

# THE BARRACKS FOREST

RANNOCH | PERTSHIRE

John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



# THE BARRACKS FOREST

RANNOCH | PERTHSHIRE

4,477.30 Hectares/11,063.40 Acres

**Freehold for Sale in  
Five lots or as a Whole**

**Lot 1 – Sidhean Wood**

8.60 Hectares/21.25 Acres

Offers Over £45,000

**Lot 2 – Creag an Fhithich Wood**

14.41 Hectares/35.60 Acres

Offers Over £55,000

**Lot 3 – Gleann Chomraidh Wood**

22.37 Hectares/55.27 Acres

Offers Over £90,000

**Lot 4 – Grund nan Darachan Wood**

126.70 Hectares/313.07 Acres

Offers Over £210,000

**Lot 5 – Barracks Forest**

4,305.22 Hectares/10,638.19 Acres

Offers Over £8,500,000

**As A Whole Offers  
Over £8,900,000**

**SOLE SELLING AGENTS**

John Clegg & Co

2 Rutland Square, Edinburgh EH1 2AS

Tel: 0131 229 8800 Fax: 0131 229 4827

Ref: Patrick Porteous

## LOCATION

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The Barracks Forest occupies an extensive area of Rannoch Moor and Hills, situated to the west of Loch Rannoch in north-west Perthshire. The forest provides a unique opportunity to acquire a property of significant scale (rarely available) and its sheer size is hard to comprehend without visiting the property. Available for sale in various sized lots or as a whole.

The property is shown on the location and sale plans and can be found divided between OS 1:50,000 Sheet Numbers 41, 42 and 51. The entrance is found at Grid Reference NN 503 566; the forest at Grid Reference NN 450 530.

## DIRECTIONS

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If travelling north from Perth, follow the A9 trunk road past Pitlochry and turn off on to the B8019, signposted Tummel Bridge and Kinloch Rannoch. Follow the B8019 west beyond Tummel Bridge and then the B846 to the village of Kinloch Rannoch. Pass through the village and continue west along the northern side of Loch Rannoch to the Camusericht junction. Turn left (south) on to the C450, crossing the Bridge of Gaur to reach the shared forest access road entrance, signposted Finnart Estate, shown on the sale plan at point A1.

Alternatively, continue along the B846 from the Camusericht junction towards Rannoch Station and turn off on to the SSE Hydro dam access road, shown at point A3 on the sale plan, to reach Lot 1.

There is also the option of taking the West Highland Railway Line from Glasgow to Fort William, which passes through The Barracks Forest and stops at Rannoch Station, approximately 1 mile to the north of the forest.



## FOREST ACCESS

Upon leaving the C450 public road at point A1, follow the shared access road in a south-westerly direction to reach the main entrance into The Barracks Forest, shown on the sale plan at point A2. The forest road then continues beyond Lots 2, 3 and 4 into Lot 5. Whilst the access roads, shown in brown and white on the sale plan, are in good condition, it is advisable to use vehicles with high clearance and four-wheel drive. Maintenance of these shared routes will be according to user.

For access to Lot 1 and the north of Lot 5, follow the tarred road across the bridge below the Gaur Dam and the fish ladder to the entrance of Lot 1, shown at point A4. This is only suitable for four-wheel drive vehicles and care should be taken on the track into the forest.

The forest access roads have been constructed to a high standard using stone sourced from quarries within the forest. Stone is available for further road improvements as well as the creation of new roads for the extraction of timber.

Access into the forest to the west of the railway line is via an underpass and ford through the river, located at point A5, which provides access for four-wheel drive vehicles. Care should be taken to assess if the water level is low enough for this to be used and avoid using it if the river is high or rising.

The access track beyond A5 and out to A6 provides good access but is only suitable for four-wheel drive or off-road vehicles.

A new bridge has been constructed via a spur road, just south of the Railway Bridge at point A5, providing access across the river to an area which has been identified for the potential creation of a timber loading facility for timber extraction by rail.

In the event that the forest is sold in lots, the solum of the forest access road within the forest will be included along with Lot 5. Lots 2, 3, and 4 will be granted a servitude right of access over the appropriate part of the route.



## DESCRIPTION

### Lot 1 – Sidhean Wood

**8.60 hectares / 21.25 acres**

**Offers Over £45,000**

This attractive woodland sits on a hill overlooking Loch Eigheach reservoir and has stunning views to the west. Established in 1993 and comprising mainly Japanese larch with some Sitka spruce and scattered broadleaves, Sidhean provides an opportunity to acquire a small woodland in a stunning upland location.

Species	Planting Year	
	1993	Area (Ha)
Japanese larch	3.34	3.34
Sitka spruce	0.80	0.80
Mixed broadleaves	0.40	0.40
Open ground	4.05	4.05
<b>Total</b>	<b>8.60</b>	<b>8.60</b>

There is scope to establish more woodland on the open unplanted land, or simply enjoy the views. Access is by way of a shared four-wheel drive track, which is also the south-eastern boundary of the property.

