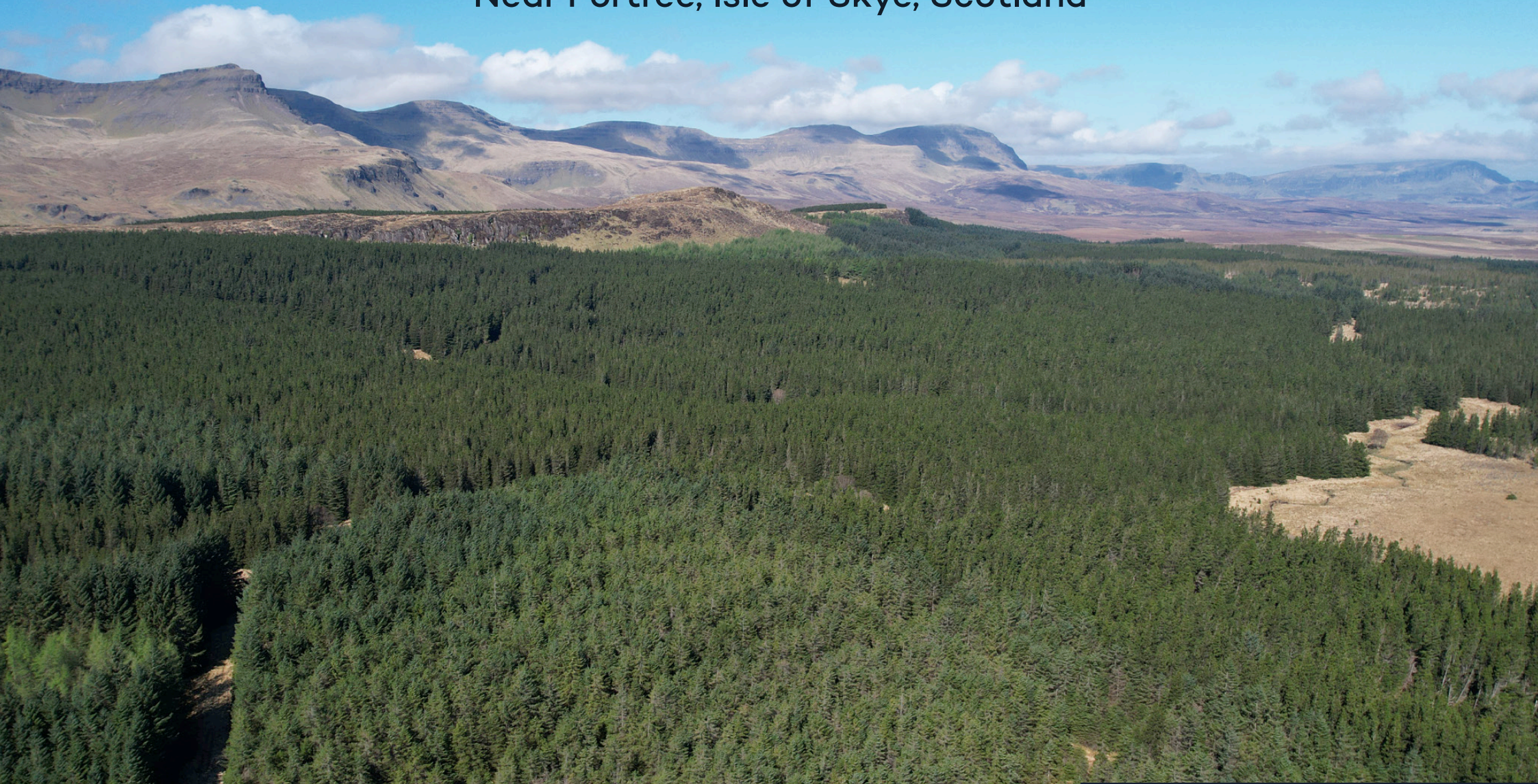


Tote Forest

Near Portree, Isle of Skye, Scotland



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Near Portree, Isle of Skye, Scotland

Area: 479.15 Hectares / 1,183.98 Acres

For Sale - Offers Over £2,200,000

- High volume of maturing commercial timber with felling approval
 - LTFP approval to restock the forest with approximately 67% productive conifer
 - Substantial scale providing long term timber supply and tax benefits
 - Outstanding location with stunning panoramic views
 - Good access on to an A class public road
-



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Selling Agent

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Location

Tote Forest is located 11 miles north of the town of Portree on the popular Trotternish Peninsula situated on the northeast coast of the Isle of Skye in Scotland. The island and the surrounding area is renowned for its dramatic scenery and abundance of wildlife, whilst providing access to some of the best sailing and opportunities to see the sea life that occupies the Inner Hebrides.

Portree is the main town on the island with a range of hotels, restaurants, shops and local amenities with the mainland accessible via the Skye Bridge for access to the nearest city of Inverness.

