides basic access to much of the property. A future owner may decide to upgrade the internal access at some point.

LOT 2 – The Hass
From Hass, on the west side of the A68, a forest road, signposted “Fishing”, heads off in a north-westerly direction from point A1 on the attached sale plan; Grid Reference NT 685 100. This road continues past a trout fishery comprising two lochs, before entering the forest at point A2.

The forest road continues on through the forests, looping round the lower slopes of Whitehill.

LOT 3 – Lethem Forest
Lethem Forest is divided into two by a county road running from the A6088 in a northerly direction to the hamlet of Hass. Access into the eastern section can be taken from two points, shown at A4, Grid Reference NT 681 094, and A5, Grid Reference NT 675 084 on the attached sale plan. Access into the western section is at point A6, Grid Reference NT 672 079, close to the gas pumping station, which does not form part of the sale. From these entry points, a network of forest roads provides access to the majority of the commercial crops.

There are a number of quarries/borrow-pits on the three lots, providing useful material for road maintenance and construction.

Please note that there are locked gates at all access points and the Edinburgh Office of John Clegg & Co should be contacted to arrange a viewing.

DESCRIPTION
The forests were planted, principally, in two different eras; 1987/88 and 1993/94/95. They are privately owned and, in the main, comprise timber producing, commercial conifer forests.

The commerciality is complimented by a high degree of amenity in the form of ponds, well-established broadleaves, the river along the northern boundary known as the Jed Water, two old ruined houses and areas of open ground, all combining to make the property extremely attractive and diverse.

LOT 1 – BROOMBUALKS WOODLAND
Coloured Yellow on the Sale Plan
78.20 Hectares / 193.23 Acres
A highly attractive, manageable, mixed woodland with wonderful far-reaching views.

Quietly tucked away and set back from the A68, Broombaulks comprises a charming “owner’s wood”. It benefits from wonderful diversity with commercial conifers, broadleaves and open ground.

From A3 on the sale plan, a quad bike track leads west up the slopes of Hareshaw Knowe, initially through mixed broadleaves, of an open nature, and on up through a stand of Sitka spruce, which was planted in 1995.

Beyond the spruce, there are further broadleaves comprising oak, ash, sycamore, birch and alder. The track comes to a T-junction, the right-hand turning north, where the commercial spruce continues. The spruce is on sloping, free draining ground and is producing a solid crop of high yielding timber, which is likely to mature in a further 10 years plus.

The left-hand turn off the track heads out through a most attractive area of deciduous trees before reaching the summit of Broombaulks at some 300m on the top of an escarpment known as Shawcraigs. Here, there are some 18 hectares / 44 acres of open ground, with far-reaching views in all directions. Close to the end of the track is a useful quarry for road maintenance and construction.

The Shaw Burn cuts through Broombaulks in the south-west corner. This burn, shelter of the conifers and diversity of the broadleaves, provide a wonderfully mixed habitat for Roe deer and other mammals and birds.

Please note that recent management measurements suggest that Broombaulks extends to 78.20 hectares/193.23 acres. The titles indicated 78.50 hectares/193.97 acres. The property will be sold as per the titles.

<table>
<thead>
<tr>
<th>Species</th>
<th>Planting Year</th>
<th>1994</th>
<th>1995</th>
<th>Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sitka Spruce</td>
<td>n/a</td>
<td>19.55</td>
<td>19.55</td>
<td></td>
</tr>
<tr>
<td>Scots Pine</td>
<td>0.21</td>
<td>3.22</td>
<td>3.43</td>
<td></td>
</tr>
<tr>
<td>Mixed Conifer</td>
<td></td>
<td>1.43</td>
<td>1.43</td>
<td></td>
</tr>
<tr>
<td>Mixed Broadleaves</td>
<td></td>
<td>31.26</td>
<td>31.26</td>
<td></td>
</tr>
<tr>
<td>Open Ground</td>
<td>22.53</td>
<td></td>
<td></td>
<td>22.53</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>22.53</strong></td>
<td><strong>0.21</strong></td>
<td><strong>55.46</strong></td>
<td><strong>78.20</strong></td>
</tr>
</tbody>
</table>

A full compartment schedule and plan is available from the Edinburgh Office of John Clegg & Co.
There are stands of well-established broadleaves, mostly along the northern boundary adjoining the Jed Water and some further smaller areas along the southern boundary, but The Hass is dominated by Sitka spruce, accounting for 86.5% of the planted area and 92% of the conifer area.

