

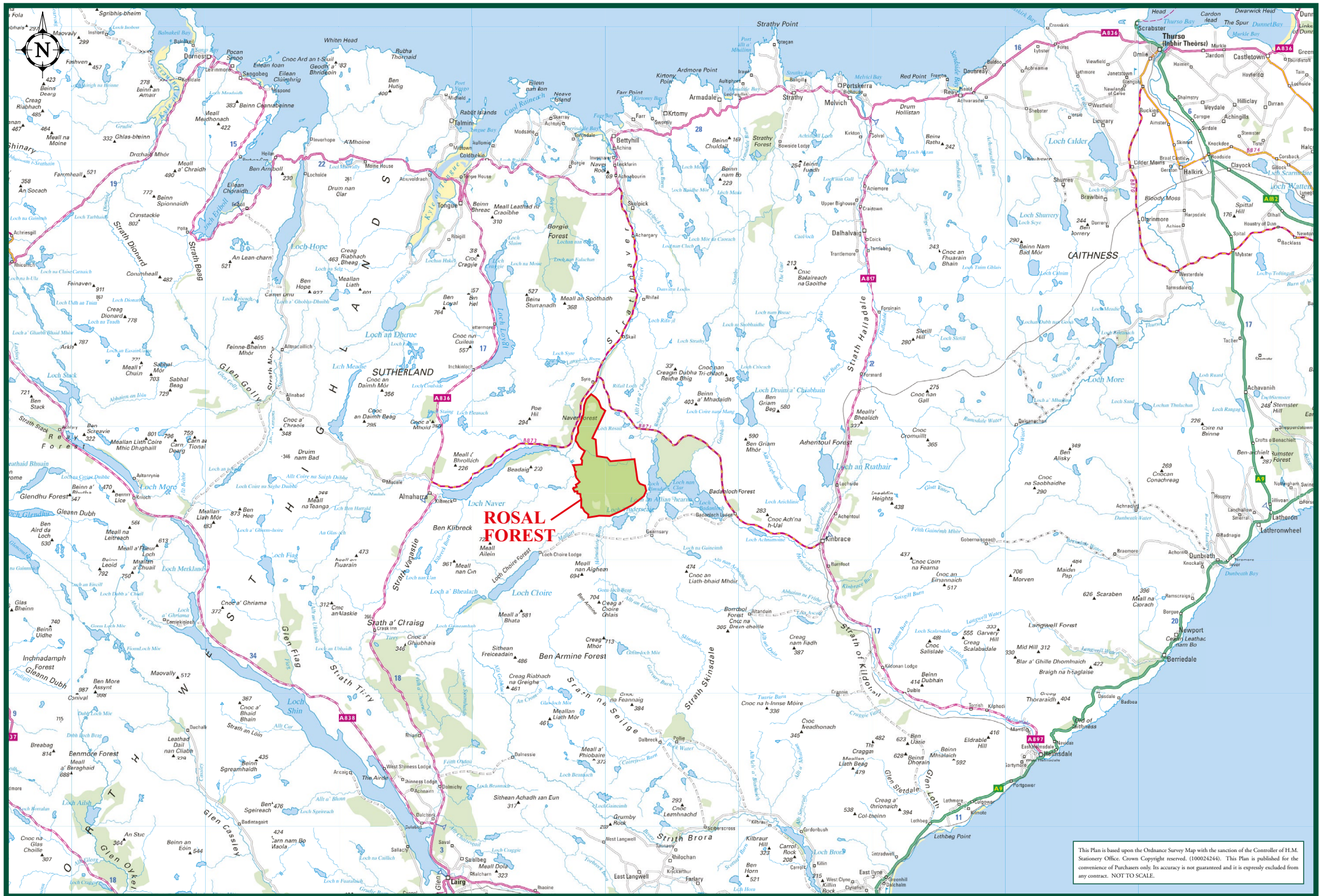
ROSAL FOREST

Strathnaver, Sutherland

2,572.43 Hectares / 6,356.47 Acres

John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



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ROSAL FOREST

2,572.43 Hectares / 6,356.47 Acres



Kinbrace 14 miles

Helmsdale 31 miles

Inverness 82 miles

Edinburgh 235 miles

(Distances are approximate)

A unique opportunity to acquire a large commercial forest situated in one of the last wilderness areas of Scotland surrounded by stunning scenery. Offering a significant volume of commercial conifer timber, areas for replanting and excellent deer stalking potential, all set within a unique landscape in the North of Scotland. Sporting rights included.

