

LOCHGREEN FOREST

Near Cumbernauld, Central Scotland



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LOCHGREEN FOREST

Near Cumbernauld, Central Scotland

138.30 Hectares / 341.73 Acres

Freehold for Sale - Offers Over
£1,750,000

- A significant volume of maturing, high yield class timber crops.
- Central location with good access to a well-established timber market.
- Good sporting potential for rough shooting and Roe deer stalking.



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Selling Agent
Patrick Porteous

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Location

Lochgreen Forest is situated between Falkirk and Cumbernauld in central Scotland and is accessible via a network of minor county roads which link with the main road and motorway network that provides good access to the timber market.

Please refer to the location and sale plans to locate the property and the nearest postcode for directions is FK4 2HA.



Description

The forest was established in the year 2000 with primarily high yielding Sitka spruce which is now growing at up to Yield Class 34 in some compartments, according to a very recent independent crop survey.

Some of the spruce was planted with a low proportion of larch which is now being suppressed and dominated by the Sitka spruce to produce a final crop in circa 10 – 15 years. Thinning could still be considered in some of the compartments or the crop simply left to mature. There are some minor areas of mixed conifer and broadleaves, adding some diversity and extensive areas of open ground that were left unplanted due to the presence of Peat which provides some excellent Roe deer stalking.

The following table summarises the species planted by area and further information is available from the Selling Agent upon request.

Species	Planted	Area (Ha)
Sitka spruce	2000	55.63
Sitka spruce/Hybrid larch	2000	7.17
Hybrid larch	2000	2.13
Scots pine	2000	1.85
Scots pine/Hybrid larch	2000	1.77
Mixed Broadleaves	2000	5.73
Open ground		64.02
Total	121.00	138.30



Access

The property is served by two servitude rights of access for all purposes from the minor public road to the northern edge of the forest, as shown on the sale plan. Both routes are currently suitable for four wheel drive access and the principal access between points A1-A2-A3 is likely to be the route that will be upgraded for timber extraction in the future.

This may also be upgraded by Scottish Power Energy Networks (SPEN) if they proceed with plans to upgrade the overhead electricity line which runs through the forest, as they will require access infrastructure that would also benefit the forest owner.

The secondary access (A4-A5-A6) is only suitable for light vehicular use due to the presence of buildings at point A4. Both access routes are partly shared with the neighbouring proprietor of Lochgreen Farm and maintenance is shared according to use.

Forest Management

The property is currently managed by Premier Woodlands, Suite1/11, Kings James VI Business Centre, Riverview Business Park, Friarton Road, Perth, PH2 8DG. Tel: 01738 472052. There are no active felling licences or forest plans, however, please contact the Selling Agent to request a copy of the forest yield class survey data and compartment map.

Sporting & Mineral Rights

The property includes the sporting rights with some excellent Roe deer stalking along the rides and across the extensive open areas within the property. There is also good potential for rough shooting and to create a pond for wildlife habitat.



The mineral rights have been reserved, however, should the minerals rights ever be exploited compensation is payable to the proprietor. This does not prevent the proprietor carrying out surface excavation for forest access roads, ground preparation or drainage.

Boundaries

The boundary is stock fenced and in reasonably good condition. Maintenance and its replacement is shared at joint equal expense with the neighbouring proprietors.

Third Party Rights & Burdens

Two overhead electricity lines run along unplanted rides and land within the forest. The larger of the two (132KV) has been identified by Scottish Power Energy Networks (SPEN)

as a potential route for upgrading the Denny to Wishaw tower line network with further consultation planned during summer 2022. Further information is available from the Selling Agent on request or follow this link:

[Denny to Wishaw Network Upgrade - SP Energy Networks](#)

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

Authorities

Scottish Forestry

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

Falkirk Council

Municipal Buildings
West Bridge Street
Falkirk, FK1 5RS
Tel: 01324 506070

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and to obtain the locked gate access code. Please also be aware of hazards within the property when viewing.

The forest is owned by Loughgreen Forestry Ltd and is the only asset held within this registered limited company (Ref: 605941) with no outstanding liabilities. The directors would therefore prefer an outright offer for the limited company.

