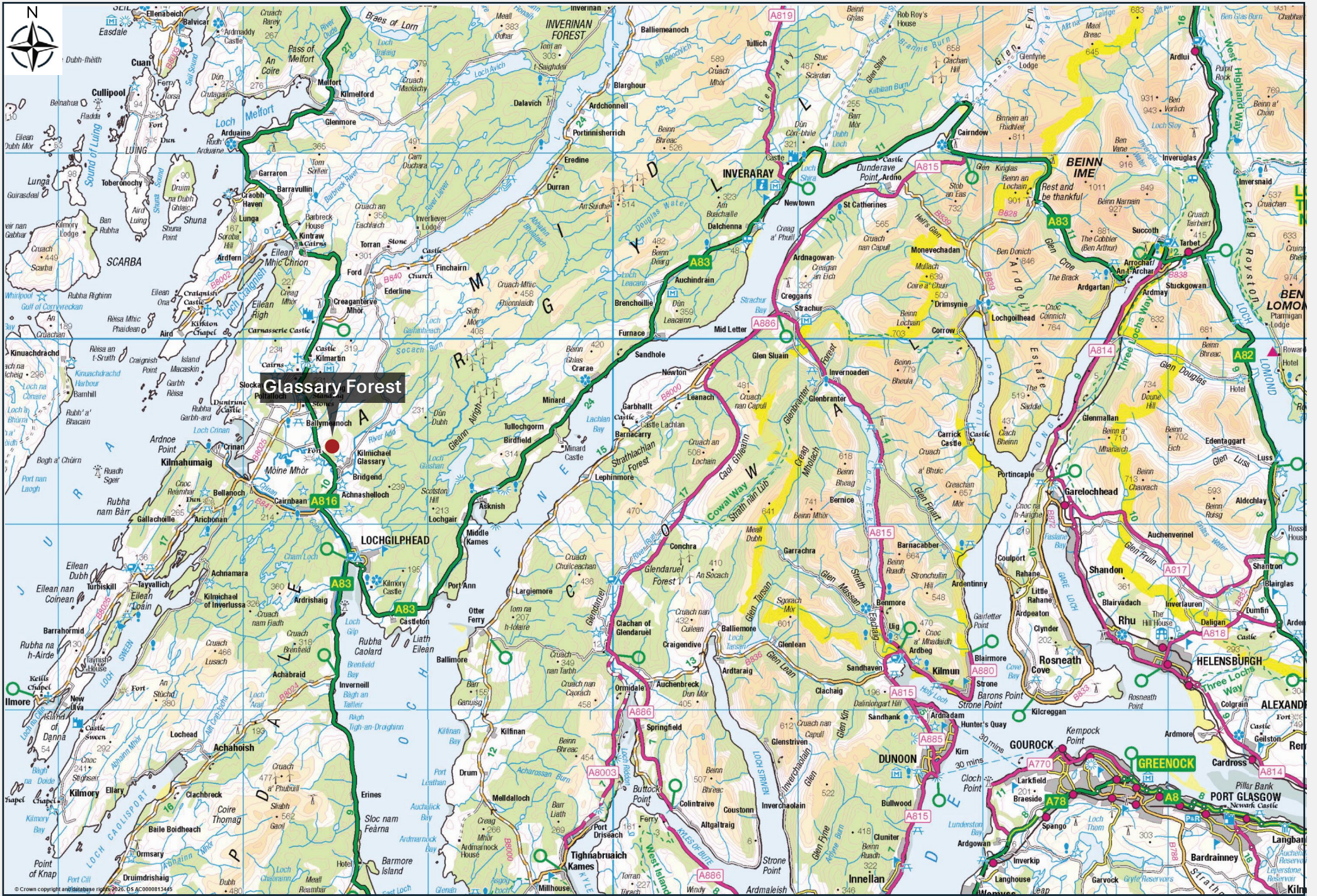


Glassary Forest

Near Lochgilphead, Argyll & Bute



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Freehold for Sale - Guide Price £1,300,000

An attractive, mixed-age commercial forest with young high-yielding conifer crops and maturing timber, surrounded by stunning scenery.

Total Area: 103.49 Hectares / 255.72 Acres

- Excellent mixed aged forest investment opportunity
- Significant volume of high-quality timber ready to harvest
- Located in an area of outstanding natural beauty
- Second rotation conifer crops growing at high yield classes
 - Weighted average age of 26



Selling Agents:

Patrick Porteous: 07444 559510
Harry Graham: 07375 823528

✉ info@landfor.co.uk  www.landfor.co.uk





Location

Glassary Forest is situated in Argyll, a region widely recognised for its high-quality productive forestry, favourable climate, and exceptional natural landscape. The property enjoys outstanding westward coastal views across Loch Crinan and towards the Sound of Jura, and benefits from an excellent position for exploring Scotland's west coast.