Freehold for Sale as a Whole

Offers Over £1,850,000

SOLE SELLING AGENTS

John Clegg & Co, 2 Rutland Square, Edinburgh, EH1 2AS

Tel: 0131 229 8800 Fax: 0131 229 4827

Ref: Patrick Porteous



LOCATION

Rosal Forest is located within one of the few remaining wilderness areas in the north of Scotland. The area is known as Strathnaver and Naver Forest, renowned for its excellent salmon and trout fishing and deer stalking. The forest itself adjoins the River Naver and its tributary, the River Mallart. Although the forest is situated in quite a remote location, there is good access on to the B871 public road heading south to Kinbrace and on to Helmsdale meeting with the A9 trunk road and south to Inverness.

There are regional airports situated at Wick, 70 miles to the north, and Inverness, 82 miles to the south. Both airports provide car hire and helicopter charters are available from Inverness airport. The nearest railway station is in Kinbrace, a short car journey from the forest.

The forest is shown on the location plan within these sale particulars and in more detail on the sale plan enclosed. The forest can also be found on OS 1:50,000 sheets 10 and 16, with the main entrance located at Grid Reference NC 701 414.

HISTORICAL NOTE

Nabaras - The Naver - is one of the oldest names for a river recorded in Britain and pre-dates the known languages of the area. The meaning originates from a root word 'nabh' found in Greek, Latin and Sanskrit meaning 'cloud' or 'wet cloud', to which the Gaels added Strath and gave the name Strathnaver.

Human settlement in this area dates back at least 6,000 years, but Strathnaver is known more for the Sutherland Clearances of the 1800's when the locals were displaced from their lands to re-settle on the coast or travel by sea to the eastern seaboard of America and New Zealand to make way for a new era of sheep farming. Indeed, within Rosal Forest there are many historical features dating back to this period and beyond. The ruined settlements of Rosal Village in the north of the forest and Truderscaig in the south, provide a fascinating insight into the struggle for ownership of this land.

ACCESS

The main forest access routes are to the north of the forest with two servitude rights of access in to the forest for all purposes. The principal access route is shown on the sale plan between points A1-A2 and a secondary route is further north, shown between points A3-A4. Both routes cross over neighbouring croft land and include a right to widen or realign the existing road and drains to an overall width of 10 metres. Maintenance is according to user. These routes have been used for timber haulage and connect with an excellent internal forest road network that extends to points A5 and A8 on the sale plan.

The forest has an excellent quarry, situated along the ridge between points A4-A5, providing a substantial source of stone for road building and surfacing. There is estimated to be approximately 1,000 tonnes of graded (crushed) rock stockpiled, which is included and shows the quality of the material available at various points within the forest.

There is a servitude right of access from point A5 over neighbouring land to point A6, which then continues south through the forest to the old village settlement and grazing land

known as Truderscaig, shown at point A7. This route is well formed but will require improvement prior to timber extraction.

The access track between points A8-A9 is only suitable for four-wheel drive vehicles and will need to be upgraded prior to timber extraction. Fortunately, there are also many locations within the southern half of the forest providing sources of stone for road building purposes.



DESCRIPTION

The Forestry Commission acquired the bare land in 1956 and set about establishing the commercial forest between the 1960's – 1990's with predominantly Lodgepole pine and Sitka spruce. Planting commenced in the 60's in the very far north of the forest, with establishment gradually working towards the south where the bulk of the Lodgepole pine was planted during the 70's (over 1,000 hectares).

The ruins of Rosal and Truderscaig settlements, amongst other features within the forest, have been left untouched and are now suitable areas for deer control. These areas link with significant areas of open hill ground and a network of rides through the forest.

The first phase of felling commenced in 2006 in the northern half of the forest, much of which has been replanted with an intimate mixture of Sitka spruce and Lodgepole pine. Felling also took place in 2011 and some of these areas are still to be replanted.

