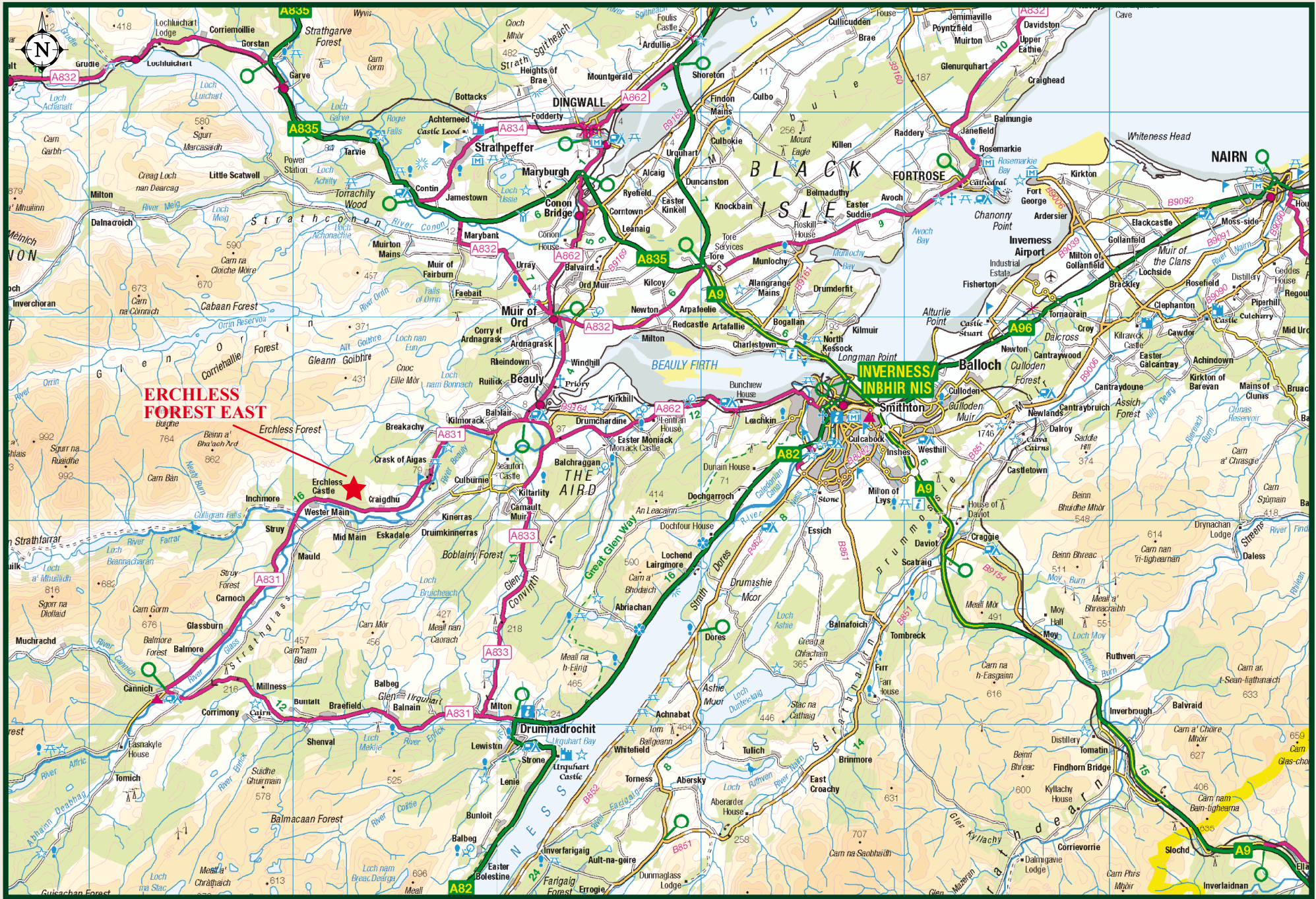


ERCHLESS FOREST EAST

Nr Beauly, Inverness-shire
450.65 Hectares / 1,113.55 Acres



John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS



Beauly 10 miles

Dingwall 19 miles

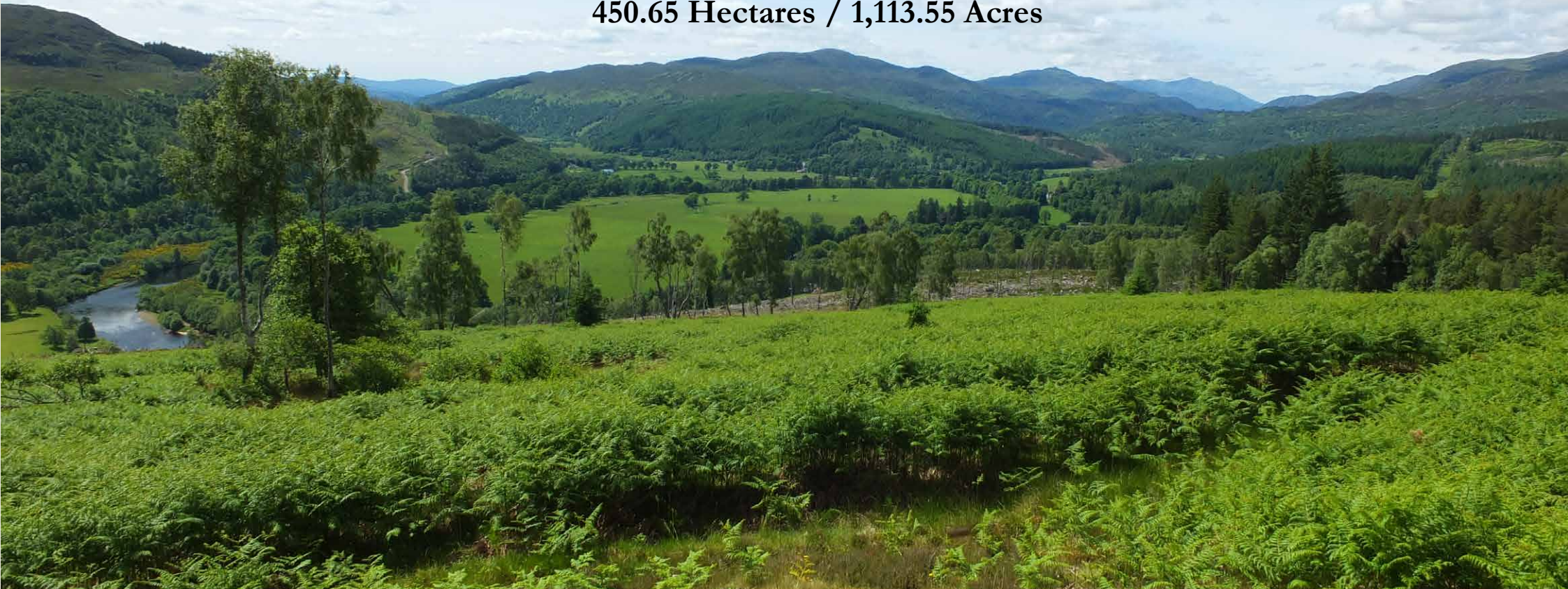
Inverness 20 miles

Elgin 60 miles

(Distances are approximate)

ERCHLESS FOREST EAST

450.65 Hectares / 1,113.55 Acres



**An exceptionally well located commercial forest, undergoing restructuring, with high yielding Sitka spruce crops.
Stunning location in the Scottish Highlands with good access to Inverness and surrounding timber markets.
Sporting rights included.**

FREEHOLD FOR SALE AS A WHOLE

OFFERS OVER £1,350,000

SOLE SELLING AGENTS

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

Tel: 0131 229 8800 Fax: 0131 229 4827

Ref: Patrick Porteous



LOCATION

Erchless Forest East is located approximately 10 miles south-west of the village of Beaully in Inverness-shire. The property is situated in a highly scenic area, overlooking Strathglass and the River Beaully. It has wonderful views across Glen Glass and down to Glen Strathfarrar National Scenic Area. Just half an hour's drive to the west is Glen Affric, which displays some of the most spectacular scenery in the region.

The City of Inverness, known as the capital of the Highlands, is just a half hour's drive to the east and provides access to a the rail and air transportation networks. The forest also benefits from being very well placed for access to nearby established timber markets.

The property is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 26. The forest entrance is located at Grid Reference NH 412 409.

ACCESS