### Lot 2 – Creag an Fhithich Wood

14.41 hectares / 35.60 acres

Offers Over £55,000

Located on the slopes just within the entrance to The Barracks Forest, Creag an Fhithich Wood, which overlooks the access road, has an exceptional view across the Strath to the mountains east of the forest. The woodland was planted in 1991 with a mix of commercial conifer species that are growing well on the free-draining soils. Some native birch is also present amongst the scattered open ground, creating an attractive mosaic. Streams running down the edges of the woodland form the boundaries and are an attractive feature of the property.

Species	Planting Year		Area (Ha)
	1950	1991	
Sitka spruce		3.35	3.35
Scots pine		2.71	2.71
Japanese larch		2.10	2.10
Lodgepole pine		0.40	0.40
Birch	0.14		0.14
Open ground		5.71	5.71
<b>Total</b>	<b>0.14</b>	<b>14.26</b>	<b>14.41</b>

### Lot 3 – Gleann Chomraidh Wood

22.37 hectares / 55.27 acres

Offers Over £90,000

Gleann Chomraidh Wood is situated just inside the entrance, on the left side of the forest access road. This was established in 1990 with predominantly Sitka spruce and, to a lesser extent, Japanese larch and Lodgepole pine. The woodland has lovely views and leads down to the Allt Chomraidh River, which is included. There is also a ruined shepherd's stone bothy just across the river, providing an opportunity to create something special.

Species	Planting Year		Area (Ha)
	1990		
Sitka spruce	10.26		10.26
Japanese larch	2.90		2.90
Lodgepole pine	1.17		1.17
Open ground	8.04		8.04
<b>Total</b>	<b>22.37</b>		<b>22.37</b>





#### **Lot 4 – Grunn nan Darachan Wood**

**126.70 hectares / 313.07 acres**

**Offers Over £210,000**

The woodland is situated in the Strath between the forest access road and the Allt Chomraidh River, which runs down through the woodland and along the southern boundary. Planted in 1991 with Sitka spruce and Lodgepole pine, in pure crop and in mixture, there is also some Scots pine and birch woodland providing species diversity.

A significant area of open unplanted land has been left as habitat along the streams and around wetland areas. This also provides excellent deer stalking opportunities within the woodland. There is scope to enhance the woodland with some remedial drainage and possibly some fertilising to improve the growth of some of the less advanced areas.

Species	Planting Year	
	1991	Area (Ha)
Sitka spruce	45.82	45.82
Lodgepole pine	38.87	38.87
Scots pine	10.61	10.61
Birch	1.24	1.24
Open ground	30.10	30.10
Water	0.06	0.06
<b>Total</b>	<b>126.70</b>	<b>126.70</b>

### Lot 5 – Barracks Forest

4,305.22 hectares / 10,638.19 acres

Offers Over £8,500,000

The forest was established in four stages; land was acquired from 1961, when the first planting took place; then through the 70s, 80s and into the 90s, with the last planting taking place in 1994.

As a result, the forest will now provide a significant volume of harvestable timber within the crops planted during the 60s and 70s; especially, within the more mature areas that are now ready to be felled.

The areas established during the 80s and 90s are developing in various stages of growth, due to the variable soil quality and growing conditions. Some areas would benefit from remedial drainage and some fertilising.

During the various stages of establishment, forest roads and tracks have been constructed and various bridge crossings are now in place. These have been regularly checked by civil engineers and are deemed fit for purpose. Further road building will be required in the less accessible areas for harvesting and extraction of timber, such as the north-west and southern areas of the forest. Rock for road construction purposes is available within the forest in most locations, except in areas of low-lying deep peat.

The dominant species within Barracks Forest is Lodgepole pine and Sitka spruce, planted as a pure crop or in a self-thinning mixture. The Lodgepole pine varies in provenance and quality, with some extensive areas now suffering from Red Band Needle Blight; particularly within the Lodgepole crops to the south of the forest. This causes defoliation and affects growth initially, followed by a gradual decline in the crop's health. It is now common in Lodgepole pine within upland forests and the current management practice is to harvest this before it deteriorates for the chip wood and biomass markets.

Most areas of Sitka spruce have grown well; particularly, on the more freely drained soils within the forest, where there is a significant volume of mature timber that should be felled within the next five years.

Other species, such as larch, Scots pine and native broadleaves, have also been established; although, to a much lesser extent. There is significant scope to increase native woodland within the next rotation, as felling and replanting takes place. This would create a more diverse and sustainable forest for the future.

The forest has a significant area of unplanted open ground habitat throughout, incorporating wetland areas, riparian areas, and open hill ground, which aids management and deer control.

