

CROOKEDSTANE FOREST

South Lanarkshire, Scotland

BIDWELLS

CROOKEDSTANE FOREST

South Lanarkshire • Scotland

87.36 hectares (215.87 acres)

Moffat 10 miles | Dumfries 30 miles | Carlisle 50 miles | Glasgow 47 miles
(all distances are approximate)

- Freehold with vacant possession
- Predominantly mature crop established in 1978
- 74.82 ha of conifer crops with an average age of 39 years
- Within a short distance of the M74 and access to timber markets in South Scotland and North England
- Sporting rights included

Offers Over £1,850,000





LOCATION

Situated within South Lanarkshire, Crookedstane benefits from being located within one of the principal forestry regions of South Scotland. The region benefits from excellent growing conditions for Sitka spruce, an established timber industry, and a strong network of experienced contractors, suppliers and professional expertise. Crookedstane is well located in close proximity to major transport routes giving easy access to a number of competitive timber processors across South Scotland and North England.

THE PROPERTY

Crookedstane Forest is a predominantly mature Sitka spruce forest first established in the late 1970s. A total 73% of the total conifer crop is mature, providing excellent opportunities for immediate or near-term timber income.

Commercial conifers account for 86% of the property at 74.82 hectares, and an average age of 39 years. Restructuring began between 2007 and 2009 with subsequent replanting broadening the properties species mix and age diversity introducing native broadleaves and Japanese larch. The majority of the commercial crop is first rotation and felling approvals are in place.

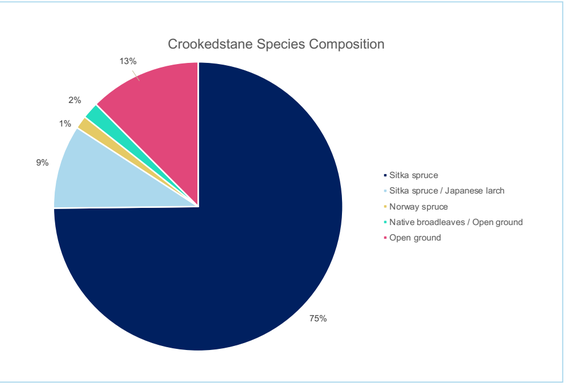
Approximately 6.9 ha of open ground along the route of a former powerline route remains unplanted.

The property ranges in elevation between 320m and 410m above sea level, and benefits from South Scotland's highly favourable timber growing climate.

Species/land use	No P-year	1978	2010	2015	2025	Total
Sitka spruce		49.90		11.68		61.58
Sitka spruce / Japanese larch			7.73	0.45		8.18
Sitka spruce - windblow		3.78				3.78
Norway spruce - windblow		1.27				1.27
Native broadleaves / open ground				0.70	0.93	1.63
Open ground	10.91					10.91
Grand Total	**10.91**	**54.95**	**7.73**	**12.84**	**0.93**	**87.36**













ACCESS

Crookedstane is accessed along the route to the south of the property from point A on the sale map, through a neighbouring property owned by the Seller. The Seller has recently constructed a new section of road to link the property to their existing forest road infrastructure on adjacent land and giving access to the public road. A reinforced crossing point has been installed where the road crosses a buried power cable. A servitude right of access and maintenance will be granted by the Seller over the entire route from point A to the property for forestry purposes. Draft terms are available on request.

The access route to the south provides access to the B7076 public road, classified as an Agreed Route by the Timber Transport Forum. With easy access to the M74 Motorway the property benefits from excellent connectivity to nearby processing facilities and timber markets.

There is a secondary historic servitude right of access into the north of the Property from the B7076 however, due to changes in configuration during the construction of the Clyde Windfarm this access is now only used for small vehicle access and management purposes.

The forest access roads are shown on the location plan within these particulars.

The property benefits from approximately 1.6km of internal forest roads providing access to the majority of the Property.

