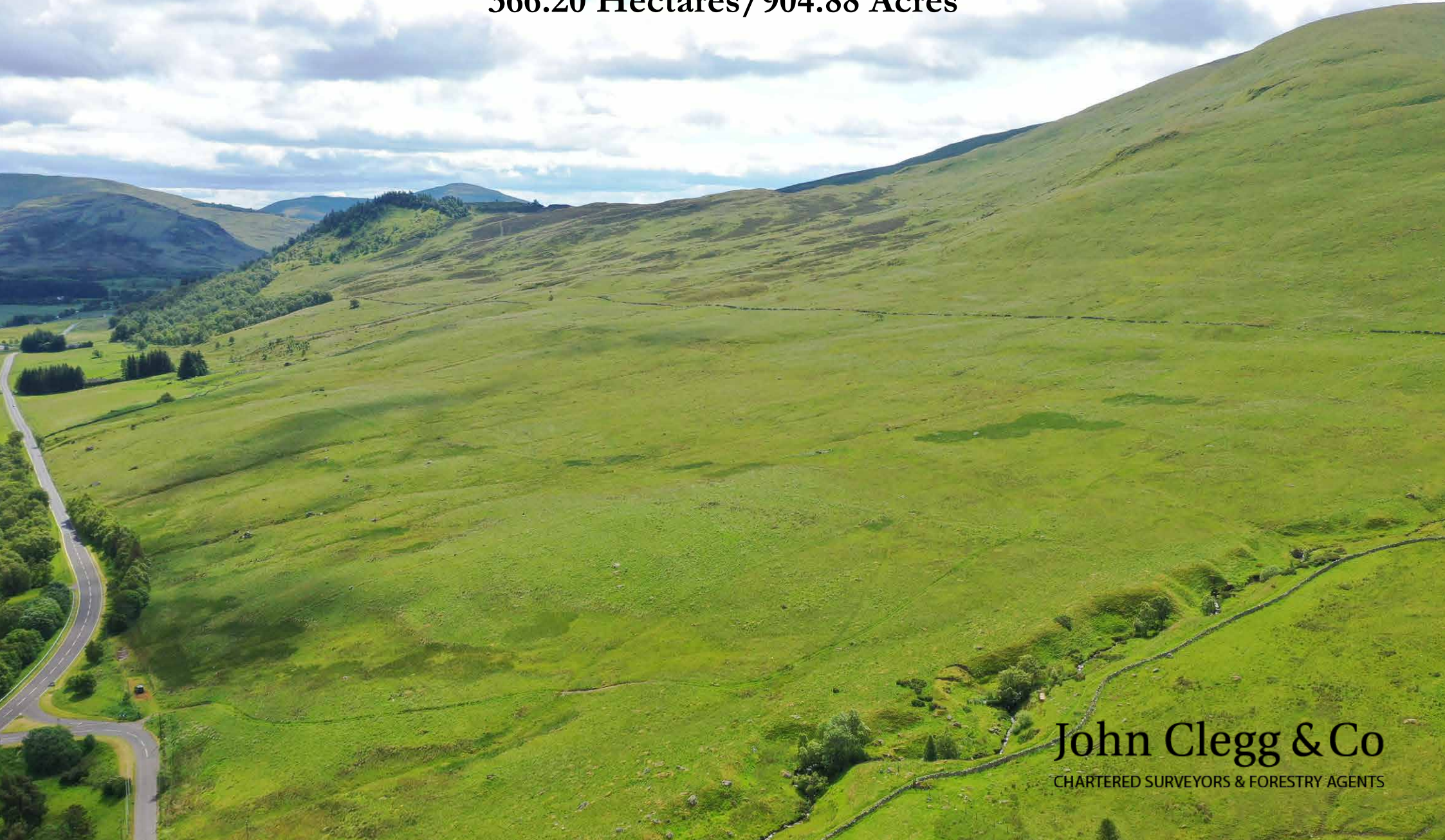


SPITTAL HILL

