

# BOON WOOD

Near Lauder, Scottish Borders



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## BOON WOOD

Near Lauder, Scottish Borders

38.98 Hectares / 96.32 Acres

Freehold for Sale

- A substantial volume of timber ready to be felled.
- Excellent location for access to a well-established timber market.
- Fertile soils suitable for growing high yield class timber crops.
  - Sporting rights included.

Offers Over £890,000



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Selling Agent  
**Patrick Porteous**

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## Location

Boon Wood is situated four miles southeast of the village of Lauder in the Scottish Borders countryside, surrounded by fertile farmland and mixed woodland. The woodland is very accessible by country roads from the A68 and the A6089 south of Lauder. Lauder provides all local amenities and the city of Edinburgh is only a 50 minute drive to the north, from where there are good onward transport links via rail and air to the rest of the country and further south.

Please refer to the location and sale plans to find the property and use the [what3words](http://what3words.newsstand.give) reference [handbags.newsstand.give](http://handbags.newsstand.give) to locate the entrance point next to the public road.



## Description

Established in 1981 with a pure crop of Sitka spruce, Boon Wood is now 41 years old and ready for harvesting. The commercial timber crop was measured in April this year using sample plots and this exercise indicated a total volume of approximately 17,600 m<sup>3</sup> of Sitka spruce (490 m<sup>3</sup> per stocked hectare) growing in Boon Wood. This volume includes the timber in approximately 6.52 hectares of the crop which suffered some windthrow during Storm Arwen in November 2021. The majority of this is still salvageable and felling permission has been granted, so a purchaser could proceed straightaway, if desired, with the harvesting of some or all of the timber crop.

The soils are fertile and, following felling, Boon Wood could be replanted with the next conifer rotation using genetically improved Sitka spruce tree stock. This should increase the yield class of the second rotation.

This property provides an excellent opportunity to invest in the timber supply chain and the benefits of tax-free timber production. Please contact the Selling Agent to request a copy of the timber volume survey and the felling licence and for further information.



## Access

Access is currently only available on foot across a field from the public road to the woodland. A new access road will need to be constructed across the route identified on the sale plan between points A1 and A2. This is a distance of about 600 metres and access is permitted by way of a servitude right to construct a new road for forestry and all other purposes over a thirty foot (about 9 metres) wide strip crossing the field from the public road to the woodland. There is also the right to construct a timber stacking area, if required, next to point A1, as shown hatched on the sale plan. Please note that planning permission will be required to construct the new bell mouth access at point A1.

The owner of the field also owns Stell Wood to the south of Boon Wood where a new access road will have to be constructed and so there may be an opportunity to create a shared access track. The neighbour has suggested alternative access routes which could be explored by the purchaser and which would benefit both parties.

Up to six lorry loads of timber can be hauled per day from point A1 northwards on the single track public road to the A6089, which is an approved timber haulage route. This provides excellent access on to the many timber processors located in south Scotland and the north of England. For further information, please contact the Selling Agent.

## Forest management

The property is managed on behalf of the current owner by Neil Aitchison of Scottish Woodlands Limited, Priorwood, High Road, Melrose, TD6 9EG (telephone: 01835 823353). However, please contact the Selling Agent for further information.



## Boundaries

Where the woodland boundary adjoins agricultural land, the stock fences are to be maintained at joint equal expense with the neighbouring proprietors and will require some maintenance. The boundary adjoining the neighbouring woodland is identified by a redundant stock fence and this is to be maintained at joint equal expense, only if required.

## Sporting & Mineral Rights

The property includes the sporting rights and the mineral rights are also included, except as reserved by statute.

## Third Party Rights & Burdens

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

## Authorities

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

**Scottish Borders Council**  
 Newtown St. Boswells  
 Melrose TD6 0SA  
 Tel: 01385 824000

## Viewing & Offers

Please be aware of the storm damage and hazards within the property when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property at any time and it is vital that prospective purchasers register their interest with the Selling Agent 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.

## Selling Agent

**Patrick Porteous**

**Landfor Chartered Land & Forestry Agency**

16 William Street South West Lane

Edinburgh, EH3 7LL

Tel: 074445 59510

Email: patrick@landfor.co.uk

## Seller's Solicitor

**Jim Drysdale**

**Burness Paull LLP**

50 Lothian Road

Edinburgh

EH3 9WJ

Tel: 0131 573 0286

## Anti-money laundering regulations

Prospective purchasers will be required to produce identification sufficient to comply with anti-money laundering, terrorist financing and transfer of funds 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.