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

Landfor Chartered Land & Forestry Agency

16 William Street South West Lane, Edinburgh, EH3 7LL
Tel: 074445 59510
Email: patrick@landfor.co.uk

Seller's Solicitor

Hall Baird Solicitors Ltd

The Old Exchange
Castle Douglas DG71TJ
Tel: 01556 502764
Ref: David RF Hall

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 to satisfy the regulations.

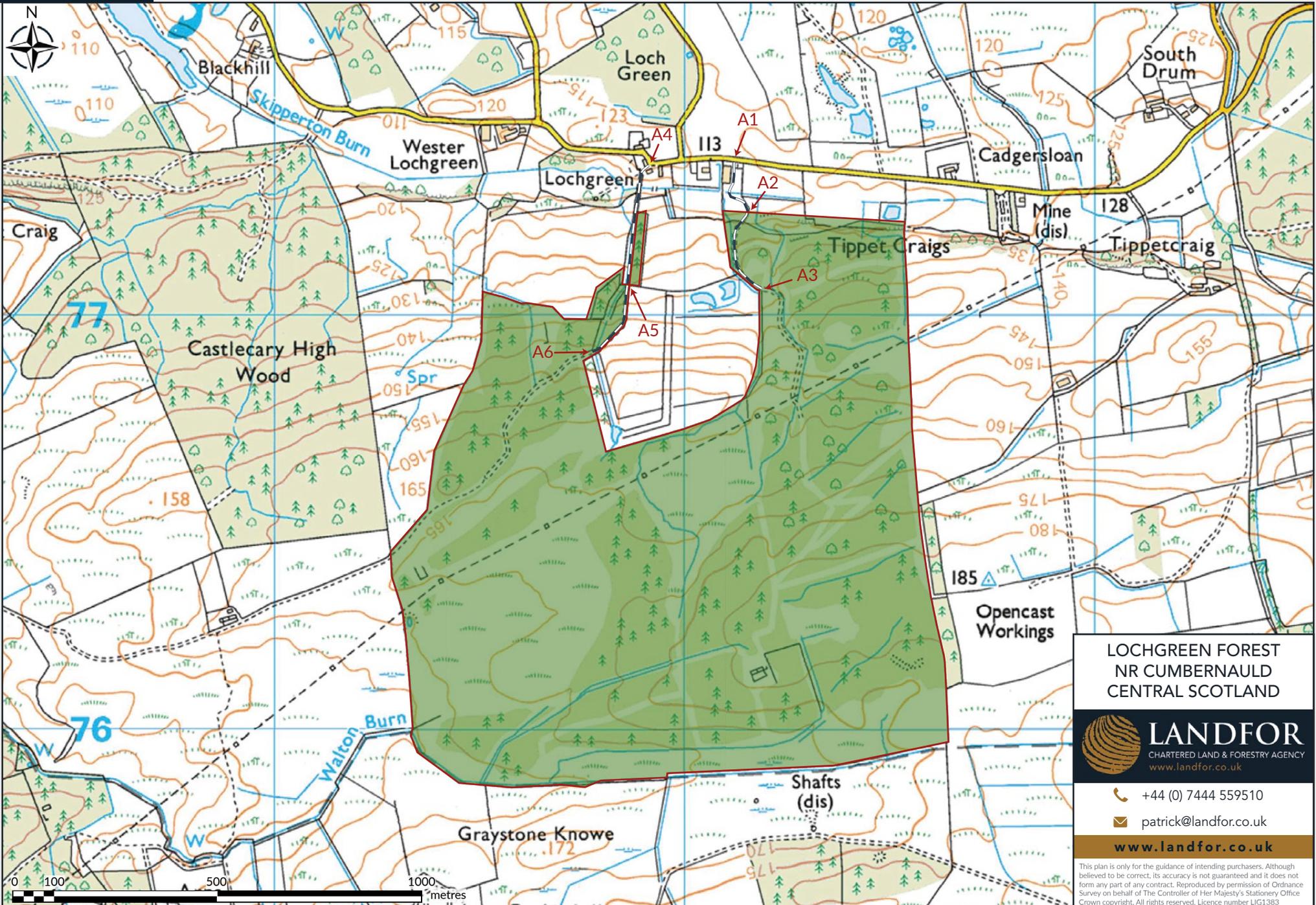
Taxation

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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CENTRAL SCOTLAND**



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