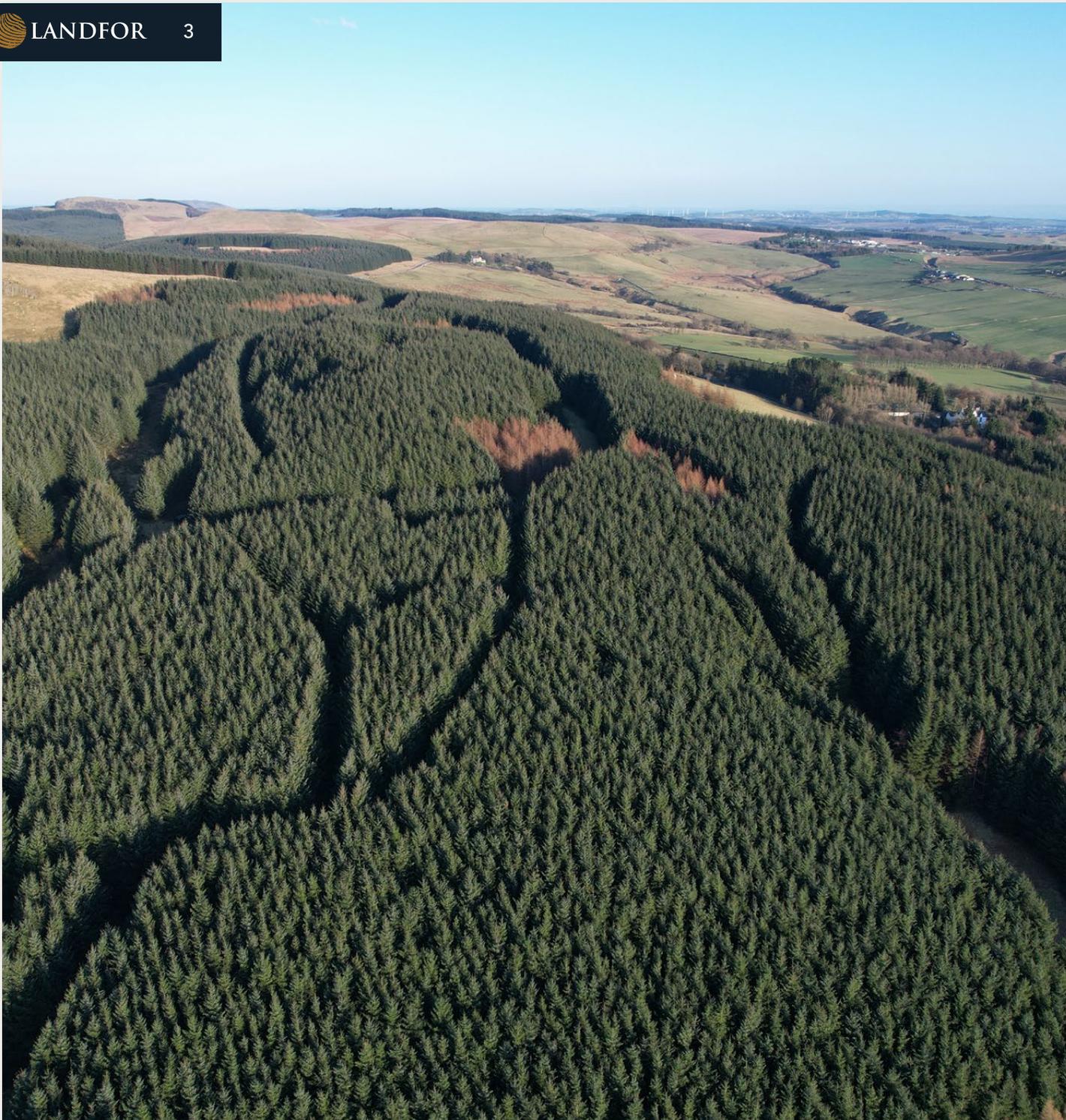


MEADOWHEAD FOREST

Near Powmill, Fife, Central Scotland



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MEADOWHEAD FOREST

Near Powmill, Fife, Central Scotland

153.10 Hectares / 378.31 Acres

Freehold for Sale – Offers Over
£3,600,000

- A high quality commercial forest with excellent access.
- In excess of 58,000 cubic metres of growing timber crops.
- Potential for immediate tax free income from felling.
 - Sporting rights included.



