

KAMES FOREST

Near Kilmelford, Argyll



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281.00 Hectares / 694.35 Acres

FOR SALE

OFFERS OVER £4,500,000

Excellent mixed age class commercial forest investment opportunity

Stunning location overlooking Loch Melfort and the Sound of Lorn

Good forest road network leading on to an approved timber haulage route

Sporting rights include Red and Roe deer stalking



LANDFOR
CHARTERED LAND & FORESTRY AGENCY

Selling Agent

Patrick Porteous

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LOCATION

Kames Forest is situated to the south of Loch Melfort approximately 15 miles south of Oban in Argyll between Kilmelford and Croabh Haven Marina. The forest's location provides the most stunning views westwards across Loch Melfort and the Sound of Lorn to the Island of Mull and access to some of the best sailing in the Inner Hebrides. The Loch Melfort Hotel is just to the west of the forest and Oban is the nearest town with all local amenities and transport links for exploring the west coast.

To reach the property please refer to the location and sale plans and use Post Code PA34 4XA for directions to the forest access.



DESCRIPTION

The forest was established in 1982 on former hill ground with predominantly Sitka spruce leaving the steeper parts to flourish with native broadleaved woodland. Creating an attractive feature within this outstanding forest.

The underlying soils are mainly mineral based with gleys, podzols and brown earth soils through the forest allowing Sitka spruce to benefit from the coastal humidity and damp soils that produce excellent growth rates, particularly noticeable in the second rotation crops within Kames. The forest rises from 10 metres above sea level at its lowest point to 320 metres on the highest hill in the southeast corner of the forest. This higher edge of the forest offers potential for wind energy development and shelters the lower lying crops on the fertile slopes.

In 2012 the first phase of felling took place which was followed by replanting of these areas between 2014 and 2015 and thereafter a second phase commenced with replanting carried out between 2018 and 2020. These crops are all establishing well with mainly Sitka spruce as the final crop.

A Long Term Forest Plan was approved in 2015 to cover the first 10 years of felling and restocking that is now well underway and an owner can expect to continue this programme with felling of the remaining maturing areas over the coming years. The mature crop extends to approximately 162 hectares which was measured during February 2023 and this recorded a current growing volume of over 62,000 m3 with a variable yield class range reaching Yield Class 28 in parts.

Good quality internal access roads have been created for harvesting over the years and some further road building should be anticipated prior to harvesting new areas. An ample supply of readily usable stone is available in various locations within the forest for this purpose as well as maintenance of the existing forest road network.

A copy of the timber volume survey and Long Term Forest Plan is available from the Selling Agent on request.

Species	Planted								Total
	1850	1900	1982	2013	2014	2015	2018	2020	
Sitka spruce			152.80		3.50	4.88	8.70	28.34	198.22
Japanese larch			8.40		0.31				8.71
Douglas fir						0.41			0.41
Lodgepole pine			3.10			0.41	0.74		4.25
Norway spruce						0.41	0.74	2.61	3.76
Scots pine								1.51	1.51
Mixed conifer			3.90				0.05		3.95
Mixed broadleaves	23.16	2.43	0.14	0.23	1.37			1.47	28.80
Lochan									0.41
Electricity Line									0.99
Open ground									29.99
Total Area	23.16	2.43	170.14	0.23	5.18	6.11	10.23	33.93	281.00







WIND ENERGY POTENTIAL

There is potential for wind energy development on the ridge running along the southern boundary of the forest adjoining the hill ground, subject to obtaining planning permission.

ACCESS

The forest access road leads off the A816 road at point A1 on to a shared private access road to point A2 before entering the forest at point A3, as shown on the sale plan. This is by way of a servitude right of access with maintenance shared according to user. The property also benefits from a right of access over the forestry road between points A4-A5-A3, as shown on the sale plan.

From A3 the forest access road continues uphill into the centre of the forest where spur roads lead off this to the east and west which have been used for the haulage of timber.

SPORTING & MINERAL RIGHTS

There is a Sporting licence in place with a syndicate until September 2023 to control deer within the forest which provides a rent of £1,277 per year. This can be renewed at the end of September or terminated to have vacant possession of the sporting rights to enjoy some exciting Roe and Red deer stalking and rough shooting of game in season.

The minerals under part of the have been reserved by a previous owner and there remains the right to extract stone for the purposes of road construction and maintenance of forest roads.



THIRD PARTY RIGHTS & BURDENS

The proprietor of the Loch Melfort Radio Telecommunications Mast at the top of the hill has a right of access over the forest road along the route A3-A6-A7-A8. Maintenance is shared according to user.

There is an overhead electricity line passing through part of the northern and western edge of the forest and there is a buried electricity line and BT cable running alongside the forest road leading up to the Radio Telecommunications Mast at point A8.

The proprietor of the mini hydro scheme has a right of access between points A3 – A6 to maintain a micro hydro scheme intake.

There are various water supply rights in favour of the landowners to the north of the forest with associated rights to maintain these supplies if still active. The forest owner is not bound to guarantee the continuing quantity or quality of these private water supplies however there are certain conditions within the title restricting use of the catchment area where that might interfere with the hydro scheme and we recommend that you confirm these with your solicitor. This will not prevent forestry activity.