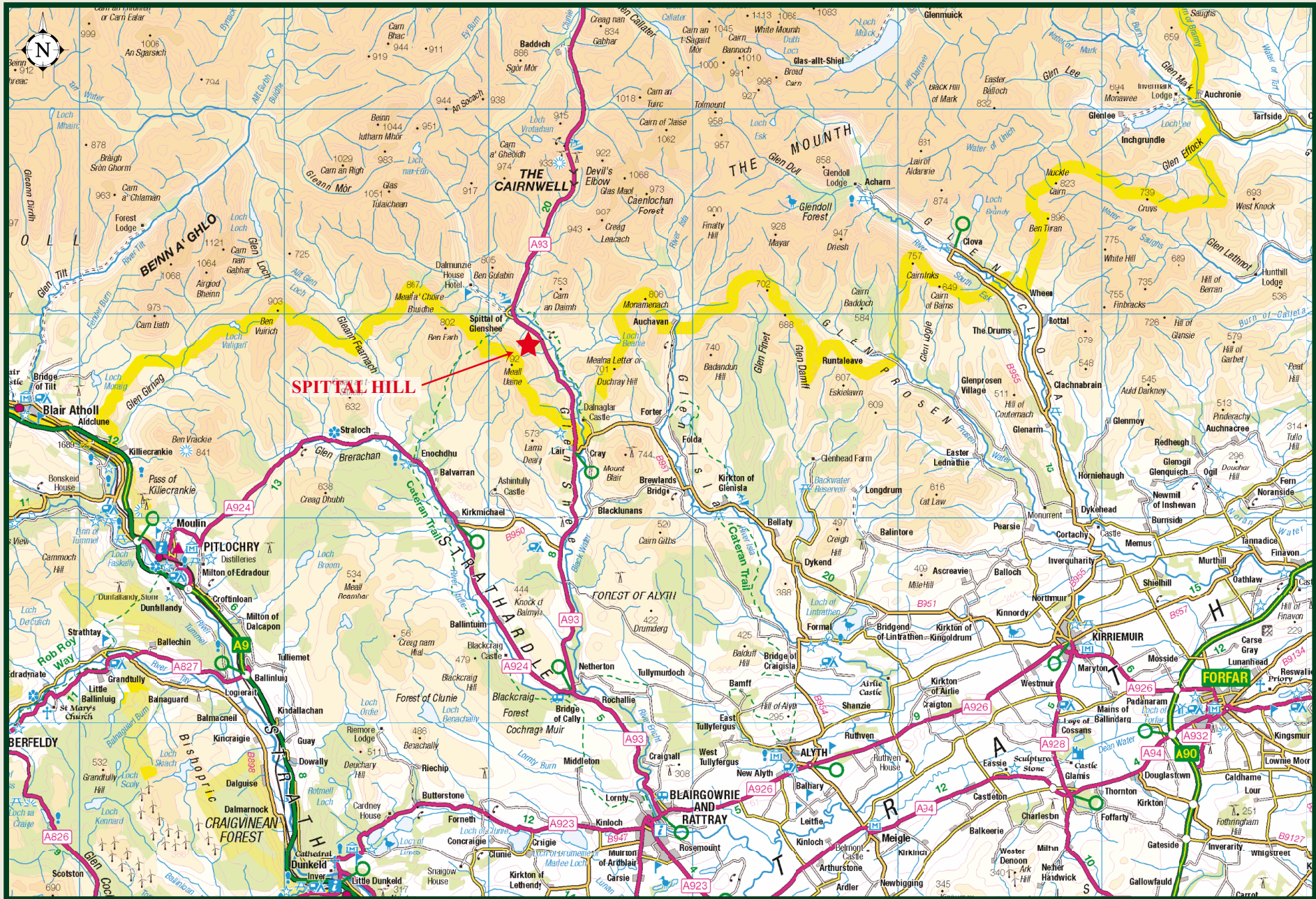
Spittal of Glenshee, Cairngorms National Park