The species and age class distribution within the property is as follows:

Species	Planting Year				Area (Ha)
	1961-69	1972-79	1980-87	1990-94	
Lodgepole pine	542.30	984.08	162.36	228.23	1,916.97
Sitka spruce	368.21	611.73	193.14	258.51	1,431.59
Scots pine	31.88	0.67	3.36	49.41	85.32
Japanese larch	9.82		5.36	14.55	29.72
Hybrid larch	10.28	11.59	1.67		23.54
Native broadleaves	7.17	2.71		7.56	17.44
Noble fir		0.67			0.67
Open ground				776.83	776.83
Water				23.14	23.14
<b>Total</b>	<b>969.66</b>	<b>1611.44</b>	<b>365.89</b>	<b>1358.24</b>	<b>4305.22</b>

Further detailed information is available on CD from the Selling Agents upon request.



## TIMBER TRANSPORTATION BY ROAD

Perth and Kinross Council have confirmed that timber can be transported via the existing forest access at point A1 on to the C450; from point A3 via the B846 (Consultation Route) through Kinloch Rannoch Village (an agreed Timber Transport Route); then either north on the B847 or east along the B8019 to connect with the A9 trunk road. Timber can then be transported either north to Inverness and the timber markets in this region or south to the timber markets located in Perthshire, Central Scotland and beyond.

## TIMBER TRANSPORTATION BY RAIL

A survey has been carried out by civil engineers commissioned to investigate the potential to construct a rail track-side loading facility within the forest. This has identified a track-side strip to the south of the forest that is suitable for development, subject to approval by Network Rail, which would create a stacking and loading facility for transportation of timber on rail wagons along the West Highland Line; either north to BSW's sawmill in Corpach or south to Irvine for access to wider markets. This would have the benefit of reducing pressure and the reliance of transporting timber along local roads; thereby reducing carbon emissions.

A new bridge has already been constructed over the Abhainne Duibhe River, shown at point A11 on the sale plan, for access to the proposed track-side loading facility location, shown at point A12.

The owner of Rannoch Estate to the north of The Barracks Forest has entered into a partnership with BSW to develop a similar track-side loading facility, just north of Rannoch Station. An application is in the process of being submitted to Network Rail for approval to construct and manage this facility.

Further information on The Barracks Forest track-side proposal, including a copy of the detailed survey, report and engineers diagrams, is included in the CD available from the Selling Agents upon request.

## SPORTING RIGHTS

The sporting rights are included for each Lot with vacant possession, providing some outstanding sporting opportunities.

### Lot 1

The sporting rights are included with riparian fishing rights on the adjoining shoreline of Loch Eigheach for Brown trout.

### Lots 2, 3 & 4

There is some excellent low-lying woodland deer stalking, with Red and Roe deer resident within the woodland. There is also significant scope to create wetland areas for wild fowling and habitat; along with riparian fishing rights on the Allt Chomraidh River, adjoining Lots 3 and 4.

### Lot 5

There is some excellent deer stalking within the forest, which provides significant scale and the ability to stalk various areas without disturbing the entire forest. There are also significant areas of unplanted land, including rides and riparian areas along which to stalk. The existing stalker/wildlife ranger has managed the deer cull for 30 years and can provide invaluable information to an incoming owner. The 5 year average cull figures are listed as follows:

Year	Red			Roe			Total
	Stag	Hind	Calf	Buck	Doe	Kid	
2009-10	84	34	37	2	2	2	161
2010-11	98	40	42	6	1	1	188
2011-12	80	55	55	6	5	0	201
2012-13	99	53	33	3	0	2	190
2013-14	58	34	35	2	0	0	129
<b>Yr Total</b>	<b>419</b>	<b>216</b>	<b>202</b>	<b>19</b>	<b>8</b>	<b>5</b>	<b>869</b>
<b>5 Yr Avg</b>	<b>84</b>	<b>43</b>	<b>40</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>174</b>

There is also the potential for Brown trout fishing on Lochan Doire An Dollain, Lochan Coire Na Meinne and the Rivers Abhainn Duibhe and Duibhe Bheag and their tributaries. There are also a number of small lochans scattered throughout the forest, which provide excellent habitat for wildlife.

## BOUNDARIES

The deer fenced boundary along the north-east of the forest is shared with Finnart Estate, shown between points B1-B2 on the sale plan. All existing boundary fences are to be maintained at joint mutual expense with either owner having the right to make the fence deer-proof and maintain it at their own expense.

The eastern boundary from B2-B3 has been replaced with a deer fence, which is set back from the Title boundary on to the neighbouring Glen Lyon Estate. The Estate is responsible for maintaining this at their sole expense. The southern, western and northern boundaries, B3-B4-B5, are the responsibility of the owner of The Barracks Forest, at their sole expense.

