

FOGGERMOUNTAIN WOOD

Avonbridge, Central Scotland



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FOGGERMOUNTAIN WOOD



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Avonbridge, Central Scotland

42.91 Hectares / 106.03 Acres

Freehold for Sale

Offers Over £425,000

- A diverse mixed commercial conifer woodland with two small lochs and native broadleaves.
- Bare land suitable for woodland creation and potentially some development.
 - Sporting rights included.



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Selling Agent
Patrick Porteous

+44 (0)7444559510
patrick@landfor.co.uk
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Location

Foggermountain Wood is situated to the north of the village of Avonbridge, near Falkirk in Central Scotland and approximately halfway between Glasgow and Edinburgh with good transport links to both cities.

The surrounding land use is mainly agricultural with scattered woodland between the various villages that appeal to commuters. To locate the property the nearest postcode is FK1 2NA and please refer to the location and sale plans to locate Avonbridge.



Description

Foggermountain Wood extends to an area of 42.91 hectares/106.03 acres of mixed conifer, native broadleaves and some bare land, suitable for woodland creation. The woodland was established on part of a former open cast mining site which was restored during the 1980's, leaving two small lochs discreetly located in the northern half of the woodland.

Planting took place with mainly Sitka spruce, planted as a pure crop or in mixture with Scots pine, Larch and Lodgepole pine. In some areas the Sitka spruce has now achieved Yield Class 18 and felling of the more mature areas could be anticipated within the next 5 years, providing timber revenue and an excellent opportunity to redesign the woodland.

The two lochs are a highly attractive feature of the mixed woodland and create a wonderful habitat for wildlife with potential for fishing. There are also some diverse areas of mixed native broadleaves (mainly Alder, Birch and Willow) scattered throughout the woodland and a larger area can be found in the northeast corner of the property. Two sections of grassland are included in the title, as shown on the sale plan shaded yellow and extend to approximately 2.76 hectares/6.81 acres. These are included in the title.

The property also includes an area of rough grassland and mixed broadleaved woodland that extends over an area of 2.08 hectares/5.13 acres, located next to the entrance, which adjoins the commercial woodland and the northern periphery of the village. It benefits from having an uninterrupted view to the south and could potentially be suitable for residential or commercial development, subject to planning permission. Alternatively, the land would also be suitable for new woodland creation.



Access

Access into the property leads directly off the B825 on to a hardcore access track and into the woodland, shown at point A1 on the sale plan. The access road has a locked metal security barrier which then leads on to a section of surfaced road to meet with a second gate. The access track then runs up the eastern edge of the woodland to the two lochs.

This route was used for mining and restoration operations in the past and should therefore be suitable for all timber extraction purposes in the future, although some internal track surface improvements will be required.

Woodland Management

There are no supplementary planting records, maps or felling licences and no grant schemes on the woodland, therefore a new owner will be able to set out a new plan for future management.

A geotechnical environment condition status report has been completed by NPL Environmental Limited on the property and a copy of this report is available from the Selling Agent on request.

Ownership Rights

The property includes the Sporting Rights with vacant possession and the mineral rights are included, unless as reserved by statute or as stated in the title.



Boundaries

The boundaries of the property are shown outlined in red on the sales plan and the property is registered in the Land Register of Scotland under Title Number STG22836. The boundaries with the adjoining agricultural land along the eastern boundary are shared and maintained at joint equal expense with the neighbouring proprietor.

The two areas of ground shown coloured yellow on the sales plan form part of the title but are not part of the woodland and have been occupied on an informal basis by the neighbouring farmer (for which there are no agreements in place). The two areas of ground shown coloured pink on the sales plan (0.14 hectares/0.34 acres) are within the woodland but are not part of the title and therefore are not included in the sale.

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.

Authorities

Scottish Forestry

Central Scotland
Conservancy
Bothwell House
Hamilton Business Park,
Hamilton, ML3 0QA
Tel: 0300 067 6006

Falkirk Council

Municipal Buildings
West Bridge Street
Falkirk, FK1 5RS
Tel: 01324 506070

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and to obtain further details regarding access. It is vital that you have the sale plan with you to navigate your way around the property and for your own safety, please be aware of potential hazards when viewing.

A closing date for offers may be set and the Seller reserves the right to sell the property at any time. It is vital that prospective purchasers register their interest with the Selling Agent as soon as possible, if interested. Please also be aware the Seller is not bound to accept the highest or indeed any offer.

