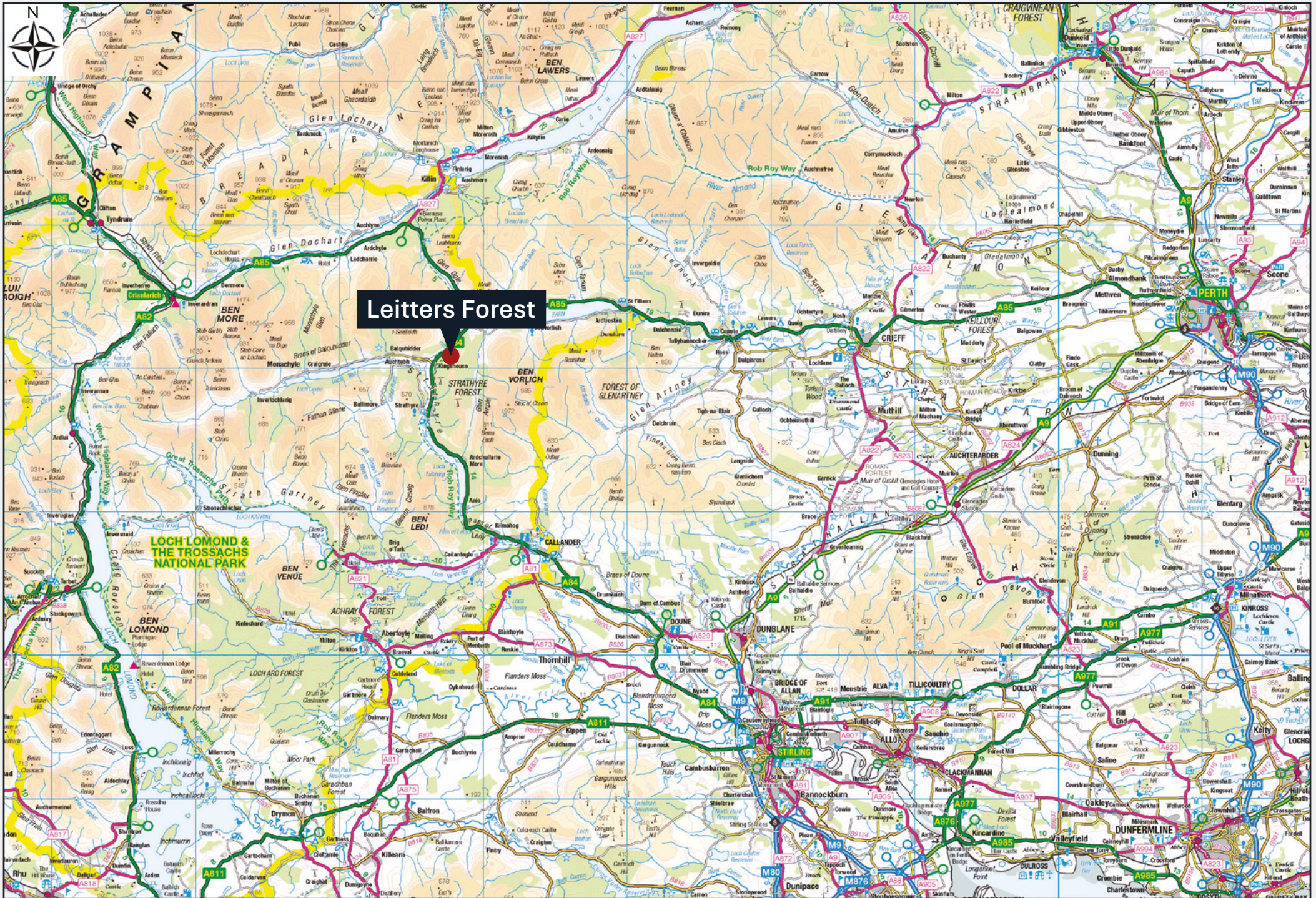


Leitters Forest

Near Balquhiddar, Stirlingshire



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Leitters Forest

Near Balquhiddy, Stirlingshire

Area: 120.20 Hectares / 297.01 Acres

- A well established, mixed age class, commercial conifer investment opportunity
- High proportion of Sitka spruce with good access to timber markets
- Excellent growth rates and an ideal IHT investment
- Sporting rights include red and roe deer stalking
- Historical Gold Mine site

Freehold For Sale - Guide Price: £1,600,000



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Selling Agent

Patrick Porteous

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Location

Leitters Forest is conveniently located in central Scotland, between Balquhiddel and Lochearnhead, in this highly picturesque area of northern Stirlingshire and west Perthshire, with the most stunning views down Loch Voil and up to the head of nearby Lochearn. Leitters was established as part of the Strathyre Forest complex, renowned for its excellent growing conditions and the forest is also within the Loch Lomond & Trossachs National Park.

