ARCHBANK FOREST
Nr Moffat, Dumfries & Galloway
104.80 Hectares / 258.96 Acres
A well-located productive forest, with a significant volume of timber nearing maturity, close to timber markets. In a highly accessible and stunning location. Sporting rights included.

FREEHOLD FOR SALE AS A WHOLE

OFFERS OVER £975,000

SOLE SELLING AGENTS
John Clegg & Co, 2 Rutland Square, Edinburgh EH1 2AS
Tel: 0131 229 8800 Fax: 0131 229 4827
Ref: Patrick Porteous
LOCATIONS
Archbank is located just north of the historic spa town of Moffat in Dumfries and Galloway, south Scotland. The region is well-suited to forestry, with several sawmills and timber processors in the area creating strong demand for timber.

This fascinating part of the country is steeped in both beauty and history. The infamous Devil’s Beef Tub lies just to the north of the forest and several abandoned settlements scatter the surrounding hills. This dramatic landscape and striking topography provides an attractive backdrop to the forest.

The property is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 78, Grid Reference NT 084 078. 

ACCESS
Moffat is located just to the east of the M74. Exit at junction 15 and follow the A701 to Moffat. Upon entering the centre of the town, take the A708, signposted Selkirk, for a short distance and then take Well Road north. Continue in a northerly direction to Archbank Farm. The forest access is shown at point A1 on the sale plan.

From point A1, turn left and continue in a northerly direction along the farm access road to the entrance of Archbank Forest, located at point A2 on the sale plan. This access is granted by way of a Servitude for all purposes, including the right to upgrade and realign if necessary. Maintenance is according to user.

The forest road continues up into the forest to a turning area and then reverts to a forest track as far as point A3, which is suitable for four-wheel drive vehicles. An ample supply of stone is available within the forest for further road construction, surfacing and future maintenance.

The public road from Moffat to point A1 is a Consultation Route for timber transport with Dumfries & Galloway Council. Consultation is, therefore, required prior to timber haulage taking place along Well Road.

DESCRIPTION
The Forest was established in two stages, with the first planting of commercial conifer taking place in 1973 adjacent to a traditional field roundel, dating back to the early 1900s. At that time the surrounding land provided grazing for the farm. Between 1986 and 1987 the land was planted with predominantly high-yielding Sitka spruce, leaving a mosaic of unplanted areas as part of the design.

The timber crop is now close to harvestable age and, with a good volume of high quality sawlogs anticipated within the next few years, the property will provide a significant return from timber sales given its proximity to well-established timber processors.

Overall, the forest is well-designed. The presence of features such as an old roundel and a stream running down through the forest, create a highly attractive and diverse property. Furthermore, the rides and open spaces create stunning views across the surrounding countryside, including the Devil’s Beef Tub and down to Moffat.

**SPORTING RIGHTS**

The sporting rights are included with the freehold. The attractive design of the forest and layout of open glades and rides throughout creates challenging Roe deer stalking opportunities, as well as rough shooting for game species.

A couple of small ponds could also provide some duck feeding. The sporting rights are currently let until 31 March, 2018; and, the sporting tenants have a caravan parked in the forest for shelter. The rent is £1,807.10 plus VAT.

<table>
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<td>350</td>
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</table>

Further information, including compartment data and maps, is available from the Selling Agent upon request.

**MINERAL RIGHTS**

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

**WAYLEAVES & THIRD PARTY RIGHTS**

Access across the route A1-A2 is shared with the proprietor of Archbank Farm. Maintenance is according to user. The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Title.

Further information, including compartment data and maps, is available from the Selling Agent upon request.

**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:

- [https://www.ruralpayments.org/publicsite/futures](https://www.ruralpayments.org/publicsite/futures)
- [https://www.forestry.gov.uk/scotland](https://www.forestry.gov.uk/scotland)
AUTHORITIES
Forestry Commission Scotland
South Scotland Conservancy
Weavers Court
Forest Mill
Selkirk TD7 5NY
Tel: 0300 067 6007
Dumfries & Galloway Council
Council HQ
English Street
Dumfries
DG1 2DD
Tel: 03033 333 000

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. Please contact the Selling Agents in advance of your visit to arrange a viewing and to obtain the access gate padlock code. For your own personal safety please be aware of potential hazards within the forest 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 Agent. In addition, any offer presented must be accompanied with certified proof of identity of the offeror and his/her residential address, before acceptance of the offer can be confirmed. Further information can be obtained from the Selling Agent or from HMRC at:

- https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities

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SELLER’S SOLICITORS
Burness Paull LLP, 50 Lothian Road, Festival Square, Edinburgh EH3 9WJ; Tel: 0131 473 6320; Fax: 0131 473 6006.
Ref: Colin Brown.

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 give notice that:
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.