Any new boundary fences erected around or between the individual lots will be at the instigating owner's sole expense (unless agreed otherwise).

Purchasers of Lot 5 must be aware that the hatched areas shown on the sale plan around the property boundary are included in the sale, although no warranty is given within the Title being conveyed to the purchaser. The overall area amounts to 35.71 hectares around Lot 5.

## MINERAL RIGHTS

The mineral rights are included with each Lot unless reserved by Statute or in terms on the Titles. All Lots fall within Mines Royal Licences granted to Scotgold by the Crown; see:

- <http://www.thecrownstate.co.uk/media/476133/scotland-mines-royal-options-and-leases.pdf>

Scotgold, who have undertaken preliminary exploration, may wish to speak to future owners. Please note that the mineral rights to gold and silver are held by the Crown; however they must first of all obtain a right of access from the landowner.

## WAYLEAVES

### Electricity

An overhead 33KV electricity line runs parallel with the West Highland Railway Line, along its eastern edge, as shown on the sale plan.

### Water

There is an SSE Hydro Intake situated on the Abhainn Duibhe River, south of the power station, which connects with an underground water tunnel to Loch Eigheach for the extraction of water from the river. SSE retain a right of access for all purposes to maintain and renew their equipment via the access route, A3-A4, and along the route of the underground tunnel.

## THIRD PARTY RIGHTS

Scottish Natural Heritage (SNH) have a non-exclusive servitude right of access for pedestrians and light vehicles for the purpose of managing the Rannoch Moor National Nature Reserve and a designated Special Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC), located to the west of the forest.



The rights of access exist over the routes A1-A2-A5-A6, A7-A8 and the access road leading to and across A9-A10. Maintenance is according to user.

There is a public right of way along an old drove road route, running north to south, through The Barracks Forest between points A2-A13, shown on the sale plan.

The proprietors of Finnart Estate have a non-exclusive servitude right of access over a narrow strip of land between the points A4 -A14, just south of the SSE power station.

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

## DESIGNATIONS

Part of Lot 5, to the west of the Railway Line is within the Ben Nevis and Glencoe National Scenic Area and adjoins the Rannoch Moor SSSI/SAC. The Abbainn Duibhe river system through Lot 5 is part of the River Tay Catchment and is a designated SSSI/SAC. There are no designated scheduled monuments within the forest, however there are a number of historic environment features recorded.

## WIND ENERGY DEVELOPMENT

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A Standard Security (clawback) is to be granted by the purchaser(s) in favour of the vendor to secure 25% of the uplift in value arising from any consented wind energy development projects granted planning approval within a period of 15 years from the date of entry. This is to apply to the land east of the West Coast Railway Line only. For further information please contact the selling agents.

## WOODLAND GRANTS

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There are no grant schemes in place and no transfer of obligations required. For further information on current grants available for forest management operations please visit the FCS and Scottish Government websites:

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

## AUTHORITIES

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Forestry Commission Scotland  
Perth & Argyll Conservancy, Upper Battleby, Redgorton  
Perth, PH1 3EN  
Tel: 0300 067 6005

Perth and Kinross Council  
Pullar House, 35 Kinnoull Street, Perth, PH1 5GD  
Tel: 01738 475000

## VIEWING

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It is essential that the Selling Agents are contacted in advance of your visit to arrange a viewing, as deer stalking may be in progress. The access gates are locked and the gate access code can be obtained from the Selling Agents, if given 24 hours' notice. Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars and plans. For your own personal safety please be aware of potential hazards within the forest when viewing.

## SOLE SELLING AGENTS

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John Clegg & Co  
2 Rutland Square, Edinburgh EH1 2AS.  
Tel: 0131 229 8800; Fax: 0131 229 4827.  
Ref: Patrick Porteous.

## OFFER TO SELL

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A closing date for offers will be set. 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. At the closing date purchasers should have their solicitor submit a Letter of Intent detailing the price **for each lot**, date of entry and any conditions, which they require to attach to their offer. The solicitors acting on behalf of the vendor will then issue an offer to sell to the successful purchaser.

## SELLER'S SOLICITORS

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Harper Macleod LLP  
The Ca'd'oro, 45 Gordon Street, Glasgow, G1 3PE.  
Tel: 0141 221 8888.  
Ref: Lynne Stevenson.

## IMPORTANT NOTICE

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John Clegg & Co LLP, its members, employees and clients give notice that: **1.** These particulars (prepared in **September 2015**) 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 LLP 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 LLP 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 LLP 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 LLP 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 LLP will be responsible for any costs incurred by interested parties.

# John Clegg & Co

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John Clegg & Co LLP is a limited liability partnership registered in Scotland (No. SO302718) whose registered office is at 2 Rutland Square, Edinburgh EH1 2AS



John Clegg & Co  
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