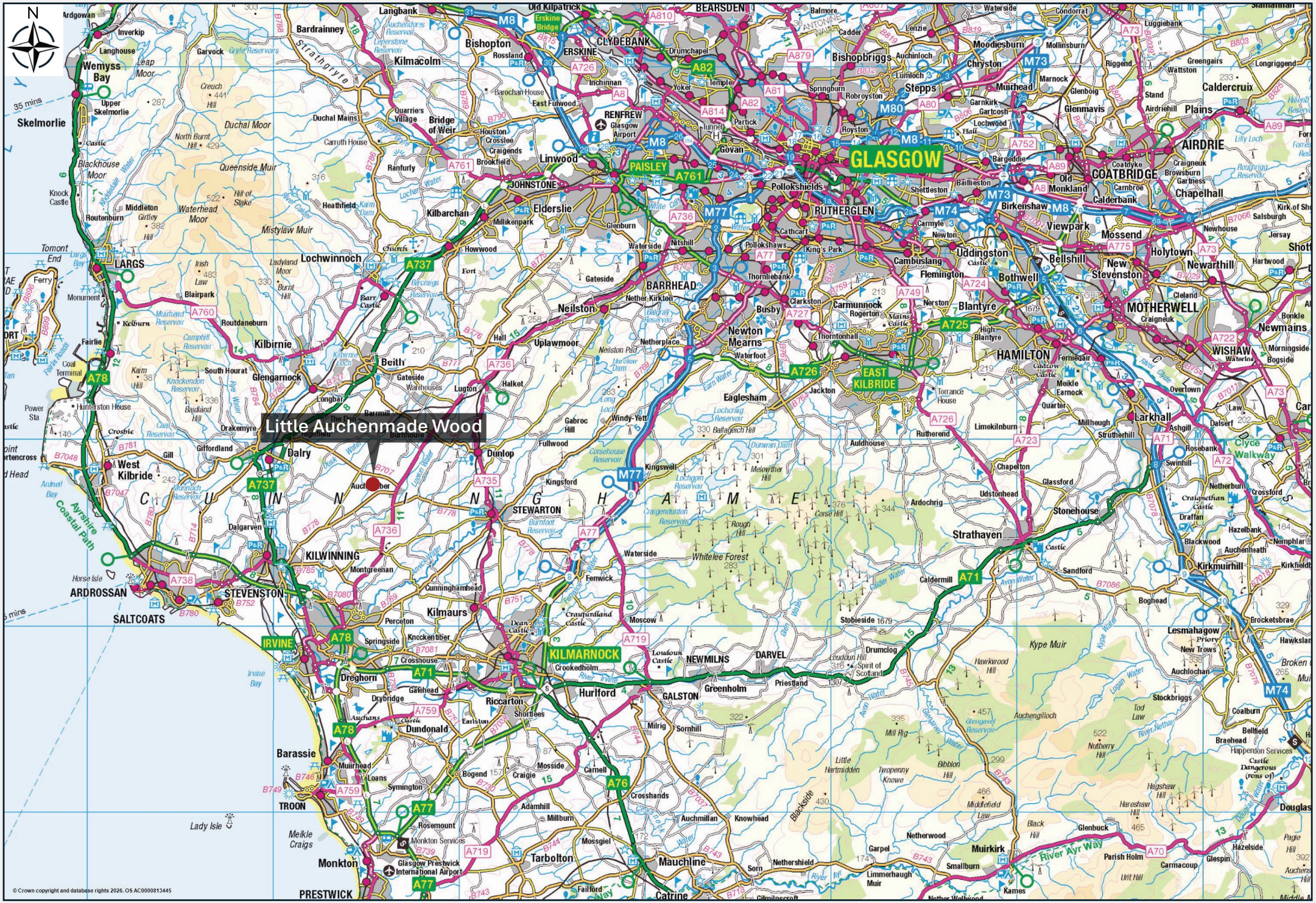
Little Auchenmade Wood

Near Dalry, North Ayrshire



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Glenburn
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Partick
Yoker
Temple
Springburn
Robroyston
Auchinloch
Lumloch
Cadder
Balmore
Condorrat
Waterside
Auchinstarry
Auchenhoth Reservoir
Layerstone Reservoir
Gryfe Reservoirs
Strathgryfe
Leap Moor
Creuch Hill
Duchal Moor
Duchal Mains
Quarriers Village
Barochan House
East Fulwood
Carruth House
Queenside Muir
Misty law Muir
Waterhead Moor
Blackhouse Moor
Hill of Stake
Heathfield
Kaim Dam
Lochermoss Water
Knock Castle
Middleton
Routenburn
Tomont End
Largs Bay
Monument
Irish Law
Ladyland Moor
Burnt Hill
Barr Castle
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Muirhead Reservoir
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Craufurdland Castle
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Irvine Water
Glen Water
Lugar Water
Dusk Water
Rye Water
Annick Water
Garnock Water
Calder Water
Avon Water
Kype Muir
Hawkwood Hill
Auchengilloch
Glengavel Reservoir
Mill Rig
Sornhill
Milrig
Carnell
Mosside
Craigie
Bogend
Loans
Muirhead
Symington
Adamhill
Millburn
Rosemount
Monkton Services
Meikle Craigs
Lady Isle
Irvine Bay
Ardrossan Bay
Horse Isle
Ayrshire Coastal Path
River Ayr Way
Clyde Walkway
Douglas Water
Nethershield
Garpel
Netherwood
Knowhead
Auchmillan
Crosshands
Carnell
Failford
Sorn
Limmerhaugh Muir
Smallburn
Parish Holm
Carmacoup
Glespin
Hazelside
Glenbuck
Black Hill
Middlefield Law
Hagshaw Hill
Hareshaw Hill
Nutberry Hill
Twopenny Knowe
Little Hartmidden
Bibblon Hill
Mill Rig
Auchengilloch
Tod Law
Unit Hill
Page Hill
Happerdon Services
Castle Dangerous (ruins of)
Douglas Water
Nethan
Logan Water
Avon Water
Glengavel Water
Kype Water
Calder Water
Glen Water
Irvine Water
Lugar Water
Annick Water
Garnock Water
Dusk Water
Rye Water
Water of Ayr
Water of Nith
Water of Girvan
Water of Luce
Water of Minnoch
Water of Ken
Water of Dee
Water of Trool
Water of Deugh
Water of Ae
Water of Milk
Water of Sark
Water of Annan
Water of Kirtle
Water of Dalswinton
Water of Dee
Water of Ken

Little Auchenmade Wood

Near Dalry, North Ayrshire

Total Area: 31.30 Hectares / 77.34 Acres