The spruce is growing at a high yield class and significant volumes of timber are approaching the felling stage. No Long Term Forest Plan or Felling Licence is in place and it is envisaged that this will be addressed by a new owner following acquisition.

There are some 20 brashed racks within The Hass, allowing easy access into the crop for inspection and assessment. A map of these racks is available from the Edinburgh Office of John Clegg & Co.

The 10.14 hectares/25.06 acres of mixed conifers are a mixture of Sitka spruce and Japanese larch, with the spruce generally dominating throughout.

At the north end of compartment 5, adjoining the southern side of the forest road, are the remains of a ruined stone house. Roofless, uninhabitable and poorly located, it may, however, give support to a planning application for some form of forester's bothy or temporary chalet accommodation on a more appropriate site within the forest, perhaps overlooking the Jed Water. All planning enquiries should be directed to Scottish Borders Council.

LOT 2 – THE HASS
Coloured Purple on the Sale Plan
152.22 Hectares / 376.14 Acres
A maturing spruce plantation with large volumes of high quality timber.

The Hass is located at the northern end of the three lots. It comprises a straightforward, compact, commercial conifer plantation, planted in 1987.

The northerly boundary comprises the Jed Water, an attractive tributary of the River Teviot. A burn borders the western and southern boundaries, with its pretty “Hilly Linn” waterfall. Broombaulks (Lot 1) forms the eastern boundary.

The forest surrounds Whitehill, the highest point of which is 262m above sea level. At the top of the hill, there is an area of open ground extending to some 2 hectares/5 acres, with the remains of an ancient fort.

The forest road circumnavigates the majority of Whitehill, ending in a turning circle. There are borrow-pits within the forest, providing stone material for future road maintenance.

The following table summarizes the planted areas by species:

<table>
<thead>
<tr>
<th>Species</th>
<th>N/A</th>
<th>1987</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sitka Spruce</td>
<td></td>
<td>116.44</td>
</tr>
<tr>
<td>Mixed Conifer</td>
<td></td>
<td>10.14</td>
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<td>Mixed Broadleaves</td>
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<td>7.97</td>
</tr>
<tr>
<td>Other land</td>
<td></td>
<td>0.32</td>
</tr>
<tr>
<td>Open Ground</td>
<td></td>
<td>17.35</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>17.67</td>
</tr>
</tbody>
</table>

A full compartment schedule and plan is available from the Edinburgh Office of John Clegg & Co.
LOT 3 – LETHEM FOREST
Coloured Green on the Sale Plan
533.04 Hectares / 1,317.14 Acres
An exceptionally well-located, extensive and high quality commercial conifer plantation.

Lethem was planted in two phases; the first during 1987/88, extending to 129 hectares/319 acres; the second during 1993/94 extending to 318 hectares/786 acres.

The forest is split into two sections – west and east – by the county road, with various access points into the property as stated above. Some further roading may be required, but the vast majority of the property is extremely well serviced by a network of forest roads, which are generally maintained to a high standard. There is a large quarry in the western section in compartment 37d. A considerable tonnage of road material has been extracted from this site and further material is available for future maintenance/construction.

Similar to the other Lots, the principal species is Sitka spruce, which comprises nearly 63% of the planted area. The schedule states there are 100 hectares of open ground.

Subject to some small areas of check at the south-west end of the property, the crops have established and grown well. There are some 21 inspection racks in the western section and 19 in the eastern section. A plan of the racks is available upon request from the Selling Agents.

Random sampling of the spruce crops suggests that some stands are showing yield classes up to the early 20s and harvesting will produce substantial volumes of timber in the next few years.

The mixed conifers tend to be a combination of Sitka spruce and Japanese larch and, almost without exception, the Japanese larch is the minority species, being dominated by the spruce.