The nearby town of Lochgilphead, just 4 miles to the south, provides a good range of amenities including, accommodation, shops, a supermarket, and medical services. The larger coastal town of Oban, 37 miles to the north, is also easily accessible and offers a wider selection of services and transport connections.

To locate the forest, please refer to the location and sale plans where the entrance to the forest can be found at point A1 or by using What3Words reference: [cascaded.asterisk.hinders](#).

Description

Glassary Forest is a high-quality, mixed-age commercial conifer forest, offering an attractive combination of mature timber with immediate income potential and long-term capital appreciation from younger crops.

The forest is predominantly composed of Sitka spruce, which makes up 95% of the stocked conifer area (76.27 hectares). The crop was established in two phases between 1975 and 1984, and following phased felling over the past 15 years, selected areas were restocked in 2010 and 2019 with mainly genetically improved Sitka spruce, complemented by small pockets of Norway spruce. These restocked compartments are now performing exceptionally well, with projected yield classes of 22 and above.

Established on former hill ground rising from 10 metres to 147 metres above sea level, the property benefits from fertile soils and a favourable maritime climate that together provide excellent growing conditions. The remaining mature timber, extending to 36.63 hectares and concentrated on the northern slopes, has performed particularly well, producing high-quality timber with an excellent sawlog yield. A felling licence (FPA-13355) is in place to fell 16.08 hectares of Sitka spruce, offering the potential to generate significant tax-free revenue.

A management plan has been submitted to Scottish Forestry, and this will help guide forest management operations over the next ten years. Glassary Forest has also been managed in accordance with the UK Woodland Assurance Standard (UKWAS) and is currently FSC certified.

A mix of native broadleaved species, dating back to the 1950s, are located on the lower-lying southern slopes, adding both ecological diversity and amenity appeal to what is an excellent forestry investment opportunity.

The internal road network has been developed to a high standard, designed for timber haulage, and prior notification has been submitted to extend the forest road north by a further 315m to assist with the planned felling. A readily available supply of stone is also located at various points within the property, providing a valuable resource for maintenance of the existing forest road and to support future road construction.

The current crop composition is set out below, and further detailed information is available from the Selling Agents upon request.

Species	Planting Year						Total
	1900	1950	1975	1984	2010	2019	
Sitka spruce		0.10	0.23	36.09	22.12	14.75	73.29
Norway spruce						2.37	2.37
Hybrid larch					0.62		0.62
Mixed conifers				0.31			0.31
Mixed conifer/Mixed broadleaves		0.65					0.65
Mixed broadleaves	0.68	14.20		0.11	0.22		15.21
Open ground							11.13
Total	0.68	14.95	0.23	36.50	22.95	17.12	103.56







Access

Access to the property is taken via a shared forest road, which leads off the A816 public road and shown as A1 - A2 on the sale plan. From A2, the forest access is owned and continues up as far as point A3.

This access road has been constructed and maintained to a high standard and has supported timber extraction to date.

Ongoing maintenance of the shared road is based according to usage.

The A816 is an approved route for timber haulage on to nearby ports and markets.

Timber Markets

Glassary is well positioned to take advantage of the efficient timber haulage network that makes Argyll an attractive option for forestry investment.

Timber from the area is routinely transported by road to a wide range of processors on the mainland, while the nearby ports of Ardrishaig (6 miles) and Campbeltown (54 miles) offer convenient sea-freight options. From these ports, timber is shipped to markets in south-west Scotland, north-west England and Ireland, providing excellent market reach, helping to ensure competitive pricing.



Sporting & Mineral Rights

Sporting rights are included in the sale and the varied topography within the forest offers challenging Roe and Red deer stalking opportunities.

A sporting lease is currently in place to manage deer numbers within the forest; however, this can be terminated if required, granting the purchaser full control of the sporting rights.

The mineral rights have been reserved by a previous owner; however, the property retains the right to extract and use stone, gravel, and sand from the forest for the purposes of upgrading the access road.

Third Party Rights & Burdens

Glassary Forest benefits from a servitude right of access for all forestry purposes over A1 – A2 as shown on the sale plan.

The property will be sold subject to and with the benefit of all existing servitude and wayleave rights (including rights of access and rights of way, whether public or private) burdens, reservations within the title and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

Boundaries

The boundaries of the forest are stock fenced and in varying condition. Maintenance of the boundary fence is shared on a 50/50 basis with the adjoining neighbours, or according to the provisions in the title.

Forest Management

The property is currently managed on behalf of the owners by Scottish Woodlands, Smithy Lane, Lochgilphead, PA31 8TA.

Measurements

Management records indicate an area of 103.56 hectares, compared with the title area of 103.49 hectares. The property will be sold according to the title.

Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

A restriction applies, prohibiting the construction of any buildings on the southern section of the forest. The residential property shown in the photographs is under separate ownership and is not associated with Glassary Forest.

