

ACHAGLASS FOREST

NEAR TARBERT | ARGYLL

640.94 HECTARES / 1,583.76 ACRES

John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



Tarbert 14 miles

Lochgilhead 27 miles

Campbeltown 32 miles

Glasgow 120 miles

(Distances are approximate)

ACHAGLASS FOREST

640.94 HECTARES / 1,583.76 ACRES

**An extensive area of commercial forest
providing long term investment security in west Argyll.**

- Mixed age range of timber crops
- Excellent access via a strategic timber transport route
- Located in the Pest free zone of Argyll for safe export of timber
- Significant sporting opportunities with deer stalking and fishing
- In an area of stunning natural beauty with access to the Inner Hebrides

FREEHOLD FOR SALE

Offers Over £2,400,000

SOLE SELLING AGENTS

John Clegg & Co

2 Rutland Square, Edinburgh EH1 2AS

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LOCATION

Achaglass Forest is situated in the north of the Kintyre Peninsula in west Argyll. The area is renowned for its good growing conditions and extensive commercial forests, as well as its excellent country sports, sailing and stunning scenery.

The views from Achaglass across to the islands of Gigha, Islay and Jura are stunning and the islands are all accessible via a short ferry trip.

The picturesque fishing village of Tarbert is nearby and provides all local amenities and accommodation, as well as having access to some of the best sailing in the Inner Hebrides.

The Kintyre peninsula is also a prime location for wind farm energy and still has significant potential for further development.

The property is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 62. The entrance to the forest is located at Grid Reference NR 793 591, next to the A83 public road and the centre of the forest is found at Grid Reference NR790 540.



ACCESS

From the village of Tarbert in Argyll, follow the A83 along the edge of West Loch Tarbert for approximately 8.5 miles to reach the forest entrance, shown on the sale plan at point A1, next to Glebe Cottage. The forest road continues south through a neighbouring forest known as Gartnagrenach for approximately 3.7 miles to the northern edge of Achaglass Forest, shown at point A2.

The forest road then continues south to points A3-A4 and provides access to the Cour Wind Farm. This has significantly benefitted Achaglass Forest in improving the forest road access to a very high standard, which is suitable for timber extraction out to the A83 public road.

There is also a timber transport route between points A2-A6-A7, which continues on into Loch Romain Forest. This was developed as a strategic timber transport route and is shared with the proprietors of Gartnagrenach, East Ronachan and Loch Romain Forests.

An internal loop road connects these forest roads and there is a useful spur road into the south eastern section of Achaglass Forest which continues into East Ronachan Forest at point A5. An abundance of good quality stone is available within the forest, from various small quarries adjacent to the forest roads. These supply stone for surface maintenance and can be used to create new forest roads, wherever required.

The seller will be retaining ownership of the forest access roads between points A1-A2-A3-A4-A5 and A2-A6-A7 to a width of 5 metres from the centre point on either side. A servitude right of access will be granted for all purposes over these forest access roads and their verges.

The purchaser will be obliged to enter into Title arrangements whereby maintenance and repair of these forest access roads is managed and a timber haulage levy is payable on any sections of forest road used between points A1-A2-A3-A4-A5 and A2-A6-A7. This is currently £0.15 per kilometre per tonne of timber payable into a joint maintenance fund. Further information is available from the Selling Agents.





DESCRIPTION

Achaglass Forest is an extensive working forest. Established as part of a larger forest complex on former hill grazing land. The forest was established during the 70s and 80s with mainly Sitka spruce as the principal timber crop.

Growth rates are typically quite variable throughout the forest, depending upon the underlying soil conditions that range from a Yield Class of 8m³/Ha/Yr on the peaty soils to Yield Class 16-20m³/Ha/Yr on the upland mineral soils. Some checked conifer can be found growing on the deeper peat due to poorer drainage.

The forest design has left the hill tops of Cruach Achaidh Ghlais and Cruach Tamalabh open, which provide stunning views over the forest to Islay and Jura to the west, as well as an attractive mosaic of unplanted land and forest rides for woodland deer stalking, linking with the scattered hill lochs.

Felling of some of the earliest planted crops has taken place and these areas have been replanted and are growing well. Further felling has just taken place and these areas are expected to be replanted by the purchaser and amounts to approximately 38.35 hectares.

Under the current, approved, Long Term Forest Plans there is approval to harvest timber up to 2023. Further felling can also be anticipated beyond this, as areas mature.



Species	Planting Year											Area (Ha)
	1971	1972	1973	1975	1976	1979	1984	1985	2008	2015	N / A	
Sitka Spruce	37.52	21.93	8.01		59.75	6.19	88.62	98.47	8.89	29.90		359.27
Sitka/Lodgepole mix	31.99	20.11		0.87	2.78	15.94		17.29				88.98
Sitka/larch mix							4.88					4.88
Japanese larch			0.37						0.10			0.47
Lodgepole pine	1.22	0.15			6.52							7.89
Mixed conifer									0.21			0.21
Felled				1.59							36.76	38.35
Mixed Broadleaves								2.16	0.24			2.40
Quarry								0.06				0.06
Lochs											10.21	10.21
Open ground											128.22	128.22
Total	70.73	42.19	8.38	2.46	69.04	22.14	93.50	117.97	9.44	29.90	175.19	640.94

Replanting is taking place with mainly high yielding Sitka spruce which favours the prevailing maritime climate of the west. The second rotation is expected to grow at a much higher yield class than the first, due to improved ground conditions and use of genetically improved tree stock. Providing a high volume of wood fibre for the future.

