

RAPHAN FOREST

Near Forsinard, Caithness



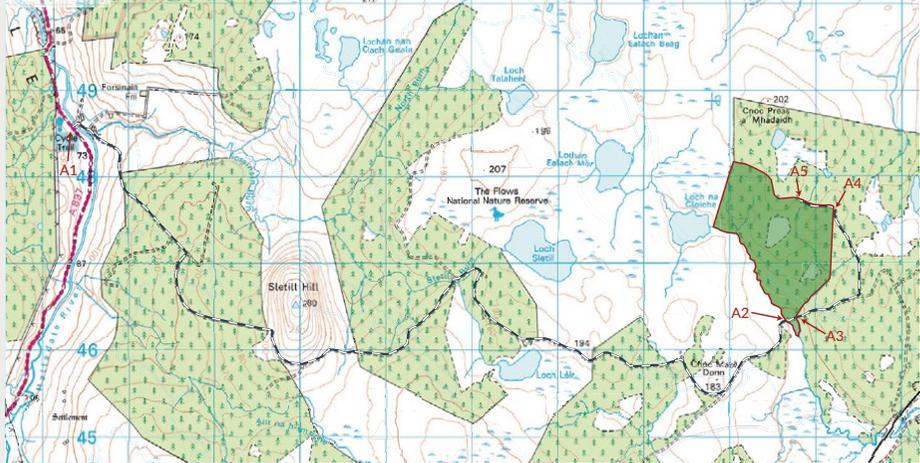
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RAPHAN FOREST



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RAPHAN FOREST

Near Forsinard, Caithness

142.00 Hectares / 350.88 Acres

Freehold for Sale

Offers Over £485,000

- A commercial forest with a significant volume of maturing timber.
- Located within an area of outstanding beauty, surrounded by unique upland habitat.
- Challenging deer stalking with some excellent fishing nearby.



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Selling Agent
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Location

Raphan Forest is located in a stunningly beautiful part of Caithness in the north of Scotland and situated east of the small settlement of Forsinard. The area is best known for its wild scenery, important Peatland habitat and its challenging deer stalking and fishing.

The nearest railway station is conveniently located at Altnabreac, just 1 mile from the forest and the A897 Forsinard to Melvich public road is reached via a 9 mile section of shared private road.

Please refer to the location and sale plans.



Description

The forest was established in stages between 1985 – 1987 on moorland as part of a much larger and extensive commercial forest complex, now known as Strathmore Forest.

Due to the presence of the Forsinard Flows National Nature Reserve and the Special Protection Area that surrounds the forest, Scottish Forestry and their consultees have advised that they would prefer that no replanting takes place following felling of the current crop in Raphan. This is due to the edge effect the forest creates and its impact on threatened moorland bird species found in this area. The forests adjoining Raphan to the north and south have been felled by the owners (RSPB) to restore the underlying natural habitat.

This presents a unique opportunity to invest in a substantial area of maturing timber as a cash crop with the potential for an owner to consider reducing their carbon footprint through the supply of timber and thereafter restore moorland and Peatland habitat. Some of the drained Peatland may be eligible for grant funding through Nature Scotland’s Peatland Action Scheme.

	Planted			
Species	1985	1986	1987	Area (Ha)
Sitka spruce/ Lodgepole Pine Mix	48.98	11.75	32.80	93.53
Open ground				48.47
Total				142.00



Forest Management

There are no forest plans or felling licences in place and the forest is currently managed by Fountains Forestry LTD UK, Bogallan, North Kessock, Inverness, IV1 3XE. Tel: 01463 731393. To obtain a copy of the forest compartment map and data please contact the Selling Agent.

Access

Access is taken off the A897 at point A1, as shown on the sale plan, which is located 4 miles north of Forsinard. Then cross the bridge over the River Halladale and follow the shared private access road through Forsinain Forest and on east across moorland to reach the southern point of the forest, between points A2 - A3. Then continue east and then north to reach the northern edge of the forest and the shared access track between points A4 - A5.

A servitude right of access exists between points A1 - A2 and A3 - A4 - A5 for forestry, agricultural and sporting purposes with the right to realign and upgrade. Maintenance is shared according to use and shared with the other landowners that share this well used access road.

The bridge crossing the River Halladale will require improvement prior to timber haulage across it and the owner of Forsinain Forest will also require this to be upgraded. Timber is then hauled north along the A897 to either the port of Scrabster for export by sea or south by road to the various established timber markets located near Inverness.

Boundaries

There is an external deer fence around the forest that is shared with the neighbouring land managed by the RSPB. Maintenance and replacement is shared between the owners on an equitable basis, and according to the title.



Sporting Rights

The Sporting Rights are included with some excellent Red and Roe deer stalking along the rides through the forest and open ground that extends to approximately 48.85 hectares (34%) of the forest area. The deer stalking is currently managed by Fountains Forestry Ltd UK.