There is a significant volume of timber now nearing maturity, particularly in the southern half of the forest. An incoming owner should therefore expect to take over an ongoing felling and replanting programme with the opportunity to restructure and redesign the second rotation of the forest.

The underlying soils within Rosal vary immensely, with the fertile freely drained mineral soils of the Strath lying in the northern half of the forest merging with peat land on the lower lying areas to the south. Where the timber crops are growing on freely drained soils they have grown well; particularly Sitka spruce, which is ideally suited to the growing conditions prevailing in this area.

Over the last two years, a high proportion of the Lodgepole pine planted in the very southern compartments of the forest, was exposed to Red Band Needle Blight (*Dothistroma*). As a consequence, significant areas have suffered defoliation and die-back within the Lodgepole pine crop. These areas are now susceptible to storm damage and decay, with some areas now beyond economic recovery of the timber.

A new owner will need to prepare a Long Term Forest Management Plan, for which there is currently grant assistance through the Forestry Commission. This would allow a felling and replanting programme to be approved for a 20 year period and also permit the forest owner to draw down grants to assist with restructuring and replanting.

Detailed compartment records and plans are available for Rosal Forest from the Selling Agents upon request.

REPLANTING OBLIGATIONS

The purchaser of Rosal Forest will be expected to accept the current replanting obligations on previously felled and fallow land, which amounts to approximately 255.55 hectares. This area is shown highlighted in yellow on the sale plan.

A Replanting Design Plan is to be approved by the Forestry Commission, Highlands & Islands Conservancy, in advance of replanting operations. The purchaser will be given a period of four years from the date of entry in which to complete the replanting of the felled/fallow areas.



Species	Planting Year										Total
	1961 - 1965	1966 - 1970	1971 - 1973	1976 - 1978	1979 - 1981	1990 - 1993	1996 - 2000	2007 - 2009	2010 - 2011	2013	
SS	25.88	59.92	33.44	14.43	68.39	69.47	0.23	34.69	7.18		313.63
LP	103.3	128.79	431.27	369.83	249.93	2.46	0.20	17.72			1303.50
HL	3.37	4.52	2.87	12.01	22.21	1.26					46.24
JL		1.34	2.25	1.04					9.53		14.16
SP	71.83	0.09	5.21	3.61	6.81			0.12	3.09		90.76
NS/OMS			1.20			2.51		0.25	1.56		5.52
MC								4.76			4.76
NF			1.04	1.32	8.39						10.75
MB/XB			0.37	0.88	1.87	1.18		20.40	4.80		28.87
Felled										255.55	255.55
Unplanted										498.06	498.06
Total	204.38	194.66	477.65	403.12	357.6	76.88	0.43	77.94	26.16	753.61	2572.43

TIMBER MARKETS & HAULAGE

There are well-established timber markets located to the south around Inverness and along the Moray Coast, where various sawmills and timber processors are located. There is also a market for low grade timber and biomass located at Invergordon, approximately 80 miles from the forest. A further biomass plant is currently being developed just south of Thurso, which is also expected to absorb a considerable volume of low grade timber in the north. Timber can also be despatched in bulk quantities by seagoing freighters from Scrabster Port, adjacent to Thurso, which has been used for the export of timber to Ireland, the continent and various timber markets further south.

The single-track public roads serving Rosal Forest restrict the volume of timber that can be hauled by road to the various markets. The agreed method for timber haulage is for unladen timber lorries to use the A836 north, via Lairg to Altnaharra, and then travel along the A873 on the north side of Loch Naver and in to Rosal Forest.

Laden timber lorries will then head south on the B871 to Kinbrace, linking with the A897 to Helmsdale and the A9 trunk road south. The B871 is currently restricted to 10 timber lorry loads per day and the A897 south to Helmsdale is restricted to 6 loads per day.

Alternatively, there is potential to haul timber north from Kinbrace on the A897 to Forsinard, to link with a planned cross country timber haulage route connecting with the A9, just south of Thurso. This provides a link with Scrabster Port and the proposed Combined Heat & Power plant.

There is an agreement in place between the current owners (Forestry Commission Scotland) and Highland Council for transportation of timber along the B871. This is expected to be terminated no later than 31 December 2015, after which time all timber traffic will be monitored by Highland Council. The Highland Council are in the process of drawing up plans for the use of the public roads by timber traffic in this area and prospective purchasers should contact the Selling Agents for further information.



