

DORRACHAN
SCOTSBURN, BY INVERGORDON


BIDWELLS



122.93 hectares (303.76 acres)

(Area According to Title)

- Invergordon 4 miles
 - Tain 7 miles
 - Inverness 26 miles
- (all distances approximate)

**Commercial conifer woodland
with sporting rights**

Excellent access to timber markets

Freehold for sale as a Whole or in Two Lots

Lot 1 Offers over £295,000

Lot 2 Offers over £55,000

Offers over £350,000 for the whole



**DORRACHAN
SCOTSBURN,
BY INVERGORDON**

Lot 1 - Area by Planting Year

Species	1950	1961	1966		Area Total
Scots pine (Japanese larch)		33.64			33.64
Lodgepole pine (Scots pine)			27.00		27.00
Lodgepole pine		8.54			8.54
Mixed broadleaves		0.42			0.42
Scots pine	0.84				0.84
Sitka spruce (Lodgepole pine)		0.39			0.39
Mixed conifers		0.59			0.59
Birch		0.21			0.21
Open ground				8.45	8.45
Felled				20.05	20.05
TOTAL IN HECTARES	0.84	43.79	27.00	28.50	100.13

Location and Directions

Dorrachan is located between Invergordon and Scotsburn, in an area with a long history of productive forestry. From Inverness take the A9 north for approximately 23 miles to the northern entrance to Invergordon. Turn left at this junction, signposted to Scotsburn, and continue along this road for approximately two miles, bearing right at the 'T' junction. After a further mile turn right onto the unclassified road towards Tullich. The entrance to Lot 1 can be found after approximately 400 yards on the right. Lot 2 lies on the other side of the public road from Lot 1. The grid reference of the approximate centre of Lot 1 is NH 705 744, which can be found on OS Landranger sheet 21.

Access

There is approximately 90m of forest road and a turning area in Lot 1. This leads onto an internal access track running parallel to the southern boundary and providing forwarder access to all parts of the woodland. There is also a servitude right of access to the property across a track to the south-eastern boundary (in brown on the Sale Plan).

The forest road access to Lot 2 extends to approximately

75m, which provides access for timber lorries and a turning area.

The unclassified public roads adjacent to each lot are identified as 'Consultation Routes' on the Timber Transport Forum's Agreed Routes Map.

Description

Lot 1

Lot 1 was mostly established in 1961 and 1966 with crops of Scots pine and Japanese larch in mixture (33.64ha); stands of pure Lodgepole pine (8.54ha), and Lodgepole pine in mixture with Scots pine (27.00ha).

The Scots pine and Japanese larch stands have been thinned to favour retention of Scots pine, and now comprise a maturing crop of Scots pine of good form with a lesser element of larch throughout the crop. The majority of the Lodgepole pine remains unthinned.

Intimate areas of open ground extending to 8.45ha or thereby extend throughout the property. Bare land extends to 20.05ha, being fellings associated with the overhead

Lot 2 - Area by Planting Year

Species	1962	Area Total
Scots pine (Japanese larch)	9.58	9.58
Japanese larch (Scots pine)	0.59	0.59
Sitka spruce	0.41	0.41
Lodgepole pine	0.25	0.25
Open ground	1.16	1.16
Felled	7.63	7.63
TOTAL IN HECTARES	19.62	19.62

Please note that due to digital mapping there are differences between the compartment schedule area and Title Plan. The property will be sold as per the Title area. For detailed information please contact Bidwells for a stock map and full crop data.

powerline running parallel to the northern boundary, and other clear felled areas. Of this, discrete areas (in yellow on the Sale Plan), totalling 3.37ha or thereby, constitute felled over land which requires to be restocked with mixed conifers, broadleaves, and an element of open ground.



Lot 2

Lot 2 was established in 1962. The largely mature crops are now predominantly Scots pine and Japanese larch in mixture (9.58ha), with the Scots pine being favoured to form the final crop during previous thinnings. Bare land extends to 7.63ha, being fellings associated with the overhead powerline running parallel to the northern boundary, and a felling coupe to the southern boundary. Of this, the southern coupe, at 1.13ha or thereby, constitutes felled over land which requires to be restocked with mixed broadleaves and open ground (in yellow on the Sale Plan).

Please note, all signage will be removed and does not form part of the sale.