Just south of the village of Beaully, turn off the A862 on to the A831, signposted Cannich. Continue in a westerly direction to the forest entrance, shown on the sale plan at point A1, just a few hundred metres east of Erchless Castle. Follow the forest access road up the hill to the entrance gate.

The forest road continues north, past Erchless Forest Cottage, as shown on the sale plan. A Servitude right of access for all purposes will be granted to the purchaser between points A1-A2-A5-A6. Maintenance is according to user.

The internal forest road and track network continues through the forest. This has recently been used for the extraction of timber and there is no restriction on timber transportation via the A831. Access points are also located along the southern edge of the forest next to the A831, which have been used for the extraction of timber.

A good supply of stone is available at various locations within the forest for road maintenance or road construction, if required.

DESCRIPTION

The forest was originally established in two stages. The southern half was planted by the Forestry Commission in 1959, followed by the northern half, which was planted by the current owner in 1968. Following approval of a Long Term Forest Plan, a felling programme commenced in 2012, followed by replanting.

The emphasis has been on the removal of lower value mixed conifer crops, which are being replaced with a higher yielding Sitka spruce crop.

Access infrastructure is now in place and virtually all parts of the forest are now accessible for management purposes.

The remaining standing timber is scheduled for felling between 2017 and 2025. Areas recently felled, as shown on the sale plan, are to be replanted with predominantly genetically improved Sitka spruce, along with some Douglas fir and mixed conifer species.