The forest has the A84 public road running along part of its boundary, providing excellent access to the timber markets in the region and beyond.

Please refer to the location and sale plans and use postcode FK19 8NX to locate the forest.



Description

The forest was originally established in the mid 1950's with an excellent crop of Sitka spruce and Hybrid larch and then felling commenced from 2004, when a Long Term Forest Plan (LTFP) was approved, permitting phased felling and restocking of mainly high yielding Sitka spruce (67%) to this year.

The species and planting years are set out below, highlighting the range in ages which will provide a more sustainable yield in the future as these high yield class crops mature. Planted areas have been supplemented with natural regeneration and now the thicket stage crops are well established. There are also two areas of mature Larch which could be felled shortly to produce some short term tax free timber revenue.

All felling to date has been carried out by harvester and forwarder with ground preparation carried out using excavators to create mounds for planting.

Historically, there was once a gold mine located midway up the slope on Leitters, although there are no visible signs of its precise location, it highlights the variety of land uses that took place in this area. A copy of the LTFP and data base is available from the Selling Agent on request.

Species

	1956	2007	2009	2011	2015	2022	2024	Total
Sitka spruce	1.97	12.64	1.45	12.63		30.53	1.04	60.26
Sitka spruce/Norway spruce						3.39		3.39
Hybrid larch	19.88							19.88
Norway spruce						0.68		0.68
Scots pine						0.10		0.10
Mixed conifer	0.28	7.79		9.81	1.60			19.48
Mixed conifer/Broadleaves	0.16	0.21	0.45					0.82
Mixed broadleaves	2.91	0.11	0.71	0.64		2.46		6.83
Open ground								8.76
Total	25.20	20.75	2.61	23.08	1.60	37.16	1.04	120.20



Access

Leitters Forest access road entrance is shown on the sale plan at point A1, where it leads off the A84 public road and timber haulage route on to a well-built and surfaced forest road that meanders up the lower slope of the forest to reach a central turning area and stunning viewpoint. From here two spur roads lead north and south along the contour which were used for timber extraction and will provide access for harvesting the remaining mature timber.

There are also ATV tracks leading uphill which provide access for management and deer stalking along the upper slope which could be extended and improved for access. The forest also benefits from having a stone quarry for the supply of good quality road making stone on site for repairs and maintenance.

Boundaries

The perimeter of the forest is deer fenced to provide protection from excessive deer browsing on the younger restocked areas now growing on the upper half of the property. Its condition is variable and maintenance and replacement of the boundary fence is shared with the neighbouring proprietors. However, the boundary adjacent to the A84 public road is maintained entirely at the forest owner's expense.

Sporting & Mineral Rights

The sporting rights are included with the potential for red and roe deer stalking as well as rough shooting of occasional wild game birds in season. The stalking rights are currently leased for deer control purposes until 31 March 2025.

The mineral rights are also included in terms of the title with the exception of those reserved by statute.

Third Party Rights & Burdens

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.

There is a water supply tank located within the forest at point W1 with a right to lay a water pipe to point W2 for a private water supply. The land on which the tank sits is excluded from the title and there is provision in the title to maintain and replace this supply if required.

Woodland Management

The property is currently managed by Scottish Woodlands Ltd on behalf of the owner.

Selling Agent

Patrick Porteous

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Gillespie Macandrew LLP
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Email: helen.kelly@gillespiemacandrew.co.uk





Viewing & Offers

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

Authorities

Scottish Forestry

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

Stirling Council

Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET.
Tel: 01786 404040.

