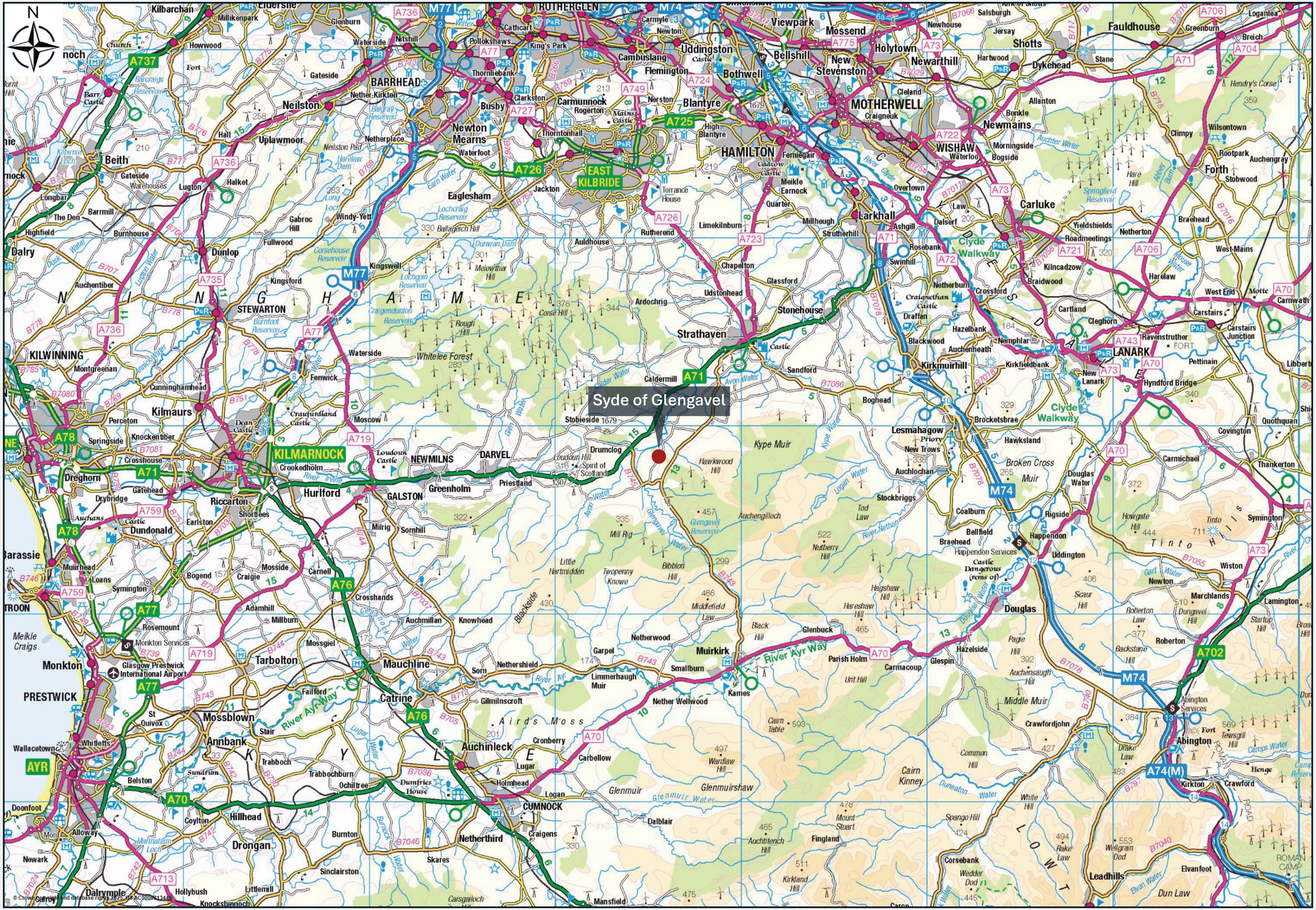
Syde of Glengavel

Near Strathaven, South Lanarkshire



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KILWINNING
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TROON
NEWMILNS
DARVEL
GALSTON
CUMNOCK
Strathaven
Muirkirk
Douglas
Lesmahagow
Carluke
Mauchline
Auchinleck
Catrine
Abington
Leadhills
Drumclog
Caldermill
Stonehouse
Kype Muir
Whitelee Forest
Glengavel Reservoir
Glasgow Prestwick International Airport
River Ayr Way
Clyde Walkway
Tinto Hills
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Syde of Glengavel

Near Strathaven, South Lanarkshire

Area: 28.91 Hectares / 71.43 Acres

A well located and compact mid rotation commercial conifer forest with exceptionally high yield class crops in a fertile area of southwest Scotland, close to major timber processors.

- An excellent mid rotation commercial woodland investment opportunity.
- Sitka spruce crops estimated to be growing at yield class 24 and over.
- Well-located with access to established timber markets in the region.
- Fertile soils and excellent growth rates creating an ideal investment.
- Sporting rights included.

Freehold for Sale

Guide Price: £425,000



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Selling Agents:

Patrick Porteous: +44 07444 559510
Harry Graham: +44 07375 823528

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



Location

