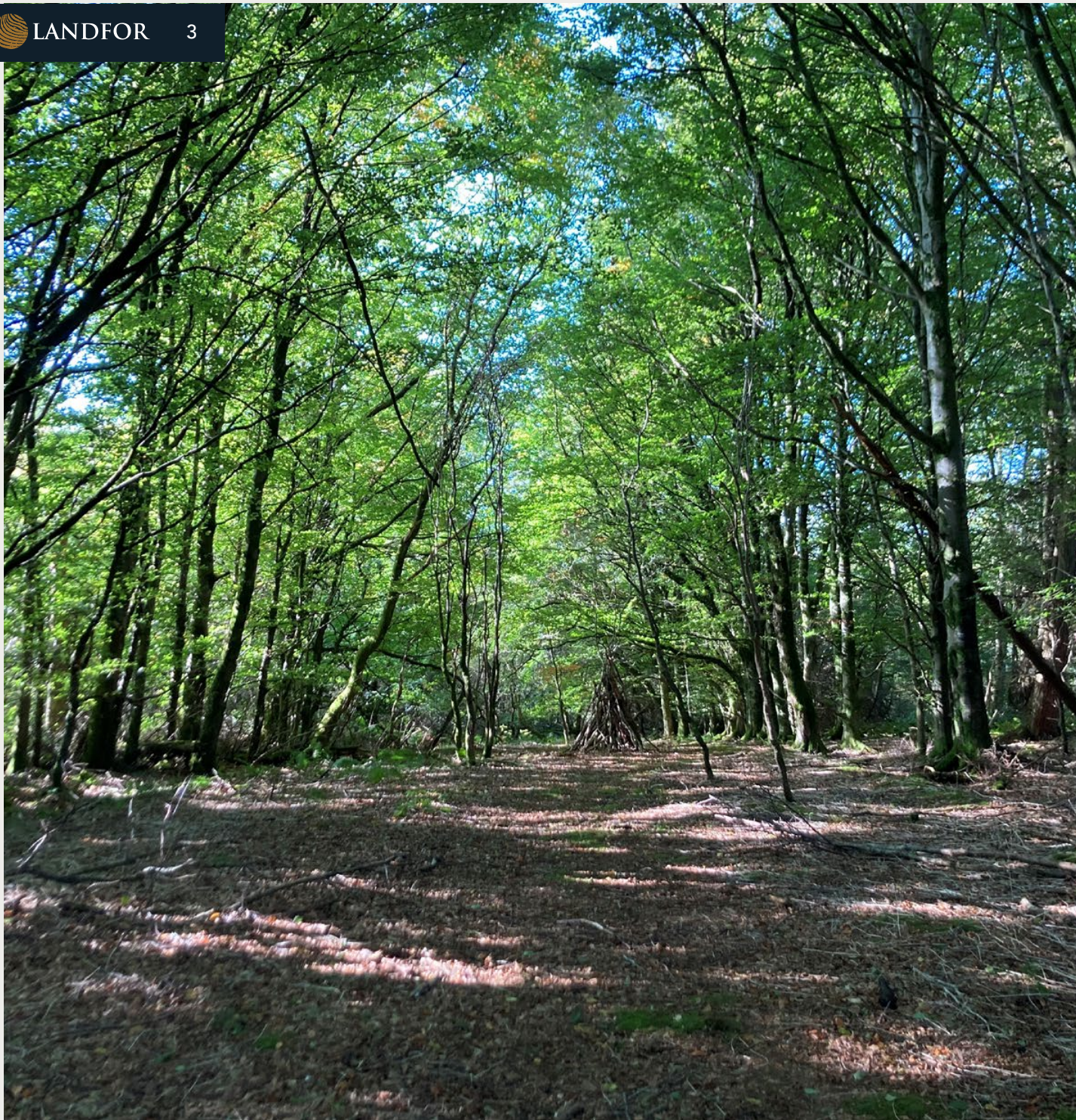


BRUNSTON PLANTATION

Dailly, South Ayrshire



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BRUNSTON PLANTATION

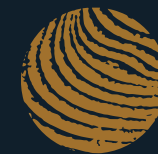
Dailly, South Ayrshire

6.12 Hectares / 15.12 Acres

For Sale

- Mixed commercial conifer and broadleaved woodland
- Mature timber with potential to fell and redesign
- Fertile soil with a range of tree species
- Potential to develop a glamping site or cabins
 - Attractive location within a UNESCO Biosphere

Offers Over £85,000



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Selling Agent
Patrick Porteous

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 patrick@landfor.co.uk
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Location

Brunston Plantation is situated next to the pretty village of Dailly in South Ayrshire, Scotland. Adjacent to the Water of Girvan and Brunston Castle self-catering lodges within a peaceful yet accessible valley just 6.5 miles east of the town of Girvan. The area is included within the Galloway & Southern Ayrshire UNESCO Biosphere Reserve thanks to its diverse countryside with potential for sustainable development.

To reach the woodland travel to the village of Dailly and the woodland can be found just to the west of the village across the Water of Girvan and next to the B741, signposted Brunston Castle. Then turn on to Golf Course Road where the woodland boundary follows the edge of the road. Please also refer to the location and sale plans.



