

# Kings Yett Forest

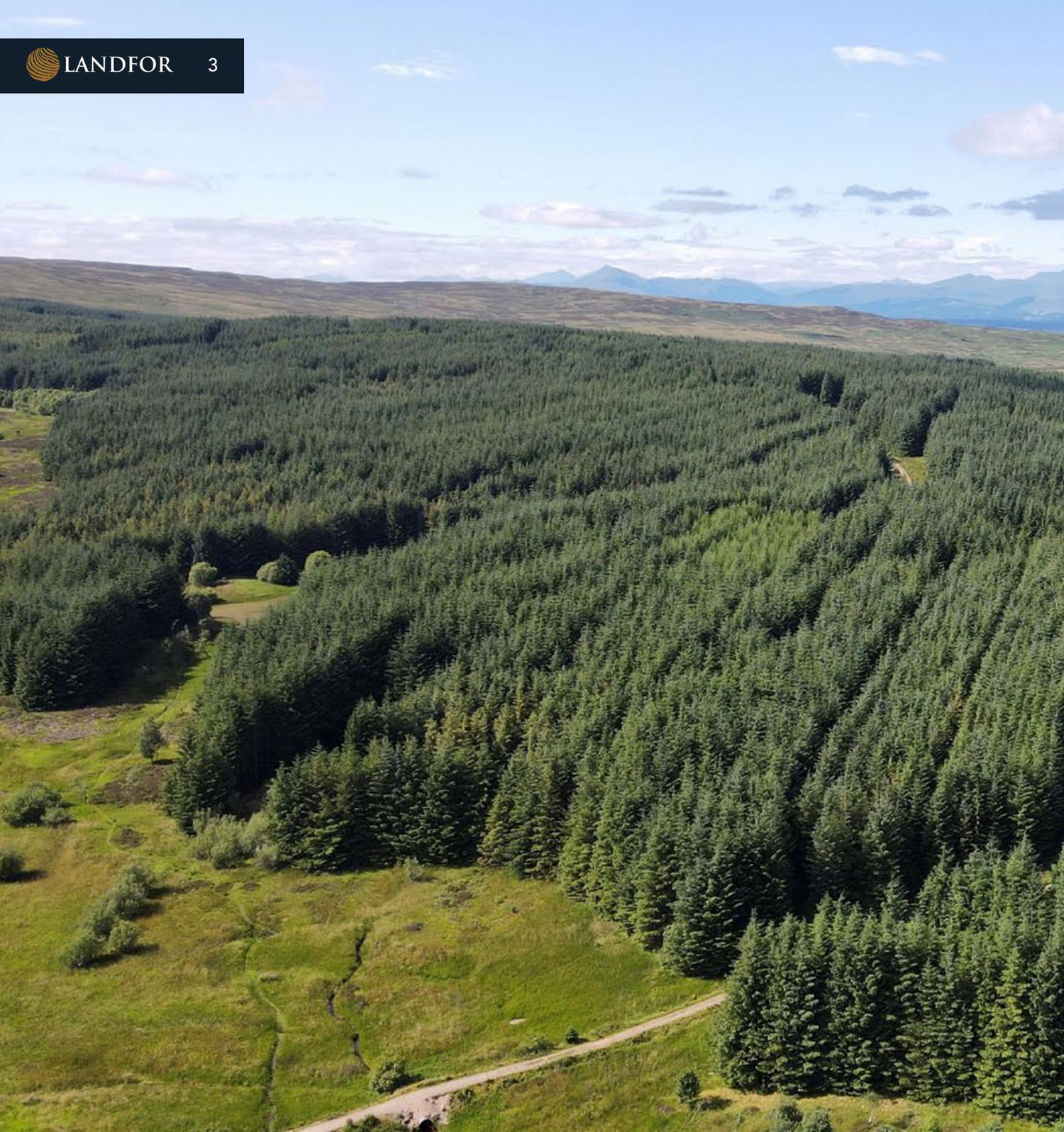
Near Stirling, Stirlingshire



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Kings Yett Forest



# Kings Yett Forest

**Near Stirling, Stirlingshire**

**112.00 Hectares / 276.75 Acres**

**Freehold for Sale**

**Offers Over £1,750,000**

A well located forest, close to Stirling, with an established forest access road leading to a significant volume of maturing Sitka spruce timber planted in 1989. Sporting rights included.