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: The sale brochure (brochure prepared in September 2024), 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 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 Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

Planning & Development

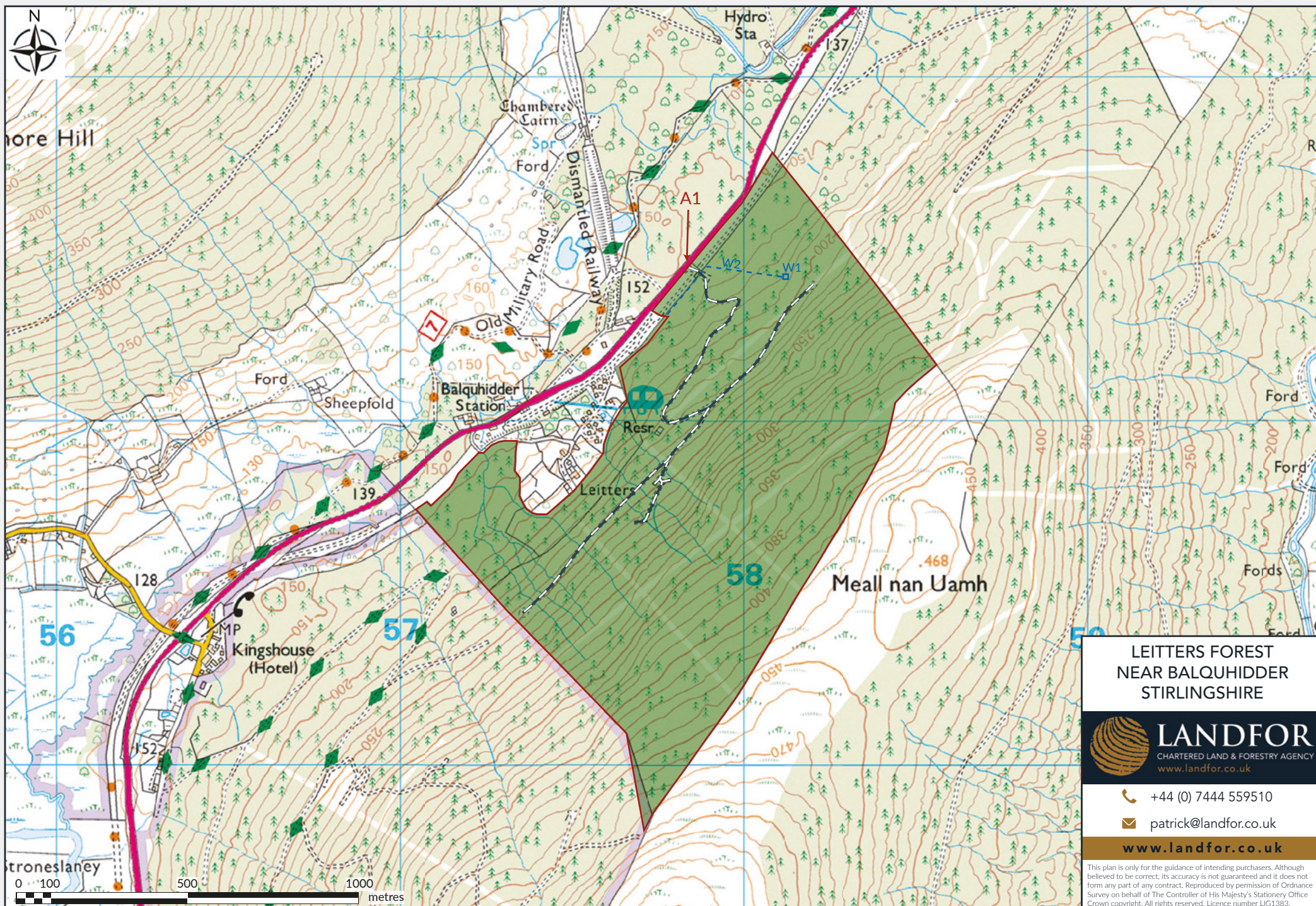
Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development on the land. Offers will not be accepted subject to survey or planning permission being granted.

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 in order to support any conditional offers submitted to the Seller.

Taxation

Land and timber crop ownership enjoys a favourable tax structure that may 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.



LEITTERS FOREST
NEAR BALQUHIDDER
STIRLINGSHIRE



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