Syde of Glengavel woodland occupies an attractive setting in southwest Scotland, providing panoramic views over the Avon Valley and is situated approximately five miles southwest of Strathaven and 31 miles southeast of Glasgow. The woodland is divided into two sections by the C133 public road, with the northern portion adjoining the River Avon, which feeds into the Glengavel Reservoir. The southern section runs alongside the B743 public road, providing excellent transport links to the wider road network across central and southern Scotland.

The surrounding landscape is characterised by productive commercial forestry and farmland, supported by the region's favourable climate and soil conditions, which support the production of high-quality timber. Its central location offers easy access to key timber markets across southern Scotland, including James Jones & Sons in Lockerbie, Egger in Cumnock, UPM in Ayrshire, and West Fraser in Cowie, all within a 50-mile radius.

For directions and property locations, please refer to the location and sale plans.

Description

Established in the year 2000 on former agricultural land, Syde of Glengavel is a well located, highly productive commercial woodland featuring a high-yielding crop of Sitka spruce, complemented by pockets of Norway spruce, Scots pine and a diverse mix of broadleaved species.

The land rises gradually from 184 to 244 metres above sea level, with its topography and underlying soils, comprising brown earth and mineral gleys, creating ideal conditions for commercial forestry. This is reflected in the excellent growth rates of the Sitka spruce, with yield classes reaching 24 and above in the most productive areas. Felling could also be anticipated within the next 5 – 10 years providing a purchaser with tax free timber income.