Description

The woodland was planted during the 1970's with a range of conifer species alongside an area of semi natural Birch and mixed broadleaved woodland that is now mature and could be thinned/felled or left to grown on for longer. The mature conifer consists of primarily Japanese larch with some areas of Sitka spruce, Norway spruce, Grand fir and Western red cedar which has been thinned in the past to create an attractive stand of maturing timber. There are also mature broadleaves scattered in pockets through the conifer which will produce some firewood and logs. The understorey has developed into a rich mosaic of woodland Ferns, Bracken and fungi with great potential to open up woodland glades to create a glamping site or similar, subject to planning permission.

Some of the Larch has already been affected by *Phytophthora ramorum* which could be felled and as the woodland lies within the existing Management Zone, immediate felling of the Larch is no longer required and could be felled over time.



Access

The woodland will require a new access to be created off Golf Course Road (shaded blue) where the woodland benefits from having a servitude right of access along it and can be created where the boundary runs along the edge of the road, subject to obtaining planning permission.

The B741 from the entrance of Golf Course Road is a consultation route for timber haulage for a short distance to the north and it then becomes an approved timber haulage route west to Girvan.

Sporting and mineral rights

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

Boundaries

Where the woodland adjoin agricultural land, the boundaries are to be maintained at joint equal expense with the neighbouring proprietors.

Third party rights and 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

South Ayrshire Council

County Buildings,
Wellington Square
Ayr KA7 1DR
Tel: 0300 123 0900



Viewing & Offers

If wishing to view the property please take a copy of the sale plan with you to navigate your way around the woodland when viewing and please be aware of potential hazards within the woodland.

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

Peter McNamara

Frazer Coogans Ltd

163 Main Street

Prestwick

KA9 1LB

Tel: 01292 478 487

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>.

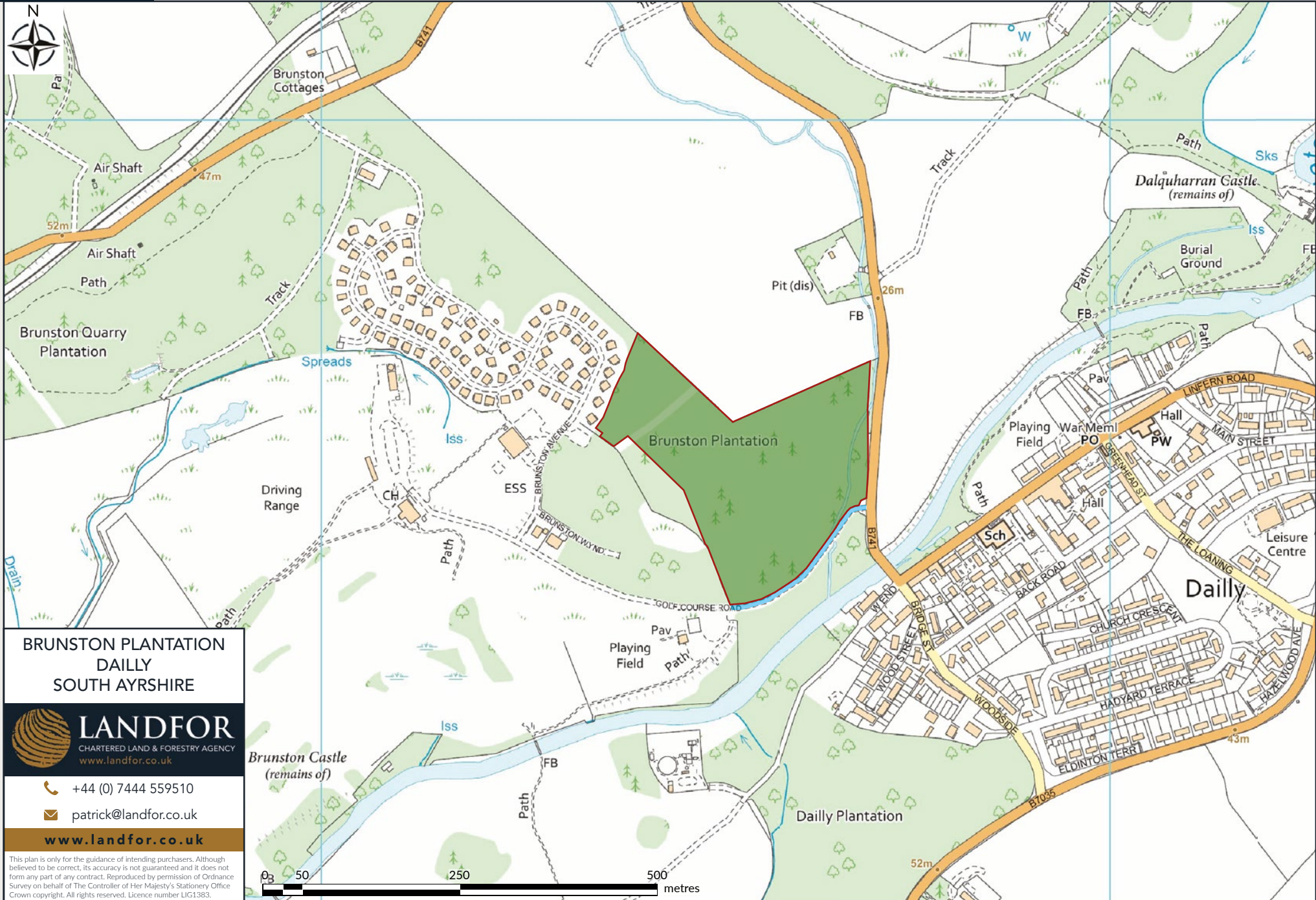
Taxation

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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**BRUNSTON PLANTATION
DAILLY
SOUTH AYRSHIRE**



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