Third Party Rights & Burdens

The shared access road crosses a short section of open land within Raphan between points A2 - A3. 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.

Designations

The forest is surrounded by the Caithness and Sutherland Peatlands Special Protection Area. Protected for being part of the single largest expanse of blanket bog in the UK and internationally recognised for its unique habitat, associated species and importance to mitigate climate change.

Authorities

Scottish Forestry

Highland & Islands
Conservancy
Fodderty Way, Dingwall,
Ross-shire IV15 9XB
Tel: 0300 0676 950

Highland Council

HQ Glenurquhart Road,
Inverness, IV3 5NX
Tel: 01349 886 606

Viewing & Offers

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

A closing date for offers may be set, however, the Seller reserves the right to sell the property at any time, therefore it is vital that potential purchasers register their interest with the Selling Agent. Please also be aware 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

Lizzie McFadzean

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

Taxation

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

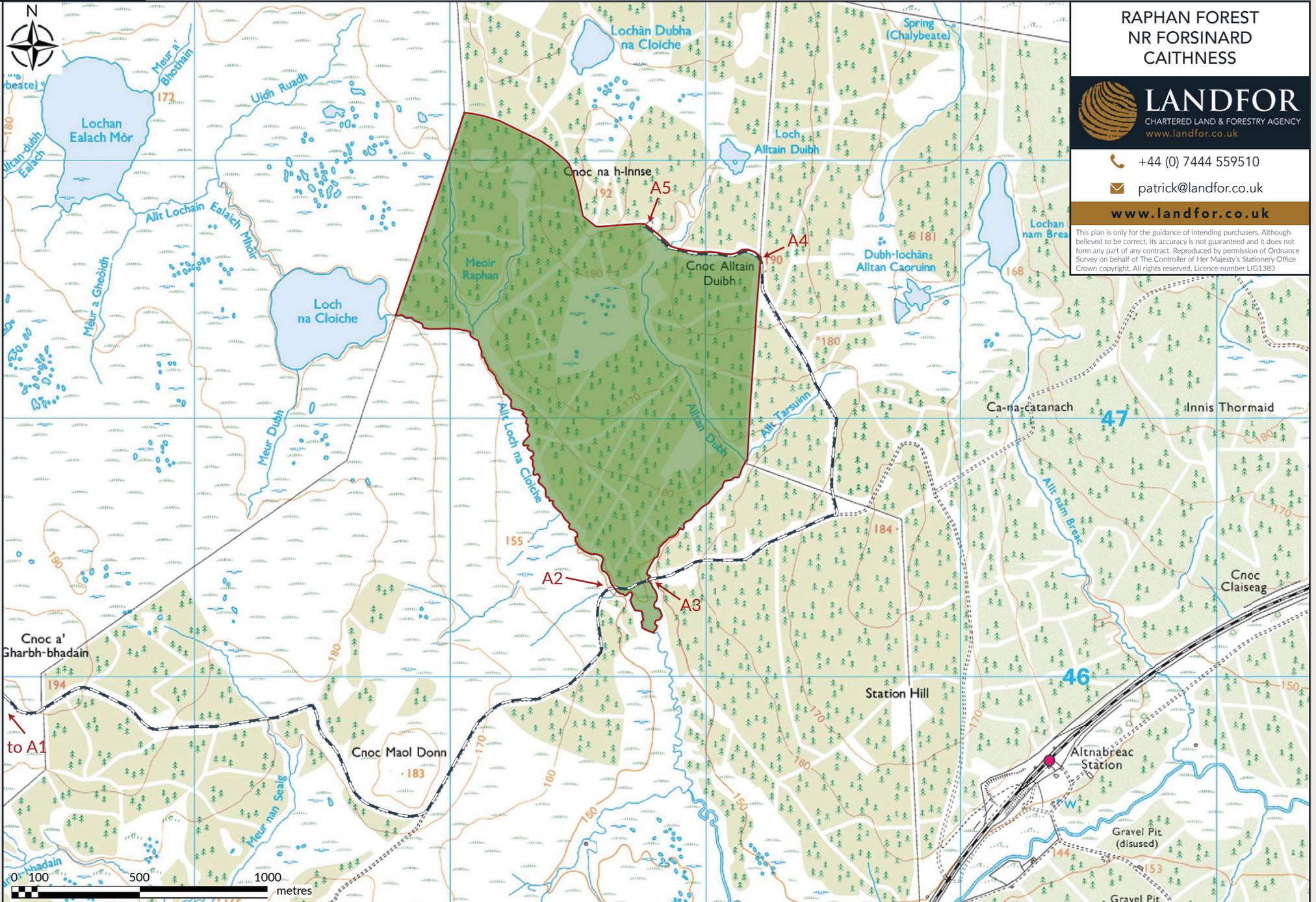
Finance & Anti-Money Laundering

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.

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**RAPHAN FOREST
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CAITHNESS**



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