<table>
<thead>
<tr>
<th>Species</th>
<th>1987</th>
<th>1988</th>
<th>1993</th>
<th>1994</th>
<th>Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sitka Spruce</td>
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<td>198.29</td>
<td>10.48</td>
<td>281.14</td>
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<tr>
<td>Japanese Larch</td>
<td>0.53</td>
<td>0.43</td>
<td></td>
<td></td>
<td>0.96</td>
</tr>
<tr>
<td>Mixed Conifer</td>
<td>1.05</td>
<td>2.24</td>
<td>82.69</td>
<td>7.64</td>
<td>93.62</td>
</tr>
<tr>
<td>Scots Pine</td>
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<tr>
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<td>0.21</td>
</tr>
<tr>
<td>Mixed Broadleaf</td>
<td>4.61</td>
<td>47.90</td>
<td>7.37</td>
<td></td>
<td>59.88</td>
</tr>
<tr>
<td>Other Land</td>
<td>5.59</td>
<td></td>
<td></td>
<td></td>
<td>5.59</td>
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<tr>
<td>Open Ground</td>
<td>100.24</td>
<td></td>
<td></td>
<td></td>
<td>100.24</td>
</tr>
<tr>
<td>Total</td>
<td>105.83</td>
<td>78.56</td>
<td>50.57</td>
<td>299.96</td>
<td>553.04</td>
</tr>
</tbody>
</table>
Located at Grid Reference 656 096 is a ruined property, known as Northbank Cottage, which sits in a slightly elevated but sheltered position. The surrounding area comprises a mix of open ground, broadleaves and pine. Although remote and with no current services, redevelopment, subject to planning, could create a most private and secluded cottage/bothy.

A full compartment schedule and plan is available from the Edinburgh Office of John Clegg & Co.

**SPORTING RIGHTS**

As mentioned earlier in this brochure, the diversity of habitat within the forests produces wonderful shelter for Roe deer. The stalking is currently let until 31 March, 2018 for a rent of £6,000 per annum.

The summary chart below shows numbers of Roe deer shot for the last 9 years.

<table>
<thead>
<tr>
<th>Year</th>
<th>Bucks</th>
<th>Does</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007/08</td>
<td>16</td>
<td>17</td>
<td>33</td>
</tr>
<tr>
<td>2008/09</td>
<td>10</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>2009/10</td>
<td>16</td>
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<td>43</td>
</tr>
<tr>
<td>2010/11</td>
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<td>28</td>
<td>43</td>
</tr>
<tr>
<td>2011/12</td>
<td>15</td>
<td>25</td>
<td>40</td>
</tr>
<tr>
<td>2012/13</td>
<td>17</td>
<td>39</td>
<td>56</td>
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<tr>
<td>2013/14</td>
<td>18</td>
<td>33</td>
<td>51</td>
</tr>
<tr>
<td>2014/15</td>
<td>26</td>
<td>25</td>
<td>51</td>
</tr>
<tr>
<td>2015/16</td>
<td>22</td>
<td>33</td>
<td>55</td>
</tr>
</tbody>
</table>

**BOUNDARIES**

Where the property adjoins the Jed Water, the boundary is the medium filum of the river. Otherwise, the boundaries and any fencing or maintenance obligations thereof are as per the titles.

**MINERAL RIGHTS**

Mineral rights are included except as reserved by Statute or in terms of the Title.
DESIGNATIONS
There are six Scheduled Monuments within the property.
The Jed Water, which acts as the northern boundary to The Hass, is a Special Area of Conservation.

WAYLEAVES & THIRD PARTY RIGHTS
The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

There is a gas pipeline that runs through both sections of Lot 3, Lethem.

There is a wooden pole electricity distribution line which crosses Lot 3 to Lethem House. A spur line crosses Lot 3 to Huntford House.

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](http://www.forestry.gov.uk/scotland)
- [https://www.ruralpayments.org/publicsite/futures](https://www.ruralpayments.org/publicsite/futures)

WOODLAND MANAGERS
For a number of years, Lethem, Hass and Broombaulks have been managed by Scottish Woodlands Ltd, Plainfield, Newton St Boswells, Melrose TD6 0RY. Tel: 01835 823 353.

Ref: Neil Aitchison.

AUTHORITIES
Forestry Commission Scotland  Scottish Borders Council
Dumfries and Borders District  Council Headquarters
Ae Village  Newtown St Boswells
Parkgate  Melrose TD6 0SA
Dumfries DG1 1QB
Tel: 0300 067 6900  Tel: 01835 824 000
VIEWING
It is essential that the Selling Agents are contacted in advance of your visit to arrange a viewing. There are locked gates and access needs to be arranged. For your own personal safety please be aware of potential hazards within the forests 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
John Clegg & Co,
2 Rutland Square,
Edinburgh EH1 2AS;
Tel: 0131 229 8800;
Fax: 0131 229 4827.
Ref: Jon Lambert.

SELLER’S SOLICITORS
Turcan Connell,
Princes Exchange,
1 Earl Grey Street,
Edinburgh EH3 9EE.
Tel: 0131 228 811;
Fax: 0131 228 8118.
Ref: Grierson Dunlop.

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

1. These particulars (prepared in June 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.