Main access (A on the sale plan): Grid Ref NT005139
what3words ///passing.cleanser.circulate | Postcode (nearest) ML12 6GS

Secondary access (B on the sale plan): NS986156
what3words ///stuffy.prawn.rivals | Postcode (nearest) ML12 6GS

GENERAL INFORMATION

TENURE
The property is offered as a freehold with vacant possession.

SPORTING RIGHTS
Sporting rights are included in the sale.

MINERAL RIGHTS
Mineral rights are included so far as the seller has right thereto.

THIRD PARTY RIGHTS & BURDENS
The Property will be sold subject to and with the benefit of all rights, burdens, covenants, reservations and any other third-party rights howsoever constituted and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

Historic rights are reserved in respect of a water pipeline and the indicative route is shown on the sale plan.

The Property is subject to rights in favour of the electricity authority relating to overhead electricity lines and five lattice towers, together with associated rights of access for inspection, maintenance and replacement. Restrictions apply to buildings and vegetation within the specified distances of the electricity lines.

The telecommunications mast on the Property is subject to a lease in favour of BT which grants the tenant rights to install and operate a telecommunications mast as well as taking access over the Property in the course of exercising their rights. A copy of the lease is available on request from the Selling Agents.

DESIGNATIONS AND FEATURES
A private water supply is present to the south of the property.

No further designations affecting the Property are known.

A high-voltage powerline passes across the southwestern edge of the property and a gas pipeline passes beneath the access route to the north of the property.

GRANT SCHEMES, APPROVALS & CERTIFICATION
- There are no active grant schemes on the property.
- Felling in relation to all active felling licences (FPA-12428) has not started other than felling along the new road line.
- There is no Long-Term Forest Plan for the property.
- The property is currently certified to the UK Woodland Assurance Standard

Further information is available via Scottish Forestry and Rural Payments and Services.

https://www.ruralpayments.org/topics/
https://www.forestry.gov.scot/

TIMBER MARKETS
Crookedstane benefits from excellent access to a well-established timber-processing market, with a concentration of major sawmilling operations across the surrounding region as well as panel board manufacturers in Southwest Scotland and Northumberland.

BOUNDARIES
The boundary is unfenced. Plans are based on the Ordnance Survey and are for reference only. While they have been carefully checked, the purchaser shall be deemed to have satisfied themself as to the description of the Property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. Prospective parties are asked to satisfy themselves on inspecting the titles which take precedence over the marketing materials. Should there be any discrepancy between these particulars, stipulations, special conditions of sale and the agreement for sale, the last shall prevail.

DATA ROOM
Information on the property is available from a dataroom on request. Data includes plans, crop data and title information.

AUTHORITIES
Scottish Forestry – South Scotland Conservancy
55–57 Moffat Road, Dumfries, DG1 1NP
Tel: 0300 067 6500

South Lanarkshire Council
Almada Street, Hamilton, South Lanarkshire, ML3 0AA
Tel: 0303 123 1015
www.southlanarkshire.gov.uk

VIEWING
Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements. Access is taken through an operational windfarm and visitors may be asked to adhere to the operators safety protocols.

For the personal safety of interested parties, please be aware of potential hazards at the Property and please ensure good forest hygiene measures are followed, such as cleaning boots, equipment, vehicles and machinery, which will help protect woodlands from potentially damaging pests and diseases.

A video and 360 images of the property can be viewed by scanning the QR codes.

Video

360 Images

CLOSING DATE
A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the Property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the Property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS
If you wish to make an offer, please contact the selling agents to note your interest and to obtain further information. Anti-Money Laundering details will be required from a purchaser prior to accepting any offer, and parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept the highest or indeed any offer. Completion Date to be mutually agreed in writing.

TAXATION
Any prospective purchaser should seek independent advice. At present, revenue from timber sales is Income and Corporation Tax exempt. There is no Capital Gains Tax (CGT) liability arising from the sale of any standing or felled trees, however, any gains arising from the sale of the underlying land (i.e. the solum value) are liable for CGT.