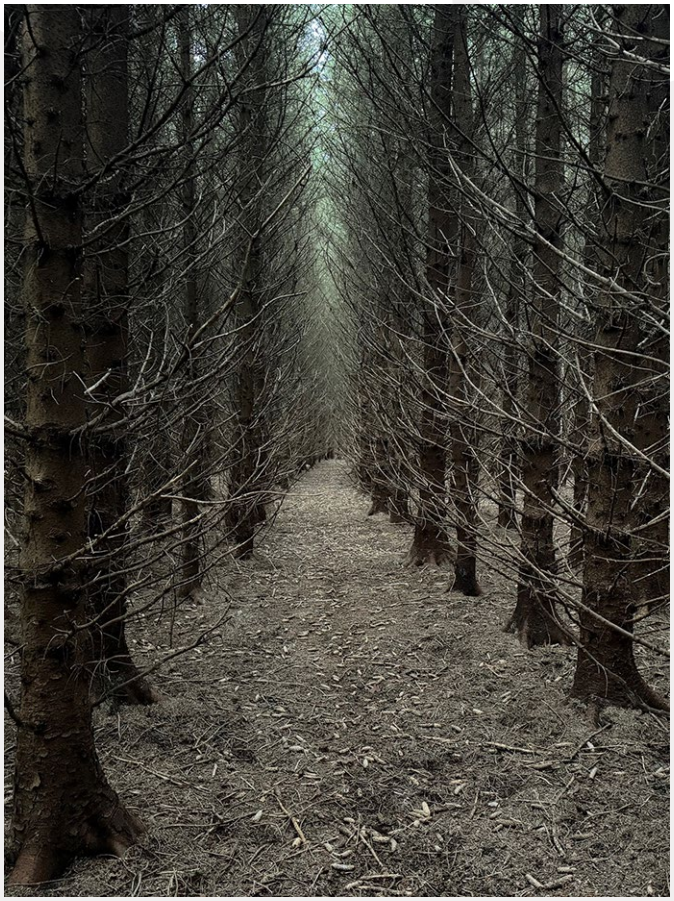
Bordering the picturesque River Avon to the northeast, the woodland enjoys riparian fishing rights for two rods, offering the purchaser some enjoyable fishing for Brown trout. Subject to consent, there is also potential to erect a hut or cabin, further enhancing the enjoyment of the woodland and the surrounding countryside.

Syde of Glengavel presents an exceptional opportunity for an incoming purchaser to acquire a high-quality, compact commercial conifer woodland with excellent access to major timber markets, alongside significant amenity value, all within a sought-after central location in Scotland.

The species breakdown is as follows and further information is available from the Selling Agents upon request.

	Planting Year	
Species	**2000**	**Area (Ha)**
Sitka spruce	17.53	17.53
Norway spruce	0.79	0.79
Scots pine	0.53	0.53
Mixed broadleaves	2.31	2.31
Open ground	7.75	7.75
Total		**28.91**









Access

The property benefits from two access points. The southern section has gated access onto the B743, designated as an agreed route for timber haulage at point A1, as shown on the sale map.

The northern section benefits from a gated entrance at point A2 onto the adjoining C133 public road. While this road is designated as an excluded route for timber haulage, discussions with the local council indicate that timber haulage would be possible in a southerly direction to the B745 with a suitable access and minor improvements to the public road.

Additionally, the woodland benefits from a servitude right to construct an access road over the strip of land shaded orange on the sale plan, enabling efficient timber movement between the two sections on to the B743. Both entrances are currently undeveloped.



Sporting & Mineral Rights

The sporting rights are included with the property and includes riparian fishing rights for two rods on the River Avon. The woodland also presents opportunities for exciting roe deer stalking and walked-up game shooting in season. Additionally, the mineral rights are included as per the title, except those reserved by statute.

Boundaries

The property is enclosed by stock fences in varying condition, with maintenance responsibilities shared with the neighbouring proprietors on an equal basis to a stock-proof standard. The southeastern boundary of the woodland is defined by the mid-point of the River Avon.

Third Party Rights & Burdens

Syde of Glengavel benefits from a servitude right to construct an access route for the purposes of timber extraction over the area shaded orange, as shown on the sale plan. An overhead electricity line passes through part of the southern section of the property and the payments have been capitalised for this.

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.

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 or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please also be aware of potential hazards within the property when viewing.

A closing date for offers may be set and the Seller also reserves the right to sell the property at any time. It is therefore 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.

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 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.

Selling Agents

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

Patrick Porteous - Mobile: 07444559510
Harry Graham - Mobile: 07375823528
Email: Info@landfor.co.uk

Seller's Solicitor

Don Macleod
Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE.