**LANDFOR**  
CHARTERED LAND & FORESTRY AGENCY

Selling Agent  
**Patrick Porteous**

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 [www.landfor.co.uk](http://www.landfor.co.uk)

## Location

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Kings Yett Forest is situated just a 5 mile drive southwest of Stirling in the Touch Hills overlooking the Forth Valley in central Scotland. Although very central, the Touch Hills are in quite a secluded location, yet close to all types of amenities and within easy reach of Glasgow and Edinburgh.

To locate the property please refer to the location and sale plans and the nearest Postcode is FK7 9QA, just east of the forest.



## Description

The forest was planted in 1989 on agricultural hill ground at an elevation of 260 – 350 metres above sea level with mainly Sitka spruce and a small proportion of Japanese larch, Lodgepole pine and mixed broadleaves. The Sitka spruce is now growing at an average Yield Class of 16 m<sup>3</sup>/Ha/Year on the upland soils and will yield a significant volume of timber for the market.

First thinning took place in 2009 with racks cut at an intensity of 2 in 8 – 10 rows which has demonstrated that the forest is wind firm and can be easily harvested, thanks to the good ground conditions. A Forest Management Plan was approved in April 2010 with further thinning operations planned and subsequently put on hold, therefore the purchaser will have the ability to update the plan with Scottish Forestry to suit their own objectives for felling.

An attractive pond is located just up the western edge of the forest which is a lovely feature and creates some wildlife habitat and diversity. Overall, the forest provides an excellent opportunity to secure a significant volume of growing timber and to benefit from its capital growth.



Species	Planted 1989	Area (Ha)
Sitka spruce		89.23
Japanese larch		4.29
Lodgepole pine		0.60
Mixed broadleaves		0.30
Open ground		17.58
Total		112.00

## Access

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To reach Kings Yett from Stirling, follow Polmaise Road over the A9 fly over and on to Gateside Road. Then continue in a south westerly direction up the hill to reach the forest entrance, shown at point A1 on the sale plan. This route to the A9 fly over was used for the haulage of timber from the last thinning operation and its future use for timber haulage has been subsequently agreed with Stirling Council and is limited to four lorry loads per day out with winter months.

The forest access has a wide purpose built bell mouth leading on through a gate and on to a good hardcore surfaced forest road. This crosses part of the neighbouring Touchadam Muir Forest (between A1 – A2) before reaching the Kings Yett boundary. From here on the road continues up through the forest to the top boundary at A3. A plentiful supply of stone can be won from the rock outcrops situated along the road edge which provided material for the road and will provide an excellent supply for road maintenance in future.

## Forest Management

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The property is currently managed on behalf of the owner by Eamonn Wall & Co 15 West Burnside, Dollar, Clackmannanshire, FK14 7DP. Tel: 01259 743212. Please contact the Selling Agent if you would like a copy of the Forest Plan.

## Taxation

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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.

## Sporting & Mineral Rights

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The property is being sold with vacant possession of the sporting rights which includes some Roe deer stalking and rough shooting on the small pond.

The mineral rights are included, except as reserved by statute.

## Boundaries

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The boundaries adjoining agricultural land (Northern and Eastern boundary) are either stock fenced or have stone walls and are shared and maintained at joint equal expense with the neighbouring proprietors. The boundary adjoining the neighbouring forest is not fenced.

## Third Party Rights & Burdens

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The forest access road is shared from the public road between points A1-A2-A3 with the proprietor of the neighbouring Touchadam Muir Forest. Maintenance is shared according to use.

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.

## Authorities

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

**Stirling Council**  
Viewforth  
14-20 Pitt Terrace  
Stirling FK8 2ET  
Tel: 01786 404040

## Viewing & Offers

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Please contact LANDFOR to arrange a viewing in advance of your visit and to obtain further details. Please also be aware of hazards within the property when viewing.

A closing date for offers may be set at any time and offers must be submitted in Scottish Legal Form before they can be formally accepted. The seller also reserves the right to sell the property at any time and so it is vital that purchasers register their interest with LANDFOR 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.

