

Airies Forest

Near Newton Stewart, Galloway



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Airies Forest





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Near Newton Stewart, Galloway

130.87 Hectares / 323.38 Acres

Freehold for Sale

Offers Over £1,350,000

A mixed age commercial forest investment opportunity located within an extensive forest complex. Potential for timber revenue and long term growth from a high yielding Sitka spruce crop. Excellent access and sporting rights included.



LANDFOR

CHARTERED LAND & FORESTRY AGENCY

Selling Agent

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Location

Airies Forest is part of a larger commercial forest and wind farm complex located just north of Balminnoch and 12 miles to the west of Newton Stewart in Dumfries & Galloway.

The region is renowned for its excellent climate for timber growth and wind resource for energy with several wind farms located around Airies Forest. The southwest of Scotland also has a well established timber market with significant demand for timber increasing year on year.

To locate the property please refer to the location and sale plans.



Description

The forest was originally established between 1973 – 1977 with Sitka spruce and some in mixture with Lodgepole pine. Since then, most of the first rotation crop has been felled and replanted with improved Sitka spruce which is now showing excellent growth rates and good potential for a high yield class crop in years to come.

The remaining areas of mature Sitka spruce and Lodgepole pine could be felled in the next few years to generate income, as access is already in place to facilitate harvesting and then replanted to complete the second rotation. Sitka spruce thrives in this region and with improved growing stock and ground conditions it is clear that the younger crops will continue to perform well.

The land lies at an elevation of between 143 – 212 metres above sea level and benefits from the shelter provided by the surrounding forest complex.

Some native broadleaves have been planted in tubes to improve diversity and habitat around the riparian areas. The river is a lovely feature of the property which could be enhanced when the remaining mature timber is felled along the western boundary.

Species	Planting Year						Total Area (Ha)
	1973-1977	2005	2010	2015	2016	2017	
Sitka spruce	14.44	10.58	11.07	4.03	12.81	13.16	66.09
Sitka spruce/ Lodgepole pine	13.78				9.44		23.22
Lodgepole pine	14.08						14.08
Norway spruce				2.01		3.25	5.26
Native broadleaves	1.75	3.18	0.65				5.58
Open ground							16.64
Total							130.87



Access

Follow the A75 public road west from Newton Stewart to the turn off signposted Three Lochs and turn right onto the single track public road and follow this to the next junction. Then turn left, signposted Glenluce, and continue through Balminnoch to reach the shared forest access road on the right, shown at point A1 on the sale plan, just before the Tarf Bridge.

This is an approved consultation route for timber transport out to the A75 and onwards to the various timber markets located in the southwest of Scotland and further afield.

To reach the forest, continue north along the forest road to the entrance to Airies Forest, shown at point A2 and enter the forest. Maintenance of this servitude right of access will be shared according to use and is for all purposes.

A good internal forest access road continues into the forest where there is a quarry with a plentiful supply of stone for any future road maintenance work.

Wind Energy

Artfield Fell Wind Farm is located to the west of Airies Forest where there is also a current planning application for a new wind farm within the neighbouring Artfield Forest.

There is also Airies Wind Farm which is located to the east of the property for sale; due to the potential or an extension in future, the seller would expect any Purchaser to enter into a clawback agreement for 25% of any gross income payable from any new wind turbines or third party access agreements, which are commissioned within 15 years of the date of any sale, for their lifetime.

This clawback is to be secured by means of a standard security over the property but will exclude any timber compensation or stone royalty payments.

Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

Sporting & Mineral Rights

The property is being sold with vacant possession of the sporting rights and includes some challenging Roe and Red deer stalking, rough shooting and the potential to fish for Salmon and Brown trout on the Tarf Water, along the western boundary.

The mineral rights are included, except as reserved by statute.

Boundaries

The legal boundary is outlined in red on the sale plan and only the northern boundary is stock fenced, where this adjoins agricultural grazing land and is shared and maintained at joint equal expense with the neighbouring proprietor. If any new boundary fences are required, these shall be erected by the purchaser at their sole expense.

Third Party Rights & Burdens

The Property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and any third-party rights within the title.

Woodland Management

The property is currently managed by Premier Woodlands, Riverview Business Park, Friarton Road, Perth, PH2 8DG. Tel: 01738 472052. There are no active felling licence obligations or forest plans on the property.

Authorities

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

Dumfries & Galloway Council
 109 -115 English Street
 Dumfries, DG1 2DD
 Tel: 0303 333 3000

Viewing & Offers

Please contact LANDFOR to arrange a viewing in advance of your visit and to obtain further details. Please also be aware of hazards within the property when viewing.

A closing date for offers may be set at any time and offers must be submitted in Scottish Legal Form before they can be formally accepted. The seller also reserves the right to sell the property at any time and so it is vital that purchasers register their interest with LANDFOR as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Seller's Solicitor

David RF Hall
Hall Baird Solicitors Ltd
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764

Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds to satisfy the regulations.



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**AIRIES FOREST
NR NEWTON STEWART
GALLOWAY**



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