366.20 Hectares / 904.88 Acres



John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



Braemar 15 miles

Perth 35 miles

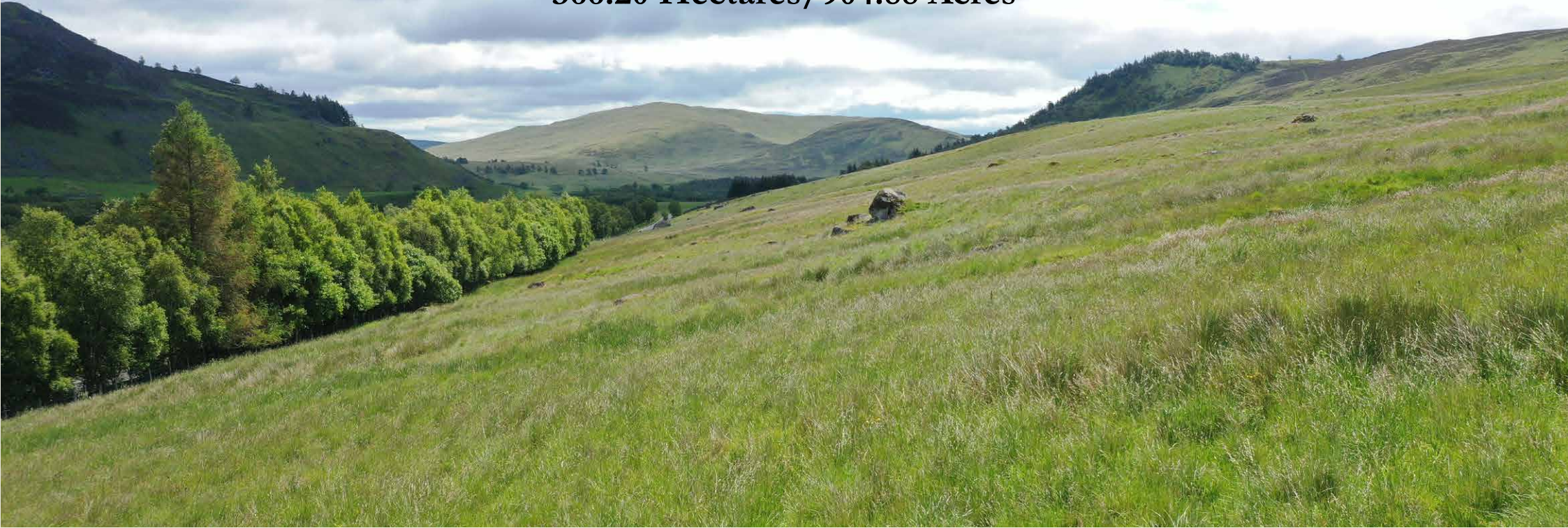
Aboyne 42 miles

Aberdeen 80 miles

(Distances are approximate)

SPITTAL HILL

366.20 Hectares/904.88 Acres



An extremely rare opportunity to acquire an extensive area of fertile upland farmland, part of which has received a formal offer from Scottish Forestry for an extensive new planting Forestry Grant Scheme.

FREEHOLD FOR SALE AS A WHOLE

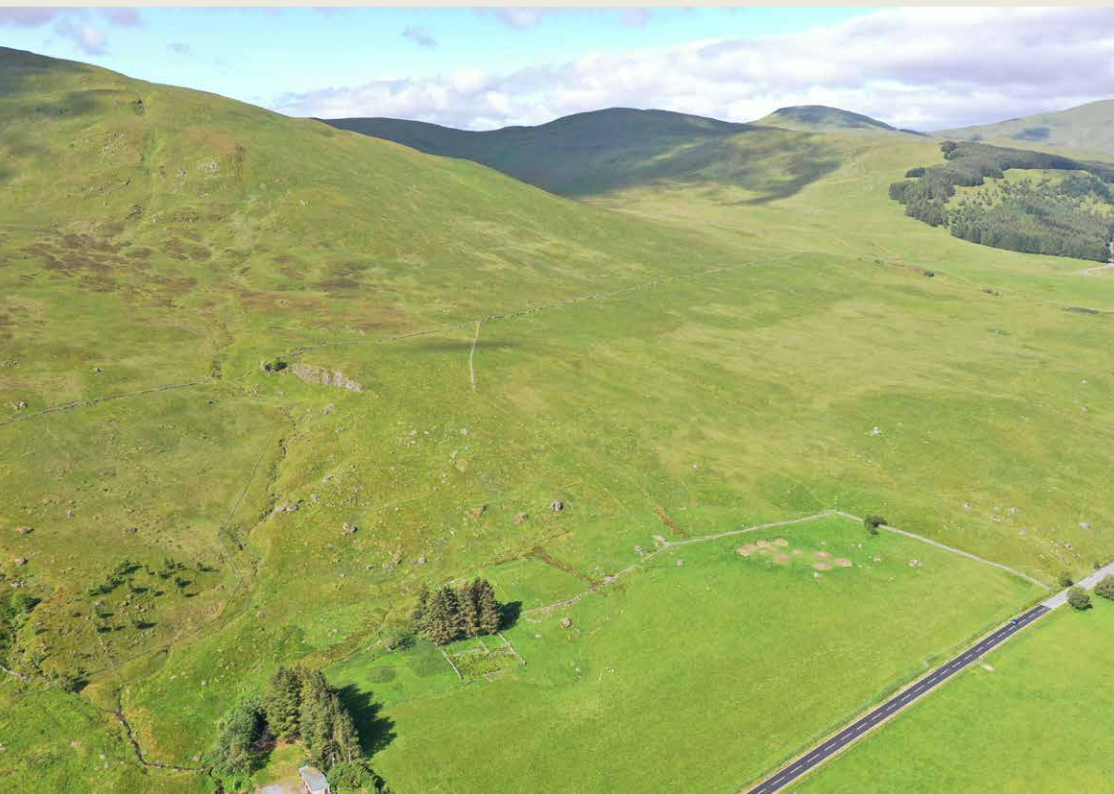
Offers Over £695,000

SOLE SELLING AGENTS

John Clegg & Co, 76 George Street, Edinburgh EH2 3BU

Tel: 0131 229 8800

Ref: Jon Lambert MRICS & Jock Galbraith MRICS



LOCATION

The property is situated just south of Spittal of Glenshee, adjacent to the A93, an Approved Timber Haulage Route, which offers excellent access to timber markets. Spittal Hill benefits from dramatic and stunning scenery, with fertile and free draining soils providing excellent growing conditions.