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Selling Agent
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Location

Meadowhead Forest is located on the western edge of the Cleish Hills, between the village of Powmill and Knockhill Racetrack in west Fife. The forest and hill ground within it has a stunning panoramic view over the Firth of Forth and across to the Ochill Hills and sits alongside the A823 public road, which provides excellent access into the property.

Please refer to the location and sale plans to locate the property and the nearest postcode for directions to the forest is Knockhill KY12 9TF.



Description

The forest was established in 1988 with primarily a commercial timber crop of Sitka spruce, which now extends to approximately 85% of the stocked conifer area. Hybrid larch, Douglas fir and mixed broadleaves were also planted in groups and mixtures with an excellent ride network for access throughout the forest.

Thinning has taken place within the lower lying compartments which has produced high quality timber with some sections now ready for felling under an approved Long Term Forest Plan. Storm Arwen caused some relatively minor damage along the more exposed northern edge of the forest at the end of November 2021, which has been surveyed and only extends to an overall area of approximately 3.90 hectares (4%) of the crop within the forest, which can be harvested.

A Felling plan was approved in 2017 with phase one scheduled to start and then postponed, which will give the purchaser the opportunity to adjust the felling plan to harvest the storm damaged areas and commence with felling immediately. A timber volume survey has been carried out which has identified a total volume in excess of 58,000 cubic metres of growing timber with the Sitka spruce growing at a mean Yield Class of 23 m³/Ha/Yr and up to Yield Class 34 measured.

Wether Hill sits within the centre of the property and provides an excellent panoramic view across the forest and the surrounding countryside. This open hill ground is managed as part of a wider Special Site of Scientific Interest (SSSI) that extends to the north and some small sections outwith the SSSI could be planted.

The following table summarises the current species growing by area and please contact the Selling Agent to request a copy of the Long Term Forest Plan, timber volume survey and for further information.

Species	Planted	Area (Ha)
Sitka spruce	1988	69.17
Sitka spruce/Mixed conifer	1988	18.94
Hybrid larch	1988	13.89
Douglas fir/Hybrid larch	1988	0.86
Mixed broadleaves	1988	11.21
Quarry		0.96
Open ground		38.07
Total		153.10



Access

Meadowhead benefits from having a well established forest access road off the A823 public road, shown at point A1 on the sale plan. The forest road continues into the forest to a junction and then a short section of access track continues to the north to point A2, which is shared with a neighbouring proprietor. Maintenance of this route is shared according to use.

From the junction, the forest access then extends out through the forest as far as point A3 to the west, which is currently only suitable for four wheel drive vehicles. There are several areas where stone can be sourced along the route of the road and from a stone quarry, located next to the junction, which will provide an excellent supply of broken stone for surfacing, improvements and road building.

The A823 public road is an approved timber haulage route, providing access to the wider motorway network and a well-established timber market in the region. Please note there are the historical remnants of two Lime Kilns next to the quarry which are protected.

Forest Management

The property is currently managed by Tilhill Forestry, 1 Duckburn Park, Stirling Road, Dunblane, Perthshire FK15 0EW. Tel: 01786 821666. However, please contact the Selling Agent for further information.

Sporting & Mineral Rights

The property includes the sporting rights with some excellent Roe deer stalking along the tracks, open rides and on Wether Hill. The shooting rights are currently let on an annual licence from 1st April which provides an annual income of £1,672.42. The mineral rights are included, except as reserved by statute.



Boundaries

The boundaries are stock fenced and in reasonably good condition. Maintenance and their replacement is shared at joint equal expense with the neighbouring proprietors and please note that the sale plan boundary replicates the title boundary and sale area. This may differ from the actual physical boundary on the ground and the property will be sold as per the title extent.

Third Party Rights & Burdens

An overhead electricity line passes through part of the western corner of the forest and a private water supply is located next to the eastern boundary. 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

Fife Council

Fife House
North Street
Glenrothes
Fife, KY75LT
Tel: 0345 155 0000

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.