A compact mixed woodland with high yielding Sitka spruce, a selection of attractive broadleaves and an area of peatland, in an accessible location in North Ayrshire

Freehold for Sale - Offers Over £130,000

- Highly productive crop of high-yielding Sitka & Norway spruce
- Significant amenity value with an attractive area of mixed broadleaves
- Area of open ground and peatland adding diversity and sporting potential
- Scope for a hut or cabin in the property, subject to consent

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Selling Agents:

Patrick Porteous: 07444 559510

info@landfor.co.uk **www.landfor.co.uk**





Location

Little Auchenmade Wood is situated approximately 4.8 miles south-east of Dalry in North Ayrshire, set in an attractive rural landscape of productive farmland and forestry. The woodland enjoys a peaceful and private position with the nearby village of Dalry providing a good selection of local services. Glasgow, Scotland's largest city, lies just 25 miles to the north-east and provides an extensive range of amenities, including access to an international airport.

To locate the woodland please refer to the location and sale plans and use what3words reference blacked.heartburn.passages to reach the entrance to the woodland, shown at point A1 on the sale plan.

Description

The woodland is an attractive, well-established, mixed woodland, combining the potential for long-term timber income with high amenity and sporting value. At its core is a productive block of Sitka and Norway spruce, accompanied by broadleaves that add diversity and visual appeal to the property.

The woodland was planted in 2015 under a Scottish Rural Development Programme contract on former agricultural land classified as Grade 4.2 and 5.2. Sitka spruce is the principal conifer species, and the combination of soil fertility and improved crop genetics has produced excellent growth rates.

Areas of broadleaves have also been planted alongside the conifers, including Oak, Birch, Rowan, Cherry and Alder, which add variety and character to the woodland. These broadleaved areas are interspersed with pockets of open ground where a hut or small cabin could be discreetly located to enjoy the rural surroundings, subject to consent.