SPORTING RIGHTS

Sporting rights are included with Red, Roe and Sika deer present in varying numbers within the forest. The layout of open hill ground, clearings and rides provides an excellent habitat for all the deer species present. In the southern half of the forest there are areas of open hill, with outstanding panoramic views, that provide a wonderful stalking experience that is reasonably accessible on foot and with ATV's. The table below shows the last five-year cull figures.

Year	Red				Roe			Sika	
	Stag	Hind	Calf	Buck	Doe	Kid	Buck	Doe	Kid
2008	35	12	6	8	9	4	4	3	2
2009	60	20	10	6	9	4	5	4	1
2010	49	9	10	11	2	1	5	4	4
2011	9	8	4	9	14	7	10	1	1
2013	17	15	9	9	8	4	1	1	1
Total	170	64	39	43	42	20	25	13	9
5 Yr Avg	34	12.8	7.8	8.6	8.4	4	5	2.6	1.8

There are no rights to fish on either the River Naver or the River Mallart.

BOUNDARIES

There is an extensive ring fence around the boundary enclosing the entire forest. The deer fence has been maintained and replaced in sections, mainly around the northern and eastern edge of the forest where this adjoins Syre Estate. The boundary fence along parts of the southern and western edge may require replacement when replanting is anticipated. The deer fence has been set back from the edge of the actual boundary that is the River Mallart. The boundary adjacent to the River Naver is set back 30 yards in width, parallel with the riverbank.

WAYLEAVES & THIRD PARTY RIGHTS

The proprietors of Syre Estate have a servitude right of access over the forest road between points A3-A4-A5 to their land and property at Dalharrold and own the solum of the forest access road between points A5-A6. Maintenance is according to user.



ARCHAEOLOGICAL FEATURES

There is an interesting trail, which has been developed through this part of Sutherland with informative interpretation boards located next to historical features.

There are various Scheduled Ancient Monuments located within clearings in the forest, which are protected. Highland Council has included these features in the Strathnaver Trail, maintaining core access paths and interpretation boards for public access and educational purposes. Public access within Rosal Forest is only permitted on foot, by bicycle or horseback. Vehicular access is not permitted.



MINERAL RIGHTS

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

WOODLAND GRANTS

There are no grant schemes in place and purchasers should make their own enquiries on the availability of grants under the Scottish Rural Development Programme (SRDP) with the Forestry Commission Highlands & Islands Conservancy office. For further information on current grants available, please visit the FCS and Scottish Government websites:

- www.forestry.gov.uk/scotland
- www.scotland.gov.uk/Topics/Rural/SRDP

AUTHORITIES

Forestry Commission Scotland
Highland & Islands Conservancy
Fodderty Way, Dingwall
Ross-shire, IV15 9XB
Tel: 01349 862 144

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886 606

RENEWABLES DEVELOPMENT

A standard security (clawback) is to be granted by the purchaser in favour of the vendor for 25% of any uplift in value resulting from wind energy projects given planning approval within a period of 15 years from the date of entry. A copy of the standard security document is available from the selling agents upon request.

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 avoid disruption of deer stalking activities within the forest and for your own personal safety, please be aware of potential hazards within the woodland when viewing.

CLOSING DATE

If you are interested in this property and would like us to notify you of a closing date, it is important that you notify us **in writing** of your interest.

OFFER TO SELL

Purchasers should have their solicitor submit a letter of intent detailing the price, 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.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the date of conclusion of missives, which is non-returnable in the event of the purchaser failing to complete the purchase for reasons not attributable to the seller or their agents. Interest will be payable on the balance at the date of entry, until paid, a rate of 5% over the Bank of Scotland base rate, notwithstanding consignment.

SELLER'S SOLICITORS

Harper Macleod LLP, Alder House, Cradlehall, Business Park, Inverness, IV2 5GH. Tel: 01463 795 043, Fax: 01463 795 044. Ref: Calum MacLeod.

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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 LLP, its members, employees and clients give notice that:

1. These particulars (**prepared in October 2013**) 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 Wildlife and Countryside Act 1981 and the Nature Conservation (Scotland) Act 2004 and to the influence and effect they, and 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.







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