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

BOUNDARIES

All boundaries are to be maintained at the sole expense of the Kames Forest owner except for a section of the southern boundary and the boundaries between Kames Forest and the mini hydro scheme and Radio Telecommunications mast site. Those sections of the boundary are maintained on a mutual basis.

FOREST MANAGEMENT

The property is currently managed on behalf of the owner by Tilhill, Glencruitten Road, Oban, Argyll, PA34 4DW. Tel: 01631 562 906 or 07776 040040. Ref: Sam Bristow.

AUTHORITIES

Scottish Forestry
Perth & Argyll Conservancy
Upper Battleby, Redgorton
Perth PH1 3EN
Tel: 0300 067 6005

Argyll and Bute Council
Kilmory, Lochgilphead
Argyll, PA31 8RT
Tel: 01546 605522

VIEWING & OFFERS

Please contact the Selling Agent to arrange a viewing in advance of your visit. Please also be aware of 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

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SELLER'S SOLICITOR

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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.

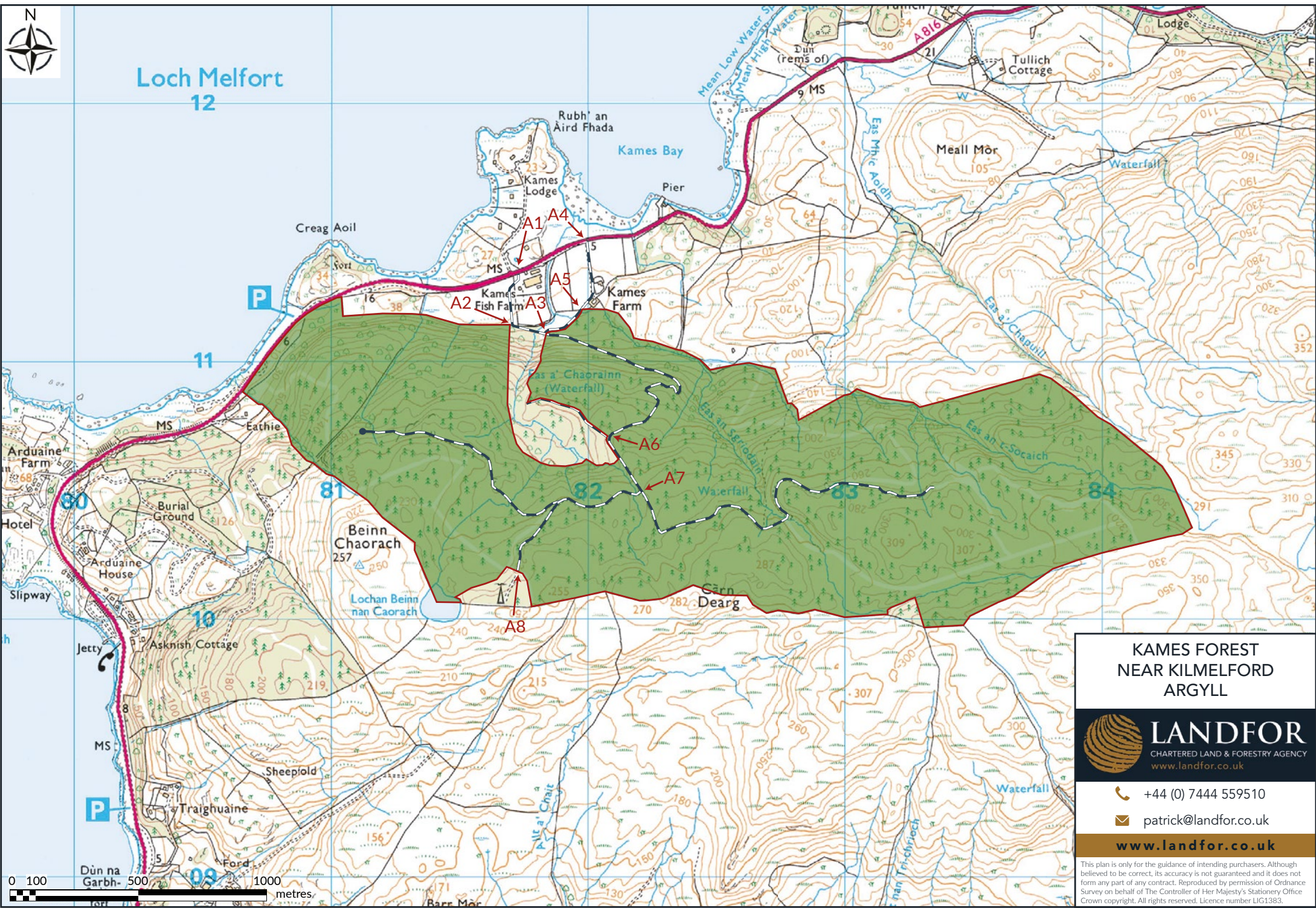
TAXATION

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

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 March 2023), content, areas, measurements, maps, distances and 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 Environmental (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 Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.





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