The property is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 43, Grid Reference: NO 114 695.

ACCESS

If travelling from Perth, take the A93 (Perth Road) northwards to Blairgowrie. Going through the town, continue on the A93 (now the Old Military Road) for approximately 18 miles to reach the main access to the forest. The nearest postcode is PH10 7QE. The access is directly off the main road, shown as A1 on the sale plan.

Internally there is currently no road/track for vehicular access. However, a vehicular access can be created from point A1 on the sale plan.

DESCRIPTION

Spittal Hill is a large area of attractive hill ground, part of which has recently been granted an extensive new planting Forestry Grant Scheme from Scottish Forestry.

The property is well suited to afforestation with the soils on the lower slopes consisting mainly of mineral podzols and brown earths. The Hutton Institute classification of the land is predominantly 4.2 & 5.2 on the lower lying slopes (land capable of use as improved grassland), rising to 6.2 & 6.3 on the upper slopes and hilltop. By comparison, the land capability for forestry ranges from F5 to F7.

In total, the proposed planting scheme consists of 176.60 hectares, of which 109.37 hectares (62%) is to be planted with commercial conifers. 48.09 hectares (27%) is to be planted with Scots pine and Native broadleaves, whilst the remaining 19.14 hectares (11%) within the scheme is to be left as designed open ground.

Proposed FGS Scheme

Species	Area (%)	Area (Ha)
Sitka spruce	40	70.88
Scots pine	14	25.56
Norway spruce	7	12.93
Scots pine/Native broadleaves	17	35.63
Native broadleaves	10	12.46
Open ground	11	19.14
Total	100	176.60

For details of the proposed scheme and further information, please contact the Selling Agents.

There are two improved grass paddocks extending to approximately 5 hectares included at the south of the property. These would be suitable for livestock grazing or afforestation. In addition, there are currently approximately 11.5 hectares of existing native woodland which cover the eastern hill ground. This attractive native woodland consists mainly of broadleaved species, although a small number of conifer trees are also present.

SPORTING RIGHTS

Sporting rights are included with vacant possession. Red grouse are present as well as Red deer and the sportings on Spittal Hill have scope for further development.

BOUNDARIES

The boundaries are stock fences, the majority of which are stock-proof.

MINERAL RIGHTS

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

WAYLEAVES & THIRD PARTY RIGHTS

The property will be sold with the benefit of, and subject to, all existing rights and burdens within the Title.

WOODLAND GRANTS

As mentioned, there is an agreed Forestry Grant Scheme over 176.60 hectares. Once a sale is agreed, the contract and its terms will be assigned to the Purchaser. Copy of contract is an available from John Clegg & Co.

For further information on current grants available please visit the following websites:

- <https://forestry.gov.scot>
- <https://www.ruralpayments.org/publicsite/futures>

VIEWING

Please contact the Selling Agents in advance of your visit to arrange a viewing as individuals working the land need to be informed of any inspection. There is currently no access for vehicles and access should be taken on foot. For your own personal safety please be aware of potential hazards within the property when viewing.

AUTHORITIES

Scottish Forestry	Perth & Kinross Council
Perth and Argyll Conservancy	Pullar House
Upper Battleby, Redgorton	35 Kinnoull street
Perth PH1 3EN	Perth PH 1 5GD
Tel: 0300 067 6005	Tel: 01738 475000

OFFERS – FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the **Selling Agents** to note your interest and to obtain confirmation of our requirements to meet specific Anti-Money Laundering legislation.

Please be aware that all offers **must** be submitted in Scottish legal form and be accompanied by appropriate Anti-Money Laundering documentation before they can be formally accepted.

In addition, all offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents.

For further information, please contact the Selling Agents.

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SELLER'S SOLICITORS

Shepherd and Wedderburn, 1 Exchange Crescent, Conference Square, Edinburgh EH3 8UL.

Tel: 0131 228 9900

Ref: Stuart Greenwood.