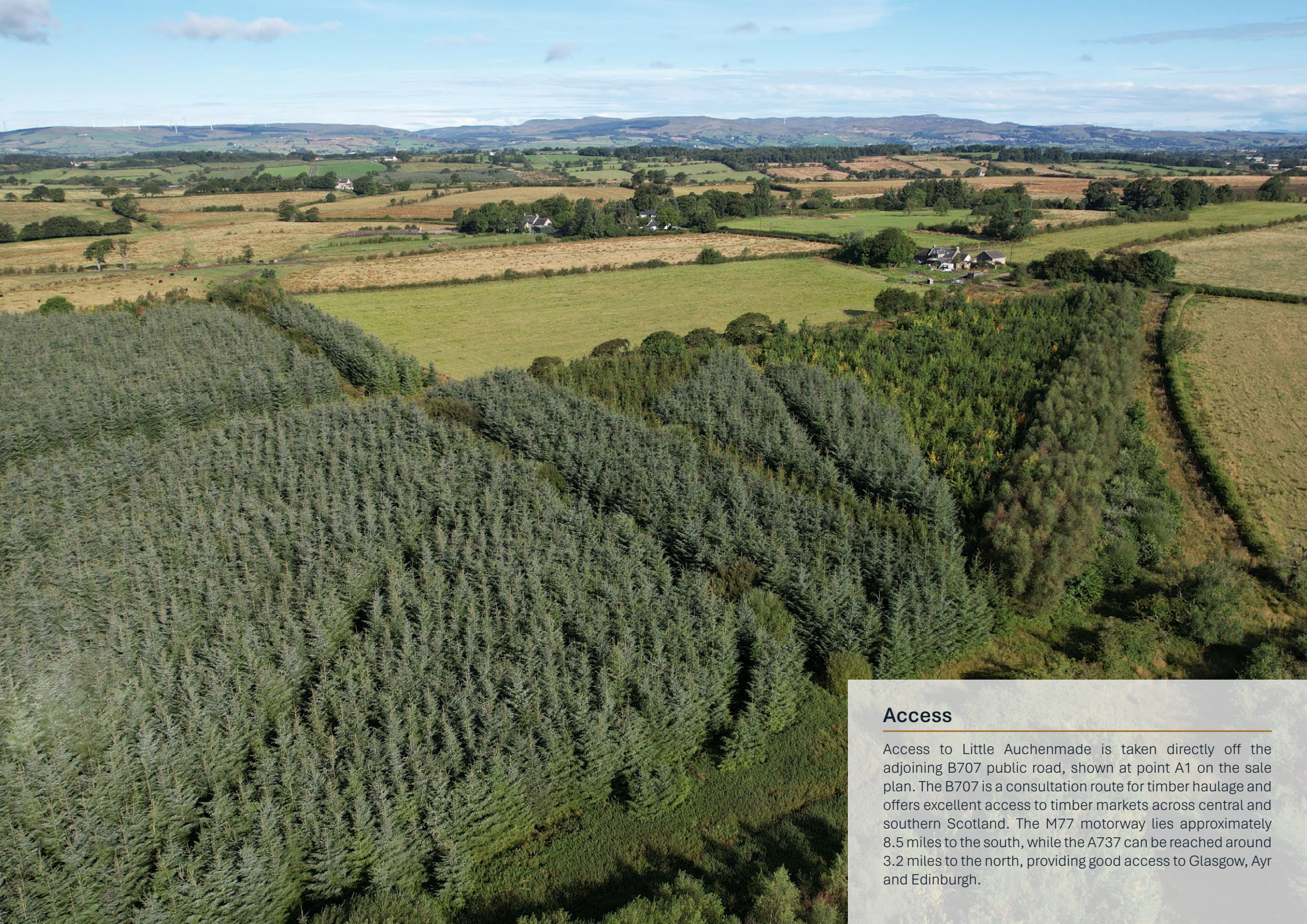
To the south of the woodland lies an area of peatland and open ground forming part of the wider Auchentiber Moss. This ecologically rich habitat is an interesting feature of the property, surrounded by Birch woodland and a haven for wildlife.

The current species composition is set out below and a copy of the compartment map and database is available on request from the Selling Agents.

	Planting Year	
Species	**2015**	**Total (Ha)**
Sitka spruce	5.98	5.98
Norway spruce	0.07	0.07
Mixed broadleaves	5.95	5.95
Open ground & Peatland		19.30
Total Area	**12.00**	**31.30**







Access

Access to Little Auchenmade is taken directly off the adjoining B707 public road, shown at point A1 on the sale plan. The B707 is a consultation route for timber haulage and offers excellent access to timber markets across central and southern Scotland. The M77 motorway lies approximately 8.5 miles to the south, while the A737 can be reached around 3.2 miles to the north, providing good access to Glasgow, Ayr and Edinburgh.

Sporting & Mineral Rights

The sporting rights are included in the sale, as are the mineral rights, except those reserved by statute.

Boundaries

The planted woodland is enclosed within a deer fence. The remainder of the property is enclosed by a stock-proof fence, except for the eastern boundary, where it merges with Auchentiber Moss, and is not fenced. Maintenance obligations for the stock-proof fences are shared on a 50/50 basis with the adjoining landowners, or as stated in the title.

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.

Forest Management

The property is currently managed on behalf of the owner by Scottish Woodlands, Suite 2 Gardrum House, Fenwick, KA3 6AS.

Planning & Development

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

Forestry Grant Schemes

The woodland was established under a Scottish Rural Development Programme (SRDP) Rural Priorities contract, approved in February 2014 for the creation of 15.52 Hectares of mixed woodland. There are two remaining annual payments of £1,870.20 due in 2027 and 2028 which the purchaser will be required to accept the transfer of the contract and all associated obligations. A copy of the contract is available from the Selling Agents upon request.

Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please 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 reserves the right to sell the property at any time, so it is vital that prospective purchasers register their interest with the Selling Agents as soon as possible. Prospective purchasers should also note 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.

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 benefits from a favourable tax structure that may enhance the value of an investment. Prospective purchasers should seek advice from their own financial adviser or accountant to fully appreciate these benefits.

Authorities

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

North Ayrshire Council
Cunninghame House
Irvine
North Ayrshire
KA12 8EE
Tel: 01294 310000

Selling Agents

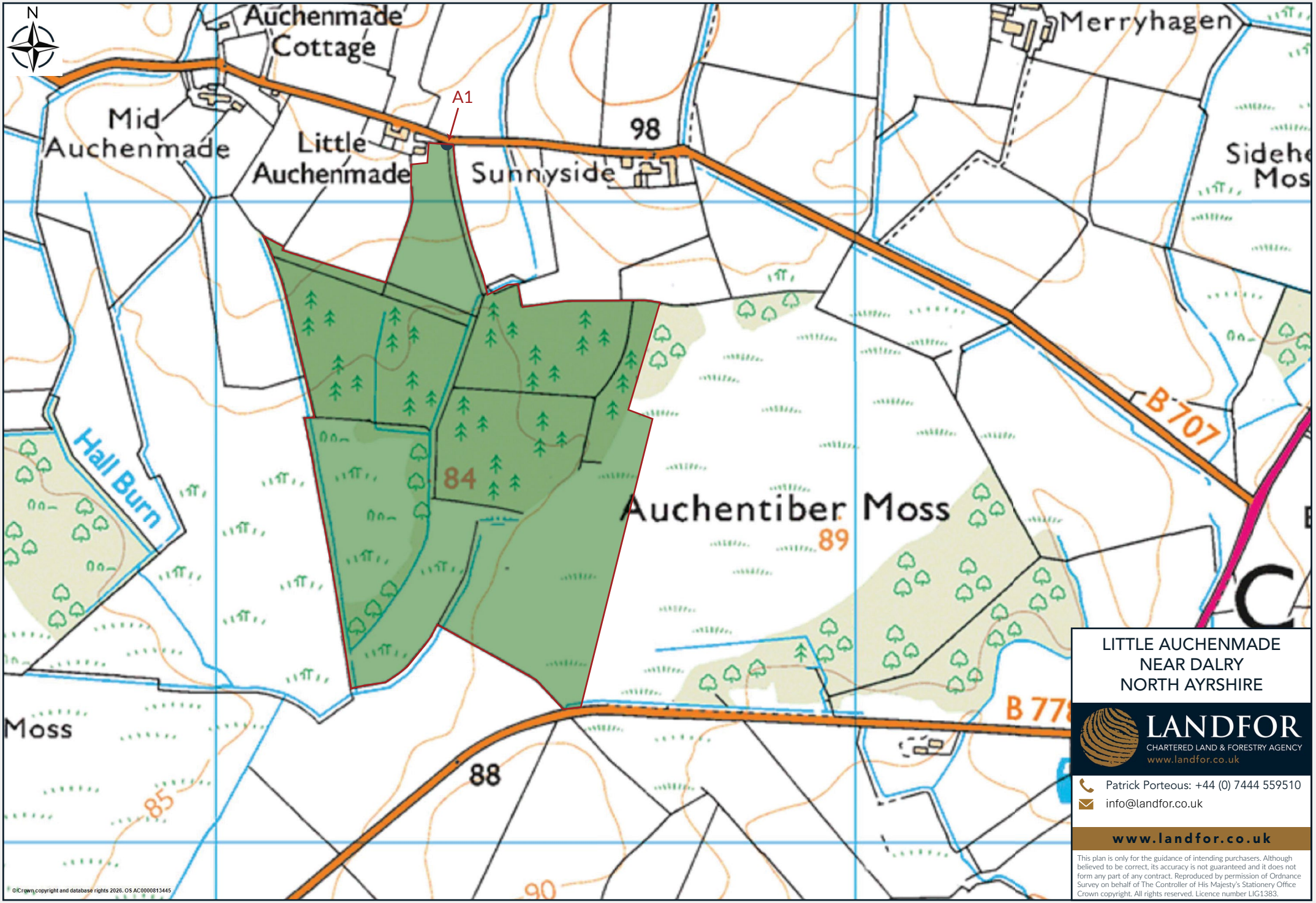
LANDFOR Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn, Perthshire,
PH2 9HL.

Patrick Porteous Tel: 07444 559510
Email: Info@landfor.co.uk

Seller's Solicitor

Turcan Connell
Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE
Don Macleod
Tel: 0131 228 8111
Email: don.macleod@turcanconnell.com

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LITTLE AUCHENMADE
NEAR DALRY
NORTH AYRSHIRE

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