TIMBER MARKETS

Timber produced in this region is mainly transported by road to the ports of Ardrishaig (24 miles) or Campbeltown (32 miles) or for despatch by sea to processors based in the south west of Scotland, North West of England and Ireland.

Kintyre is within the pest free zone which permits the export of timber without licence to Ireland. Consequently the Irish timber processors continue to buy a significant proportion of the timber grown on Kintyre.



SPORTING RIGHTS

The region is well-known for its excellent country sports, with access to both fresh and saltwater fishing, deer stalking, wildfowling and rough shooting for Woodcock and the occasional wild Pheasant.

The property has five freshwater lochs scattered throughout the forest that provide wildlife habitat and brown trout fishing. A keen sportsman could consider improving the fishing with active management and stocking some of the lochs with brown trout.

Red, Roe and Sika deer are found in this area and the forest provides excellent habitat now that restructuring is taking place with areas being felled and replanted, which is creating more challenging deer stalking. The sporting rights are currently let to a local sportsman in return for a rent of £1,000 plus VAT per annum. An incoming owner could either continue with this lease or enjoy the sport themselves.



RENEWABLE ENERGY DEVELOPMENT

An Option Agreement has been entered into with Scottish Power Renewables who are investigating the potential for further wind generation on Achaglass and surrounding land. This agreement relates to the property and also other subjects, and will be discharged, but with the seller and the purchaser being bound to enter into a new separate Option Agreement over their respective areas of land. The purchaser will therefore benefit from any renewable energy development by SPR on the property should this take place in the future.

The seller wishes to retain a clawback of twenty five percent of all income deriving from any wind farm development interests within the forest commencing within a period of 21 years from the date of entry. Excluding timber compensation payments. Further information and a copy of the Option Agreement is available from the Selling Agents upon request.

BOUNDARIES

The boundaries of the sale are clearly shown on the sale plan. Where the boundary follows the forest access roads, between points A2-A3-A4, the Achaglass Forest boundary is set back 5 metres from the centre point of the forest road. However, the purchaser of Achaglass Forest will have the right to create new access points off this road and into Achaglass Forest wherever they wish on condition the access road is maintained, as per the title conditions. This also applies to the access road along the northern boundary, between points A2-A6.

The southern and western boundaries adjoin grazed hill ground and are stock-fenced. Maintenance is shared with the neighbouring proprietors at joint equal expense. Where Achaglass Forest adjoins the neighbouring Loch Romain Forest to the east, the original stock fence is now redundant, but clearly shows the boundary.

MINERAL RIGHTS

Mineral rights are included except as reserved by Statute or in terms of the Titles.

WAYLEAVES & THIRD PARTY RIGHTS

The Kintyre Way footpath runs along the northern boundary of the forest, between Claonaig in the east and Clachan in the west. This is very discreet and does not interfere with forest operations.

The proprietor of Loch Romain Forest has a servitude right of access over the strategic timber transport route A1-A2-A5-A6 by way of a Deed of Servitude.

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.



FOREST MANAGEMENT PLANS

A copy of the approved Long Term Forest Plan is available upon request from the Selling Agents. For further information on current grants available for forest management, please visit the FCS and Scottish Government websites:

- <http://www.forestry.gov.uk/scotland>
- <https://www.ruralpayments.org/publicsite/futures>

WOODLAND MANAGERS

RDS Forestry Ltd manage Achaglass and the neighbouring forests to the north, west and south. They would be delighted to assist an incoming purchaser with the ongoing management of Achaglass Forest.

RDS Forestry Ltd, Barfad Farm Office, School Road, Tarbert, Argyll PA29 6UL. Tel. 01880 821 133; Fax: 01880 821 147. Ref: Robin Dixon.

AUTHORITIES

Forestry Commission Scotland
Perth and Argyll Conservancy
Upper Battleby
Redgorton, Perth PH1 3EN
Tel: 0300 067 6004

Argyll & Bute Council
Kilmory
Lochgilphead
PA31 8QN
Tel: 01852 500 652

VIEWING

Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars. Please contact the Selling Agents in advance of your visit to arrange a viewing. For your own personal safety please be aware of potential hazards within the forest when viewing.

OFFERS

If you wish to make an offer on this property or would like us to inform you of a closing date for offers, it is important that you notify us **in writing** of your interest. Offers in Scottish Legal Form are to be submitted to the Selling Agents. In addition, any offer presented must be accompanied with proof of identity of the offeror and his/her residential address before acceptance of the offer can be confirmed. Further information can be obtained from the Selling Agent, or from HMRC at:

- <https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>

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Tel: 0131 625 6625; Fax: 0131 625 6626.
Ref: John R N Macleod.

TAXATION

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.





IMPORTANT NOTICE

John Clegg & Co, its members, employees and their clients give notice that:

1. These particulars (prepared in **September 2017**) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. John Clegg & Co will not be responsible to purchasers, who should rely on their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by John Clegg & Co will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither John Clegg & Co nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by John Clegg & Co in good faith, but purchasers should rely on their own enquiries into those matters. 6. Prospective 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. 7. The sellers will not be obliged to accept the highest, or indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor John Clegg & Co will be responsible for any costs incurred by interested parties.



John Clegg & Co

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