Tel: 0131 228 8111

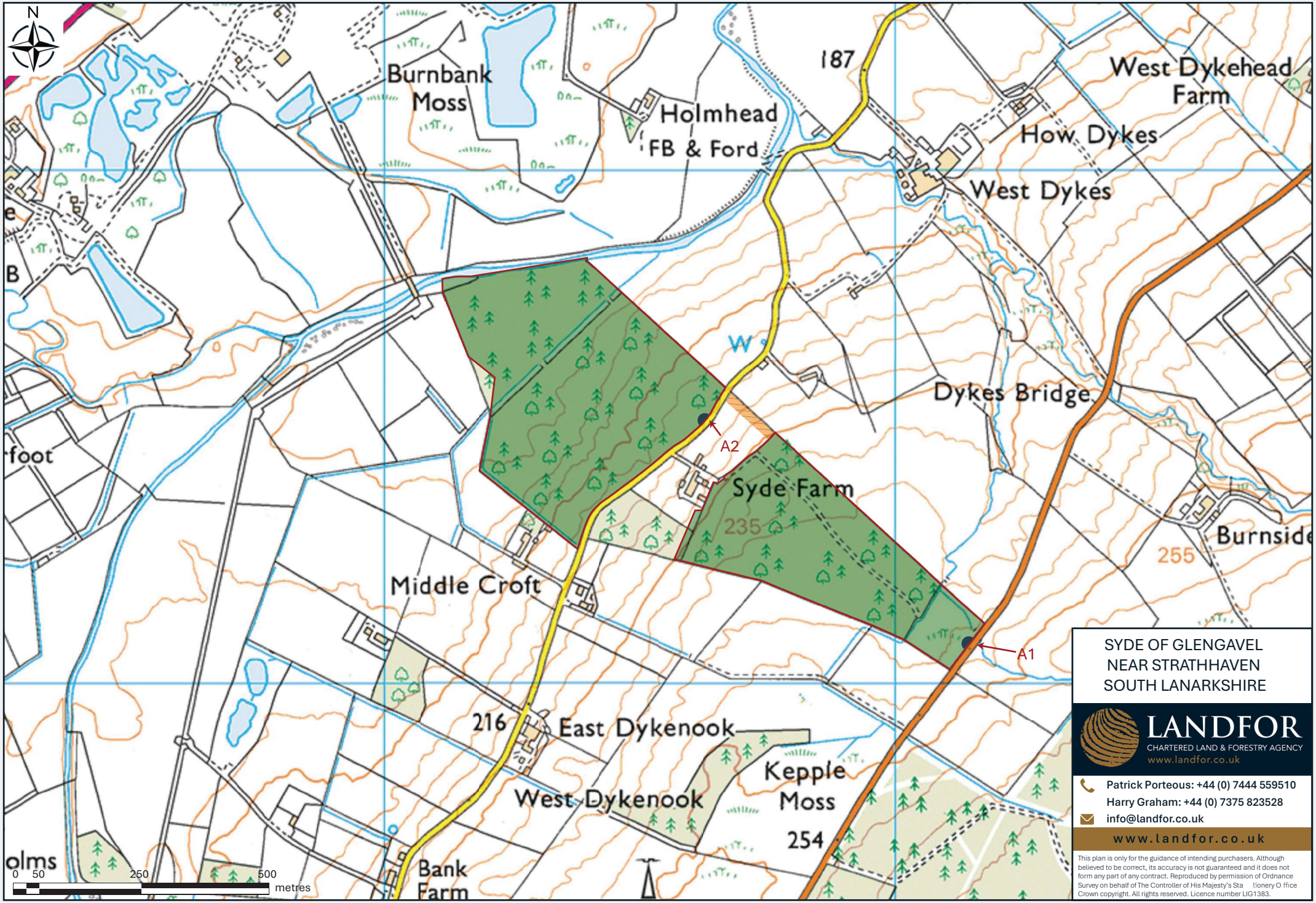
Authorities

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

South Lanarkshire Council
Almada Street, Hamilton, South Lanarkshire, ML3 0AA

Important Notice
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SYDE OF GLENGAVEL
NEAR STRATHHAVEN
SOUTH LANARKSHIRE

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Patrick Porteous: +44 (0) 7444 559510
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