Authorities

Scottish Forestry

Perth and Argyll Conservancy
Upper Battleby
Perth
PH1 3EN
T: 0300 067 6005
E: panda.cons@forestry.gov.scot

Argyll and Bute Council

Kilmory
Lochgilphead
Argyll
PA31 8RT
T: 01546 605522
E: Enquiries@argyll-bute.gov.uk

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit. Please also be aware of potential hazards within the property and take precautions to avoid injury or damage when viewing the property. 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 so 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

LANDFOR Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn,
Perthshire, PH2 9HL.

Patrick Porteous - Mobile: 07444559510
Harry Graham - Mobile: 07375823528
Email: Info@landfor.co.uk

Seller's Solicitor

Turcan Connell
Princess Exchange, 1 Earl Grey Street,
Edinburgh, EH3 9EE

Don Macleod
Tel: 0131 228 8111
Email: don.macleod@turcanconnell.com

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.

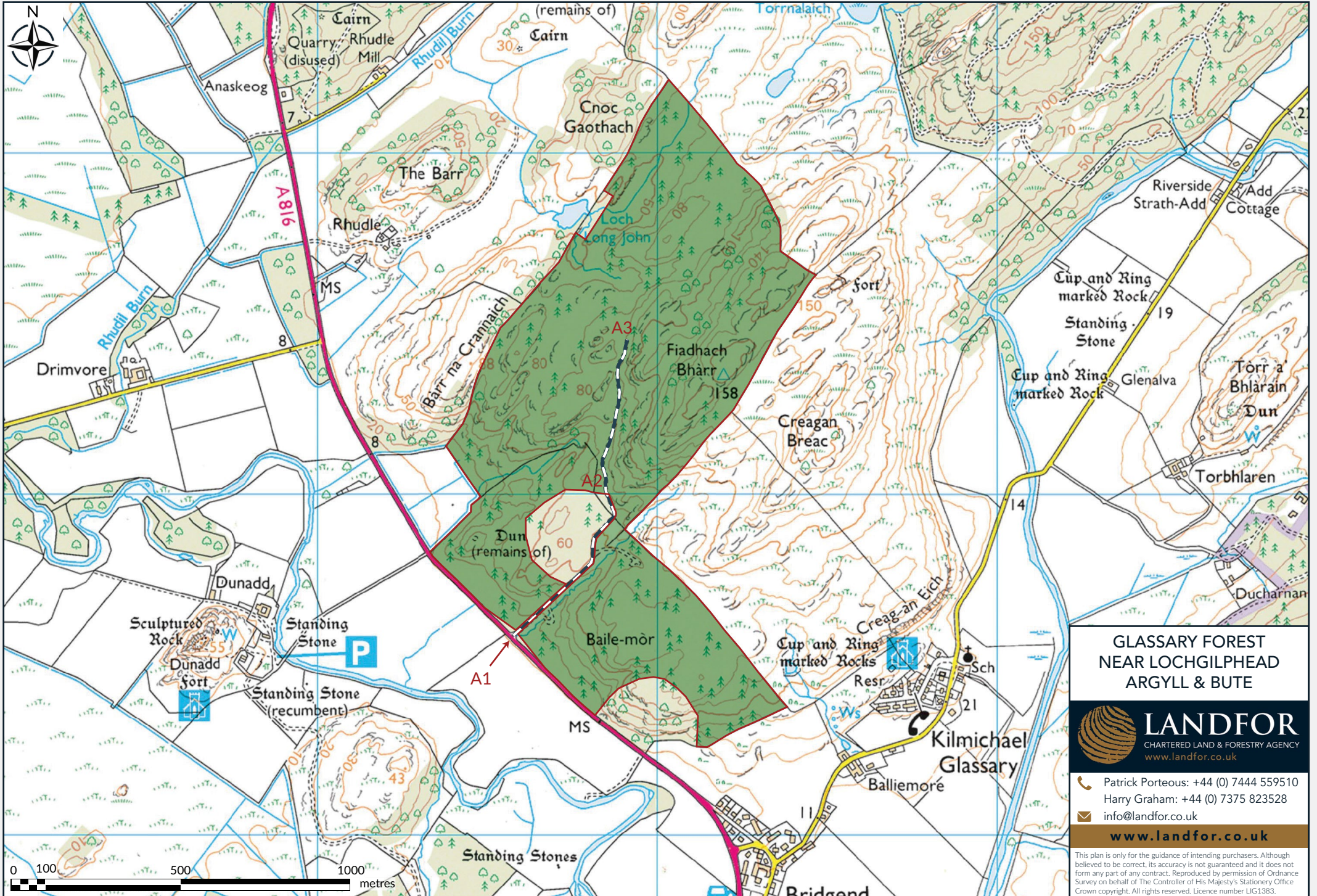
Taxation

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

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GLASSARY FOREST
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ARGYLL & BUTE



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