Management

The woodland presently forms part of a wider Land Management Plan. The purchasers(s) will be obliged to restock felled areas and are required to sign up to a Standard Agreement. Restocking must be with plants of the species and density specified in the Land Management Plan or (in the event that the Land Management Plan does not contain a detailed specification as to plant species and/or density) be to a minimum of 2,500 trees per hectare planted (in the case of conifers) and 1,100 trees per hectare planted (in the case of broadleaves) – and that with a view to such planting density being achieved within five years from the completion of Restocking operations.

Copies of the Standard Agreement and Forest Design Plan are available on request.

There are no current grant schemes in place over the property.

Information on the Scottish Rural Development Programme 2014-2020 and grant scheme availability can be accessed through the following websites:

www.forestry.gov.uk/scotland and www.scotland.gov.uk/Topics/Rural/SRDP

Sporting

Sporting rights are included in the sale. Roe deer are present on the property.

Minerals

Mineral rights are included insofar as belonging to the Seller except as provided by Statute.

Boundaries

Where the property is stock fenced it is to be maintained in that condition on a mutual basis with the neighbouring properties.

Third Party Rights and Burdens

The property will be sold subject to and with the benefits of all servitude rights, burdens, reservations and any other third party rights howsoever constituted, however the following matters are of particular note:

- In Lot 1, there is a servitude right of access in favour of a third party across the southeast of the property, identified in blue on the Sale Plan.
- An overhead electricity transmission powerline wayleave crosses both Lot 1 and Lot 2.
- A water pipeline crosses the southern edge of Lot 1.

The Title Deeds and Utilities Plans are available for inspection via the Selling Agents.

Viewing and Closing Date

Viewing is strictly by appointment with the Selling Agents. It is anticipated that a closing date for offers will be set in due course but the owner reserves the right to sell without setting a formal closing date. The owner will not be bound to accept the highest or indeed any offer.

Potential purchasers are advised to formally register their interest, in order that they may be informed if a closing date for offers is set.

Purchasers should have their solicitor submit a Letter of Intent for the whole, detailing the price, date of entry and any conditions which they require to attach to their offer. The

solicitors acting on behalf of the vendor will then issue an offer to sell to the successful bidder.