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

Nick Atkins

Morton Fraser LLP

Quartermile Two

2 Lister Square

Edinburgh, EH3 9GL

Tel: 0131 247 1336

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.

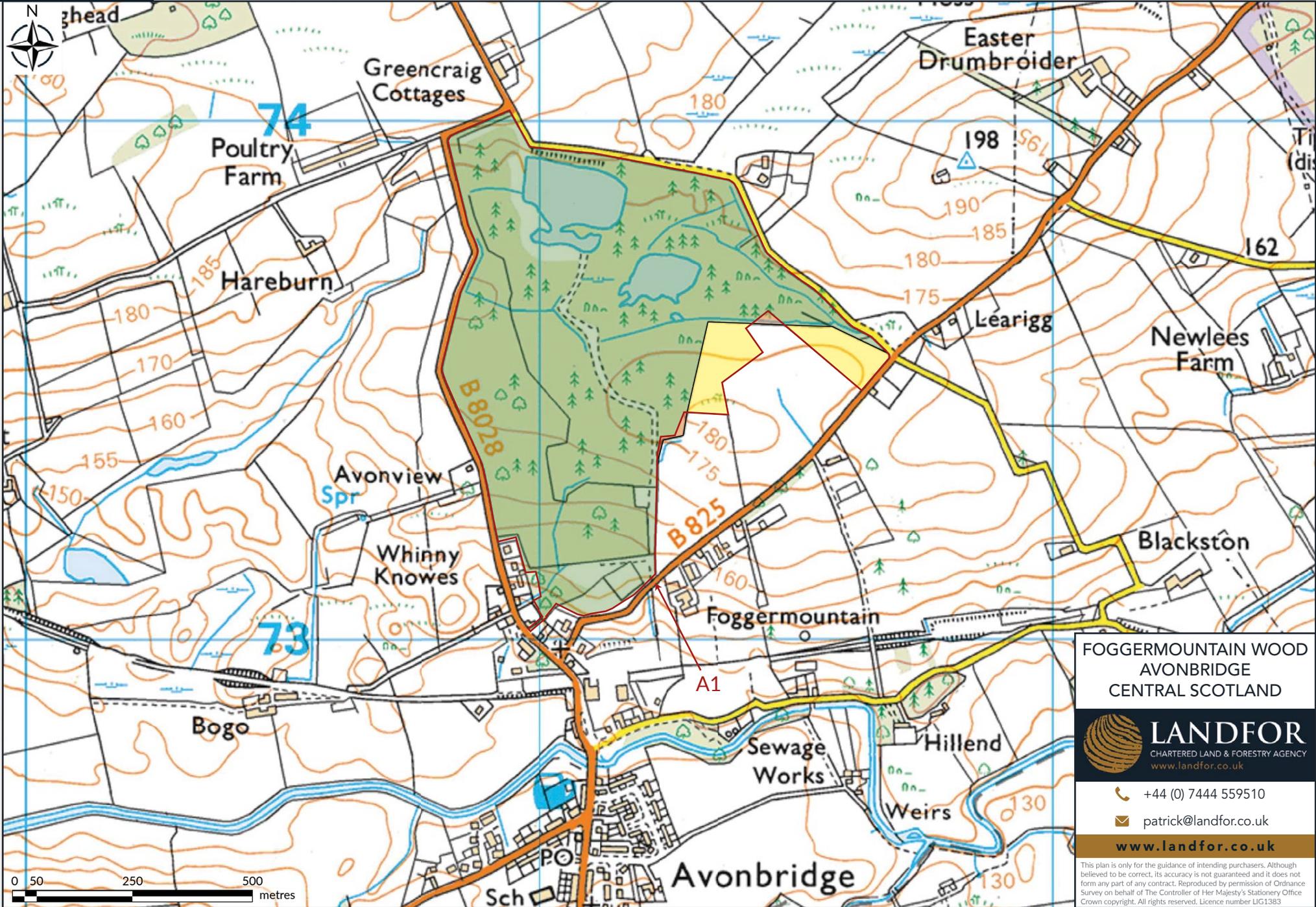
Taxation

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.



Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: This sale brochure (prepared in April 2022), content, areas, measurements, maps, distances or technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. 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 Environment (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. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at 16 William Street South West Lane, Edinburgh EH3 7LL, Scotland.



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CENTRAL SCOTLAND



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