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

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Tel: 074445 59510
Email: patrick@landfor.co.uk

Seller's Solicitor

Lizzie McFadzean

Anderson Beaton Lamond,
Bordeaux House, 31 Kinnoull Street, Perth PH1 5EN
Tel: 01738 639 999

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.

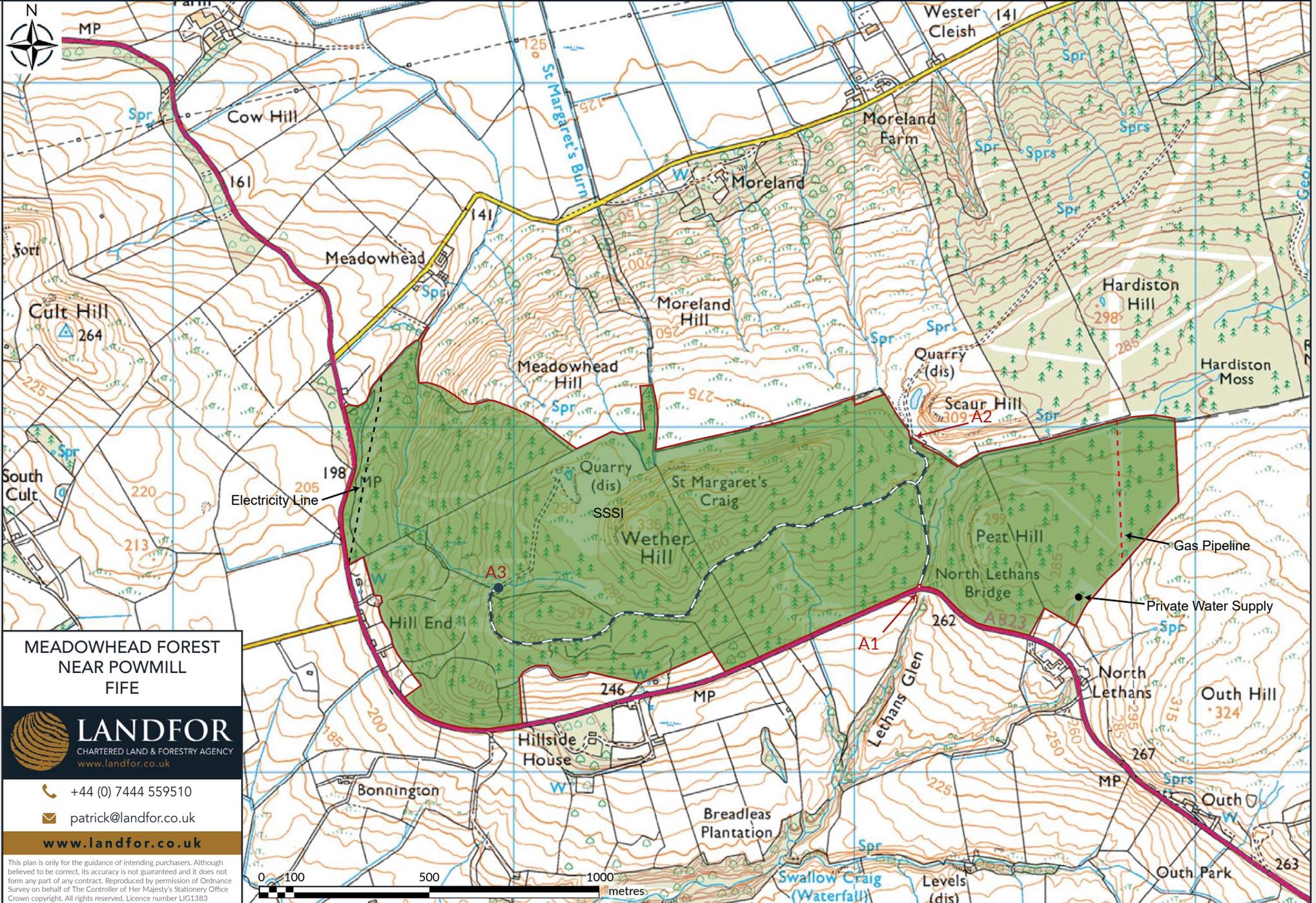
Taxation

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

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 2022), content, areas, measurements, maps, distances or 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 16 William Street South West Lane, Edinburgh EH3 7LL, Scotland.



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FIFE



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