Further information can be obtained via the following link: <https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>.

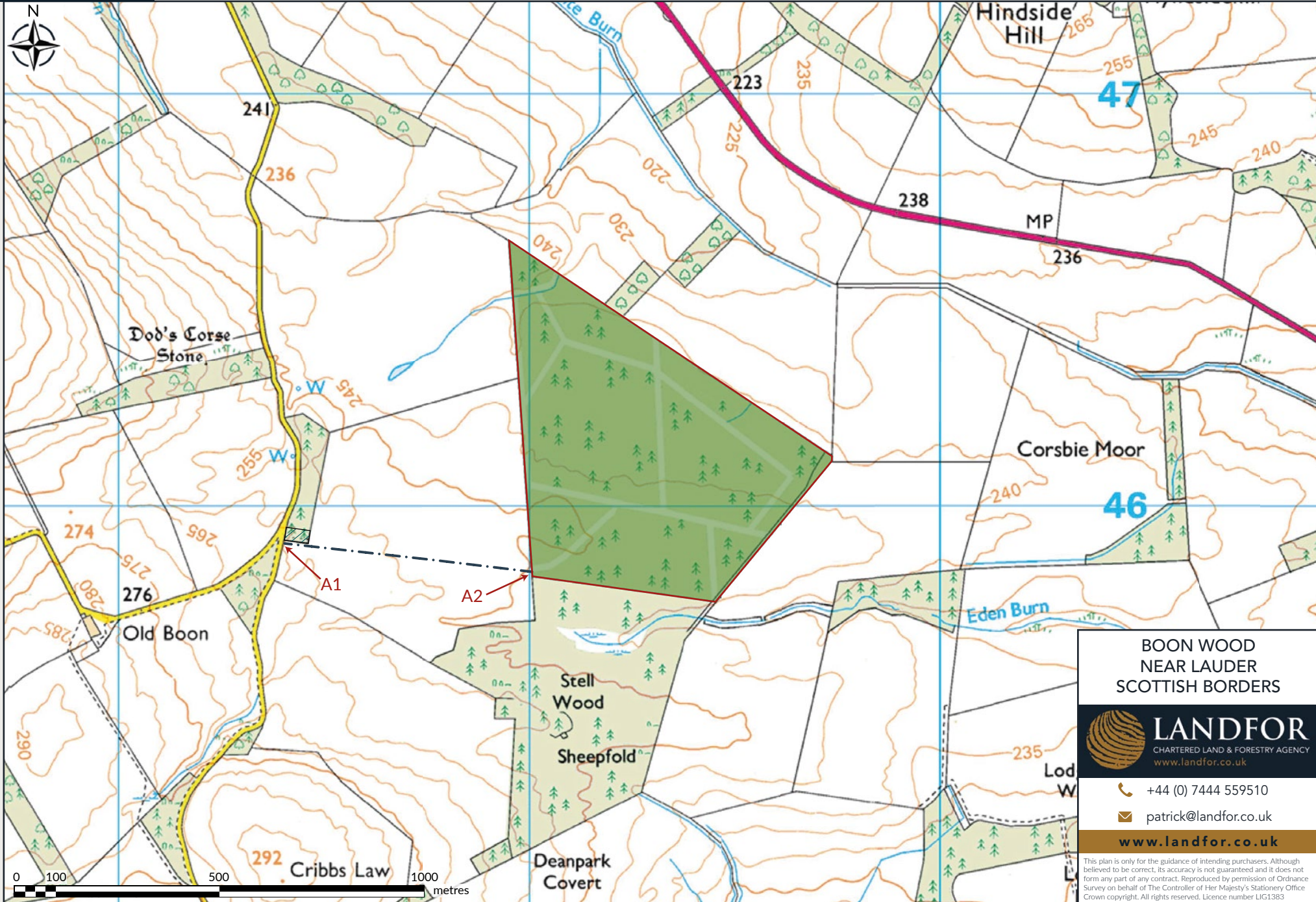
## Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment. It is important to get the right advice from your financial advisor or accountant to fully appreciate these tax benefits.



### Important Notice

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