The forest itself is in the most outstanding location with an uninterrupted panoramic view across the Sound of Raasay to the Islands of Rona and Raasay with the mountains of Torridon and the West Highlands visible in the background. The famous Old Man of Storr and Quiraing are located just to the south of the forest with their iconic rock formations that are easily recognisable from the many film scenes and advertisements they have featured in.

To locate the forest please refer to the location and sale plans and the nearest property postcode is found at IV51 9HX for directions beyond Portree.

Description

Tote Forest is situated in a stunning area on the Isle of Skye and was established between 1973 and 1978 with predominantly Lodgepole pine and Sitka spruce with some further planting taking place in 1988. Since then, the forest has matured and some harvesting of timber and replanting took place in the northeastern corner of the forest in 2018.

Covering a substantial area, Tote is now reaching maturity and has an approved Long Term Forest Plan (LTFP) permitting the felling of the more mature areas of the forest in phases, with 162.62 hectares of felling approved before 16 December 2031. Followed by a further 153.31 hectares during the subsequent 10 year period, totalling 315.93 hectares of planned felling within the forest.

Replanting of the areas to be felled is planned to maximise timber production with approximately 228.20 hectares (47.63%) of Sitka spruce, 86.54 hectares (18.06%) of Lodgepole pine and 6.75 hectares (1.41%) of mixed conifer, totalling 67.10%. Including areas of long term retention (LTR) the total area of productive conifer growing within the forest will amount to approximately 340.13 hectares (70.98%) longer term.

The average yield class of the forest crop will increase with the aid of improved silvicultural practices, ground preparation techniques and genetically improved tree stock to take advantage of the milder west coast growing conditions. Increasing the future timber production potential and yield from the forest.

The forest also has a variety of features, including streams, areas of wetland, peatland and a prominent rocky ridge, providing opportunities to improve wildlife habitat and diversity with areas also identified for long term retention.

Access

The forest is accessible via a purpose built forest road, taking access off the A855 public road over a short section of neighbouring land, shown on the sale plan between point A1 and the forest entrance at point A2. The forest road then continues on through the forest as far as point A3. This has been used for the management and timber extraction on to the A855 and then south along this Consultation Route to link with the A87 south to the Skye Bridge and the mainland.

A secondary shared access exists to the south of the forest, shown on the sale plan between points A4 – A5, which can be improved for forestry purposes. This will be used for the extraction of timber from the southern half of the forest. Both access routes over third party land are granted by way of non-exclusive servitude rights of access for forestry purposes and their maintenance, repair and renewal will be the responsibility of the forest owner.

The A87 provides access to the timber market on the mainland with BSW Sawmill located in Fort William and north to Inverness and the Moray region where several timber processors are located. Timber can also be transported by sea from Dunvegan on the Isle of Skye and from the Kyle of Lochalsh to ports further south on mainland UK or for export.

Species	1973	1974	1975	1976	1977	1978	1988	2018	Total
Sitka Spruce	5.65	31.52	1748	21.84			6.92	11.62	95.03
Lodgepole Pine	3.40	22.26	28.94	90.95		78.88			224.43
Sitka / Lodgepole mix			3.13		28.97				32.10
Mixed Conifer								5.53	5.53
Sitka Spruce LTR		1.31							1.31
Lodgepole Pine LTR			0.33	6.32					6.65
Hybrid Larch LTR			0.21	0.71					0.92
Japanese Larch LTR			0.54	2.62					3.16
Scots Pine LTR			0.28						0.28
Native Broadleaves		1.57		0.26	0.11			0.45	2.39
Open Ground									107.35
Total									479.15

*LTR = Long Term Retention





Sporting & Mineral Rights

The property is subject to a long lease of the sporting rights, however, there are concurrent rights to control deer and vermin within the forest. The mineral rights are excluded and have been reserved by a previous landowner.

Boundaries

The proprietor of the forest will be responsible for the shared maintenance, repair and renewal of existing stock fences, if required, or in terms of the title.

Third Party Rights & Burdens

A telecommunications mast is located just inside the southeastern edge of forest which occupies an area of 80 square metres, leased by Airwave MMO2 Limited, accessed via the access track from the A855 between points A4 – A5, and used by the operator. The lease now runs from year to year with a current rent payable to the forest owner of £3,500 per annum.

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

Forest Management

The property is currently managed on behalf of the owner by Andrew Dixon, RDS Forestry Ltd, 45 Enterprise House, Springkerse Business Park, Stirling, FK7 7UF. Tel: 01786 464085.

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.

Authorities

Scottish Forestry

Highland & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, IV15 9XB.
Tel: 0300 067 6950

Highland Council

Glenurquhart Road, Inverness, IV3 5NX.
Tel: 01349 886606

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit. Please also be aware of possible hazards within the forest 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.

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.

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.

Selling Agent

Patrick Porteous

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

Tel: 0744445 59510.

Email: patrick@landfor.co.uk

Seller's Solicitor

Gail Clarke

Morton Fraser MacRoberts LLP solicitors
10 George Street, Edinburgh, EH2 2PF.