## Seller's Solicitor

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### Donald Simpson

Turcan Connell  
Princes Exchange  
1 Earl Grey Street  
Edinburgh, EH39EE  
Tel: 0131 228 8111

## Finance & Anti-Money Laundering

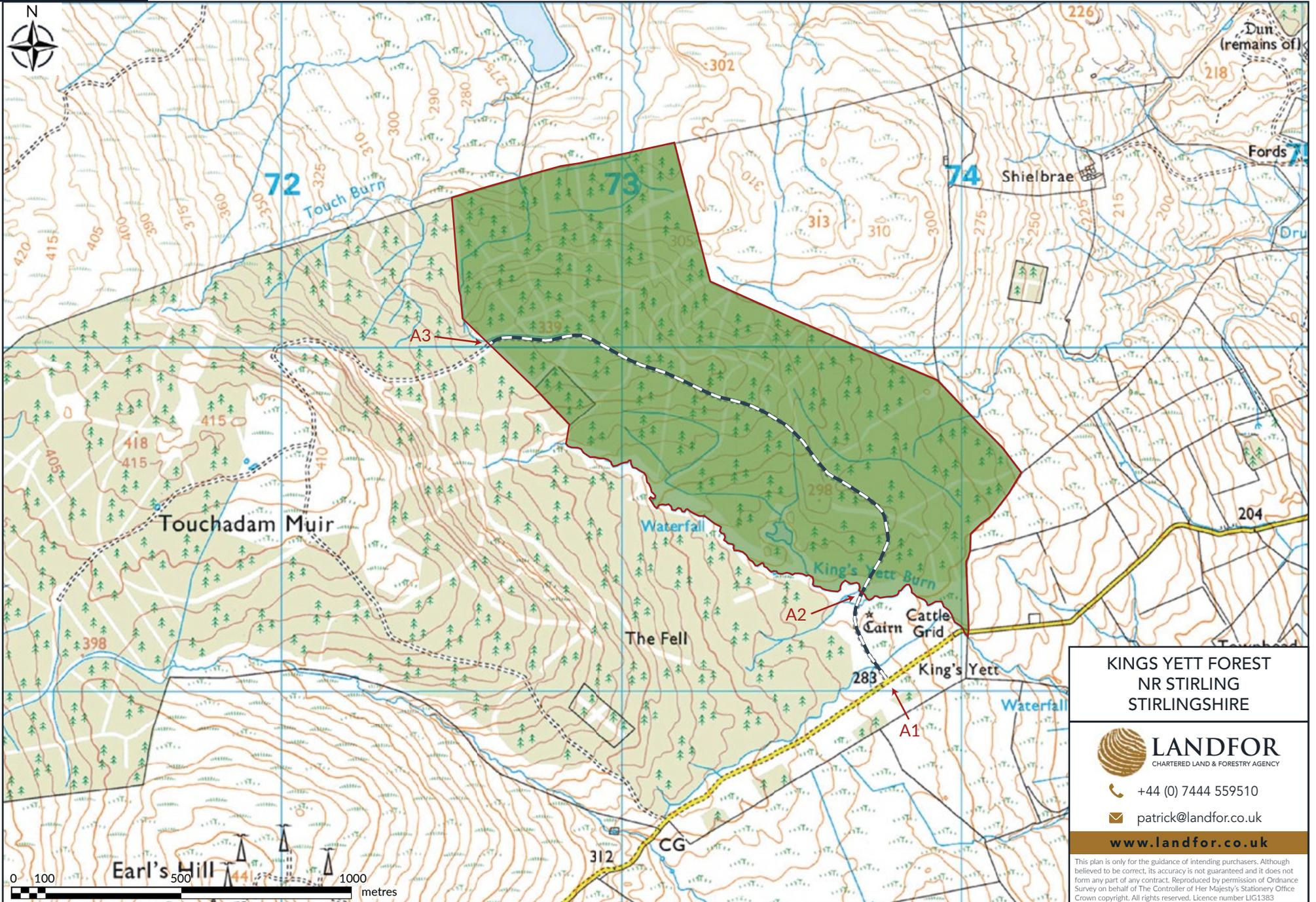
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To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds to satisfy the regulations.



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