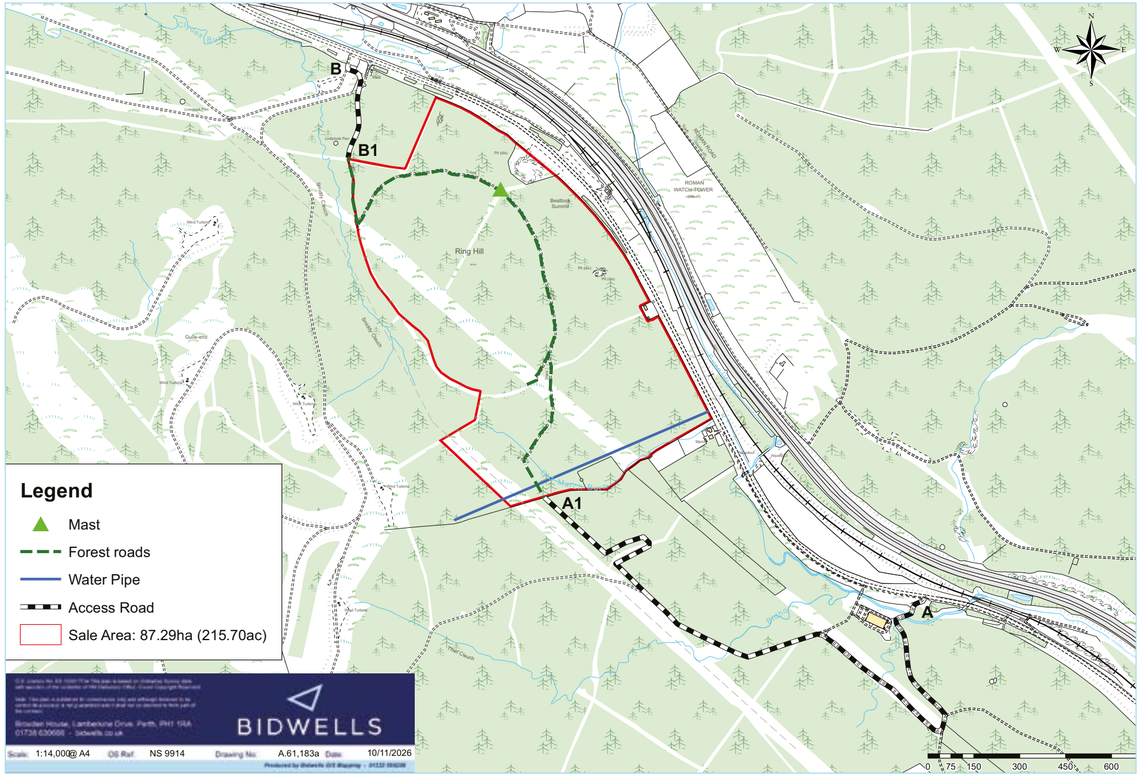
The first £2.5 million of eligible value shall benefit from the full IHT relief. Any value above this will benefit from 50% relief and thereby be subject to an effective rate of 20%.

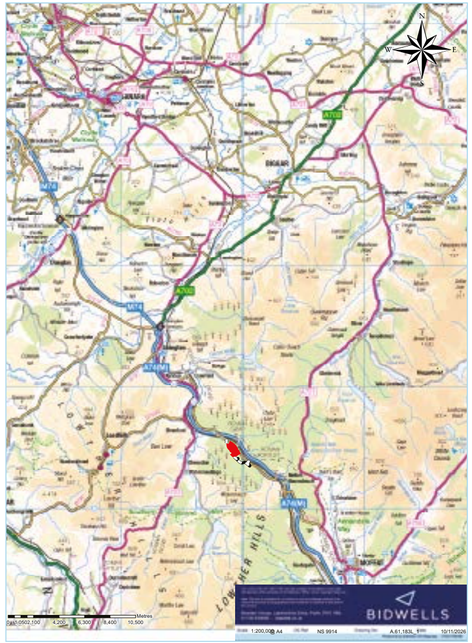
VAT is charged on forestry work and timber sales (although its effect is neutral if managed as a business). Government forestry grants are received tax free with the exception of farm woodland and subsidy payments.

ANTI-MONEY LAUNDERING
Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless of whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

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