The approved Forest Design Plan has significantly improved upon the original planting design, leaving rides and clearings for habitat and deer control. Part of the south-eastern section of the forest, known as Crunaglack, was felled in 1999 and left to naturally regenerate with native broadleaved species.

This has helped to bring the proportion of broadleaves within the forest up to the UK Forestry Standard, allowing the core area of the forest to be managed, principally, for timber production.

SPORTING RIGHTS

The sporting rights are included with the Freehold. Red, Sika and Roe deer are present within the forest and controlled to permit replanting. The overall layout of the forest creates some very enjoyable and challenging woodland stalking, surrounded by stunning scenery.

There are two small lochs situated in the northern half of the forest. The larger of the two, Loch na Plangaid, is fishable for trout and is situated in a stunning location.

Further information, including compartment data and maps, is available from the Selling Agent upon request.

Species	Planting Year							Area (Ha)
	N/A	1959	1968	2003	2013	2016	2017	
SS			4.45	2.15	61.03	20.78	48.81	137.22
LP		16.68						16.68
SP		48.00						48.00
SP/LP		16.91	2.72					19.63
SP/NS		0.71						0.71
HL		3.56	1.33					4.88
NBL		34.15			2.23	2.29	1.56	40.22
MC		4.12					8.01	12.13
MC/MB		0.27						0.27
SS/DF			2.43					2.43
SS/SP/DF			2.30					2.30
SS/LP			2.08					2.08
SS/HL			1.62					1.62
LOCH	0.97							0.97
FELLED	86.87							86.87
OG	74.65							74.65
Total	162.48	124.38	16.93	2.15	63.26	23.07	58.38	450.65

BOUNDARIES

The boundaries are deer fenced and generally in reasonably good condition. Sections have been replaced and internal deer fences erected to improve deer management within the forest.

The purchaser will be responsible for erecting a new deer fence between points B1-B2 within a period of 5 years from the date of entry as well as maintaining the existing deer fences between points B1-B2-B3-B4-B5 and B6-B1 in a deer-proof condition at their sole expense. All other fences are mutually maintained.

MINERAL RIGHTS

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

WAYLEAVES & THIRD PARTY RIGHTS

The proprietor of Erchless Estate reserves a right of access for all purposes over the forest road and tracks between points A2-A3-A4 and A6-A7. Maintenance will be according to user and the seller reserves the right to improve, widen and create laybys along all parts of this access route.

The proprietor of neighbouring Farley Estate has a right of access along the forest access track between points A1-A2-A4. Maintenance is according to user.

There are overhead electricity wayleaves passing through the forest, are managed by Scottish & Southern Energy.

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

WOODLAND MANAGEMENT

A Long Term Forest Plan, approved in October, 2011, will be transferred to the purchasers and can be amended to suit their own objectives. A copy is available from the Selling Agents upon request.

An SRDP grant of £15,320.21 has been approved for replanting the northern section of felled land amounting to 52.26 ha, scheduled to be completed and claimed during 2018. The felled area to the south (34.61 ha) is eligible for replanting grants under the Forestry Grant Scheme. The purchaser will be expected to adopt the replanting liability for all areas felled within the forest.

The forest lies within the Higher Risk Zone of the Pine Tree Lappet Moth Territory. The moth has a small localised population, which is being monitored by the Forestry Commission for Scotland. No damage has been recorded; however, as a precaution, timber movement restrictions have been put in place between mid-May and the end of August. This is under constant review and has not caused any difficulties with timber harvesting.

For further information on current grants and legislation please visit the FCS and Scottish Government websites:

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

AUTHORITIES

Forestry Commission Scotland	Highland Council
Highland and Islands	Glenurquhart Road
Conservancy 'Woodlands'	Inverness
Fodderty Way	IV3 5NX
Dingwall IV15 9XB	Tel: 01349 886606
Tel: 0300 067 6950	



RENEWABLES DEVELOPMENT

The seller wishes to retain a clawback of 25% of all income deriving from any wind farm development interests within the forest, excluding option or compensation payments, within a period of 20 years from the date of entry.

RIGHT OF PRE-EMPTION

The neighbouring proprietor of Erchless Estate (seller) wishes to retain a right of pre-emption (first refusal) to buy back the forest, should it be sold.

VIEWING

Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a copy of this brochure and sale plan. 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 woodland 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.

SOLE SELLING AGENTS

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

Ref: Patrick Porteous.

SELLER'S SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh EH3 9EE; Tel: 0131 228 8111; Fax: 0131 228 8818.

Ref: Adam Gillingham.

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 notice that:

1. These particulars (prepared in June 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

England: 01844 291 384

Scotland: 0131 229 8800

Wales: 01600 730 735

John Clegg & Co is a trading name of Strutt & Parker LLP, a limited liability partnership, registered in England and Wales with registered number OC334522. Its registered office is at 13 Hill Street, Berkeley Square, London W1J 5LQ.