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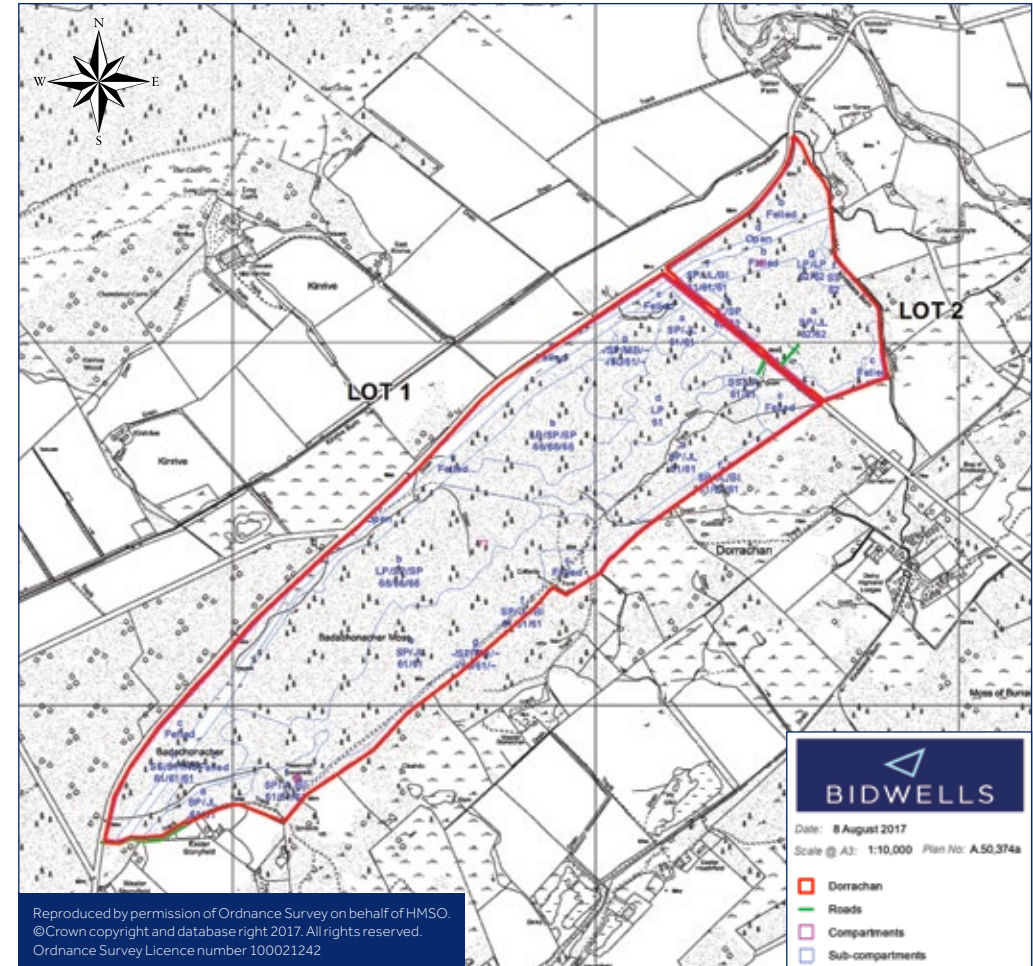
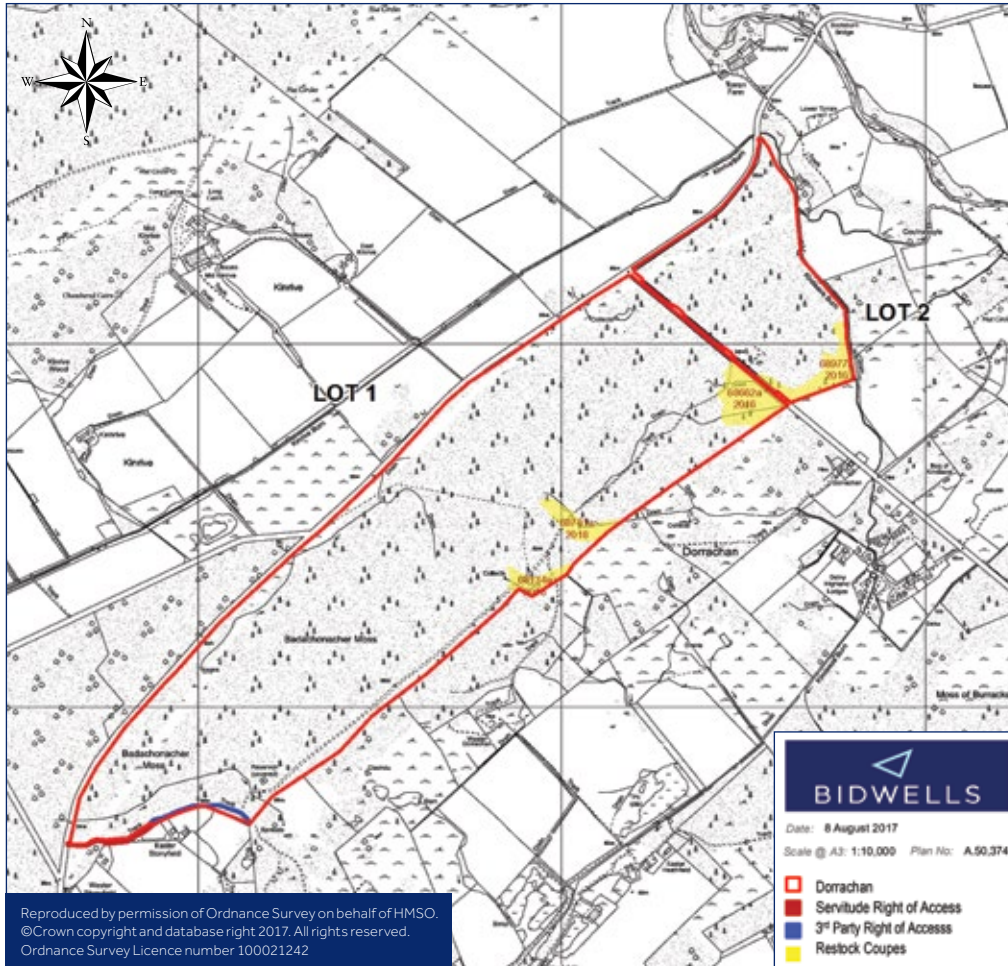




Agents Note

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey. Given the potential hazards of a working forest we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property. If communications, condition of the property, situation or other such factors are of particular importance to you, please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. Any photographs displayed in these particulars depict only part of the property and it should not be assumed that the property remains as displayed in the photographs. No assumptions should be made regarding other parts of the property that have not been photographed. The property being open to inspection, the purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any boundary or part of the property. These particulars do not constitute an offer or contract of part thereof. Bidwells LLP do not make or give either in these particulars or during negotiations or otherwise, any warranty or representation whatever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any omission or miss-statement in these particulars. Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection. Particulars prepared August 2017. Photographs taken July 2017.





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