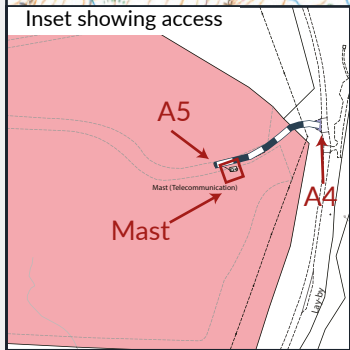
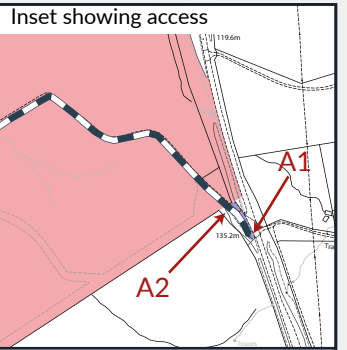
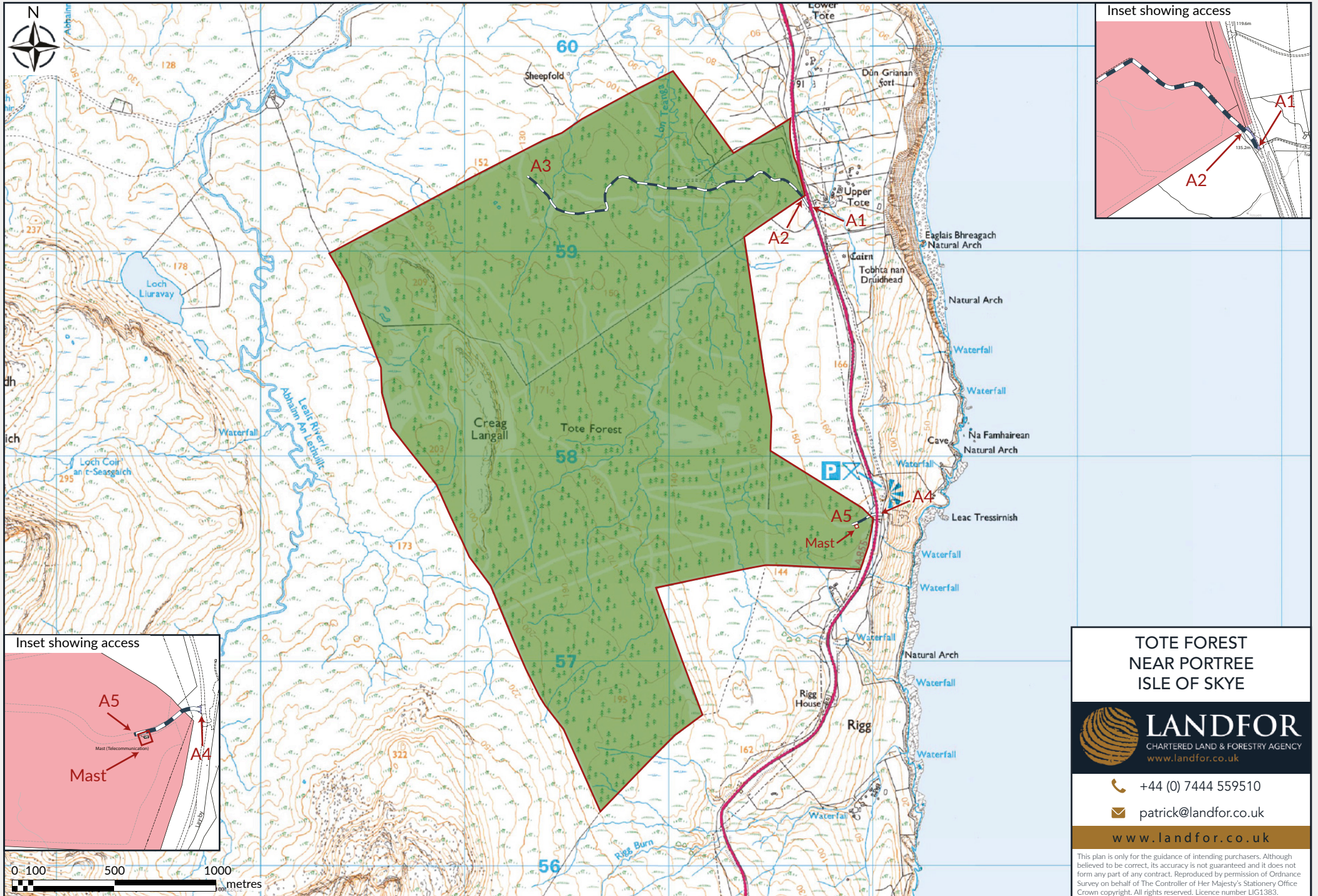
Tel: 0131 322 0792.

Email: gail.clarke@mfmac.com

Important Notice:

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**TOTE FOREST
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ISLE OF SKYE**



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