PURCHASER'S INFORMATION

A purchaser's information pack, including copies of the Land Certificate and plan, is available from the Selling Agents.

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 following two years' ownership. VAT is charged on forestry work and timber sales, although its effect can be 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 employees and their clients give notice that:

1. These particulars (**prepared in November 2019**) 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. **8.** No warranty is given for the health of the trees within the property for sale.



SPITTAL HILL SPITTAL OF GLENSHEE CAIRNGORMS NATIONAL PARK

Sole Selling Agents

John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS

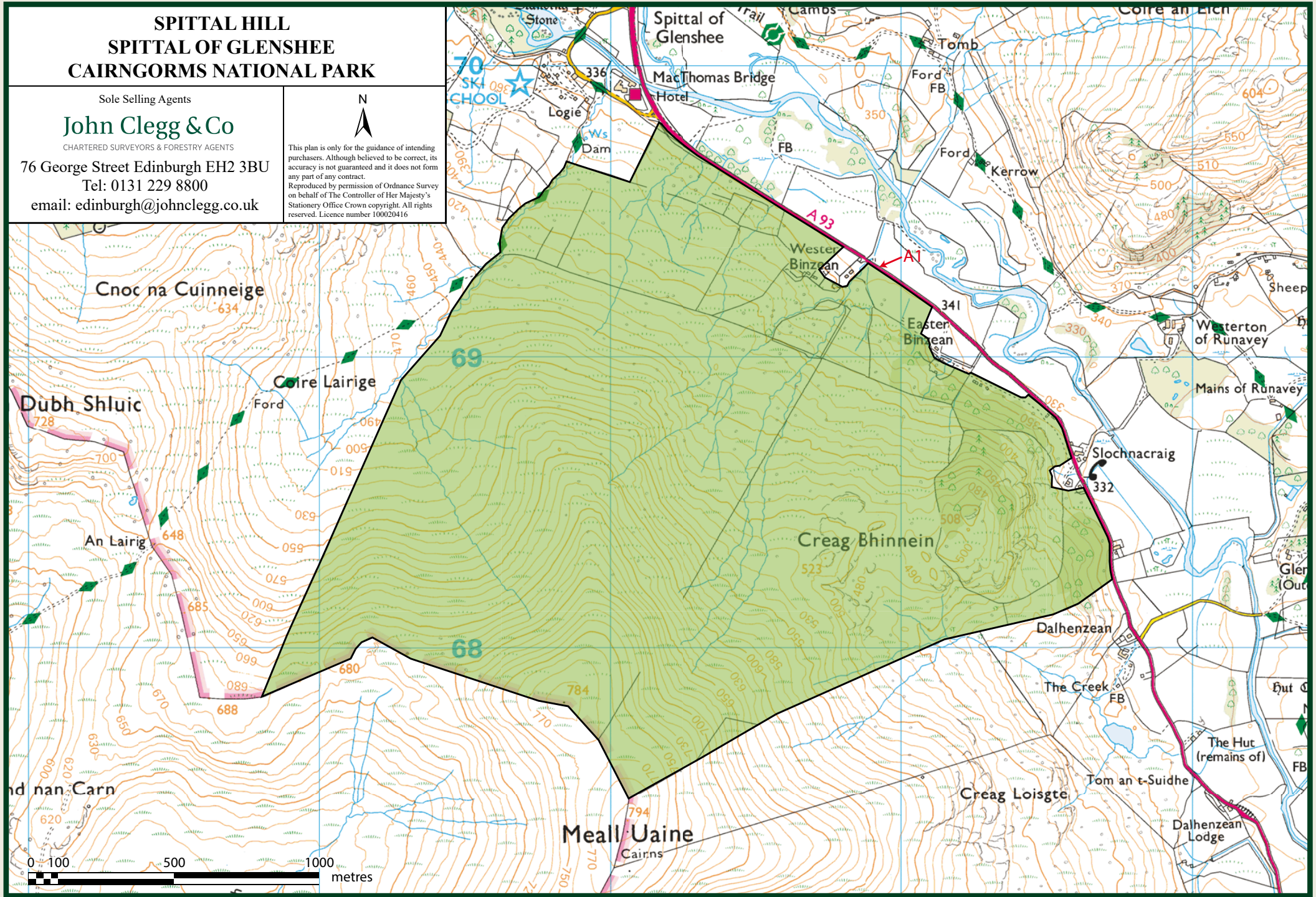
76 George Street Edinburgh EH2 3BU

Tel: 0131 229 8800

email: edinburgh@johnclegg.co.uk



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John Clegg & Co

England: 01844 291 384

Scotland: 0131 229 8800

Wales: 01600 730 735

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