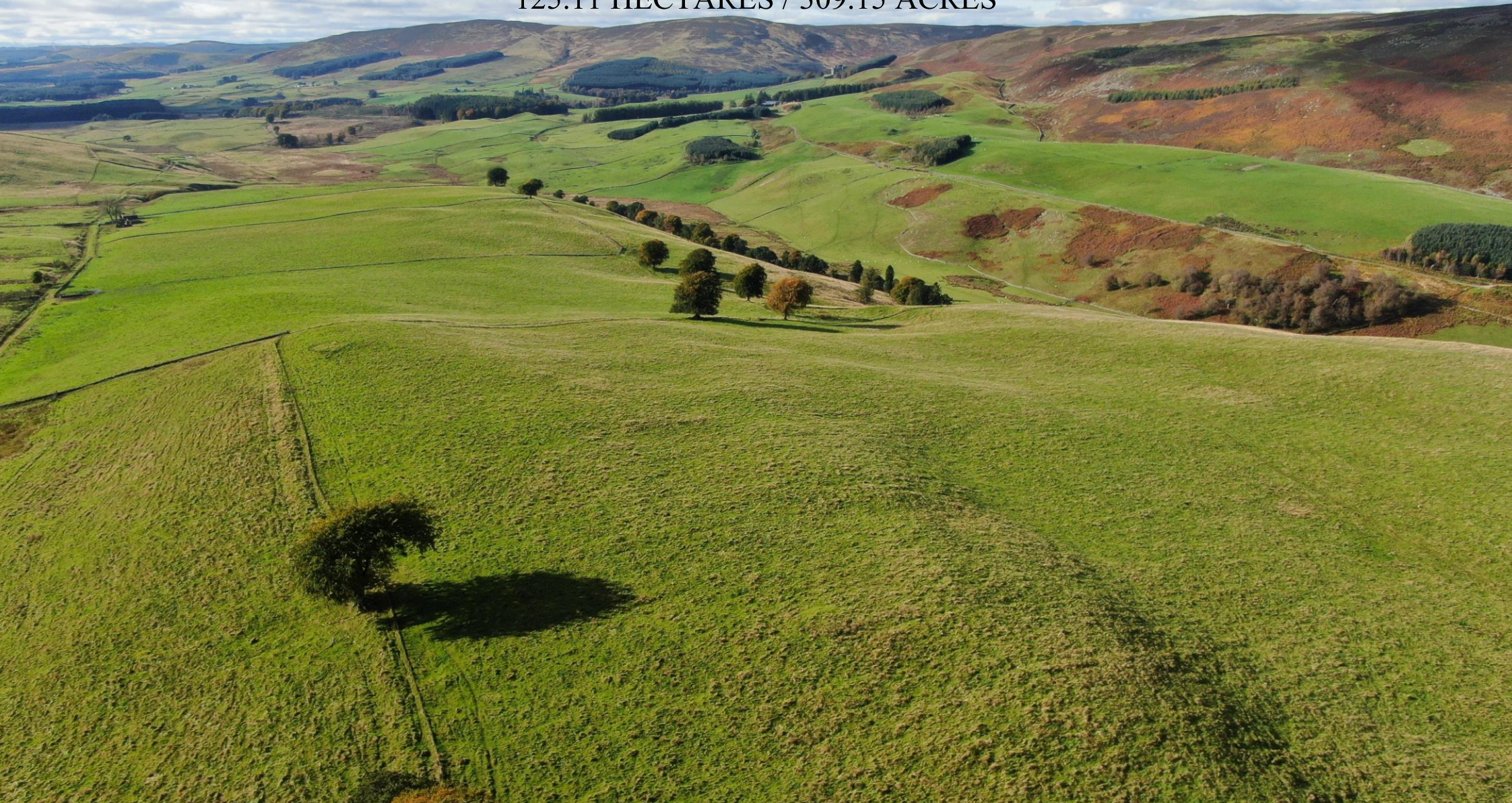


LAND AT KINCLUNE

NEAR KIRRIEMUIR | ANGUS

125.11 HECTARES / 309.15 ACRES





LAND AT KINCLUNE

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125.11 HECTARES / 309.15 ACRES

Two parcels of well-located hill ground with excellent afforestation and carbon sequestration potential.

- Substantial area of open-hill grassland.
- Well located in Angus.
- Excellent potential for a forestry planting scheme.
- Opportunity to generate a significant volume of Carbon Credits.
- Attractive views over the surrounding scenery.

FREEHOLD FOR SALE AS A WHOLE

Offers Over £1,400,000

SOLE SELLING AGENTS
GOLDCREST Land & Forestry Group
46 Charlotte Square, Edinburgh EH2 4HQ
0131 3786 122
www.goldcrestlfg.com
Jock Galbraith MRICS & Jon Lambert MRICS

LOCATION

This land is well located approximately 10 miles north-west of Kirriemuir in Angus. Forfar is 15 miles to the south-east and Blairgowrie is circa 15 miles to the south-west.

The Land at Kinlune is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 44. The Grid Reference is NO 303 576. The nearest postcode is DD8 5JS and the What3Words code is drive.cadet.warp.



ACCESS

From Alyth head north on the B954 for circa 7 miles. Turn right onto the B951, continue this road for approximately 2 miles and turn left onto the C25 minor road. Follow this minor road 1.3 miles to Braes of Coul and turn right onto the farm track at A1, as shown on the sale plan.

Access is taken from the public road at A1 by way of both a third-party owned track and a short section which is owned by both the seller and a neighbour before joining with the seller's land. At A4 there is a gateway to access the southern parcel of land. The farm track continues to A5, and access rights will be granted by the vendor to create a forest road to A6, at the sole cost of the purchaser. From A5 there is an existing farm road and a short section of 4x4 track to A7. The purchaser will be granted rights to improve the track from A5-A7 at their sole cost.



DESCRIPTION

Land at Kinclune – 125.11 Hectares / 309.15 Acres

This substantial area of productive grass hill-land has previously been grazed with livestock and has excellent potential for a forestry planting scheme. The land is classified by the James Hutton Institute as 4.1 – 6.1 for agriculture, the soils types are a mix of brown earths and gleys.

Most of the farmland is low relatively lying, with elevation ranging from approximately 200 metres above sea level at the lowest to 410 metres at the highest point, atop of Mile Hill. The best of the ground is gently sloping and is easily worked. However, some of the ground is on a steep gradient and will require to be planted by hand.





SPORTING RIGHTS

Sporting rights are included with vacant possession

BOUNDARIES

The boundaries are to be maintained in a stock-proof condition at sole expense of the incoming purchaser.

WAYLEAVES & THIRD-PARTY RIGHTS

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

MINERAL RIGHTS

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

FOREST GRANTS & BPS ENTITLEMENTS

BPS entitlements are included with land. For further information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

VIEWING

Viewings are by appointment only. Please get in touch with the selling agents to arrange these.

OFFERS

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

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Tel: 0131 3786 122

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Angus Council

Orchardbank Business Park

Forfar

Angus DD8 1AN

Tel: 03452 777 778

TAXATION

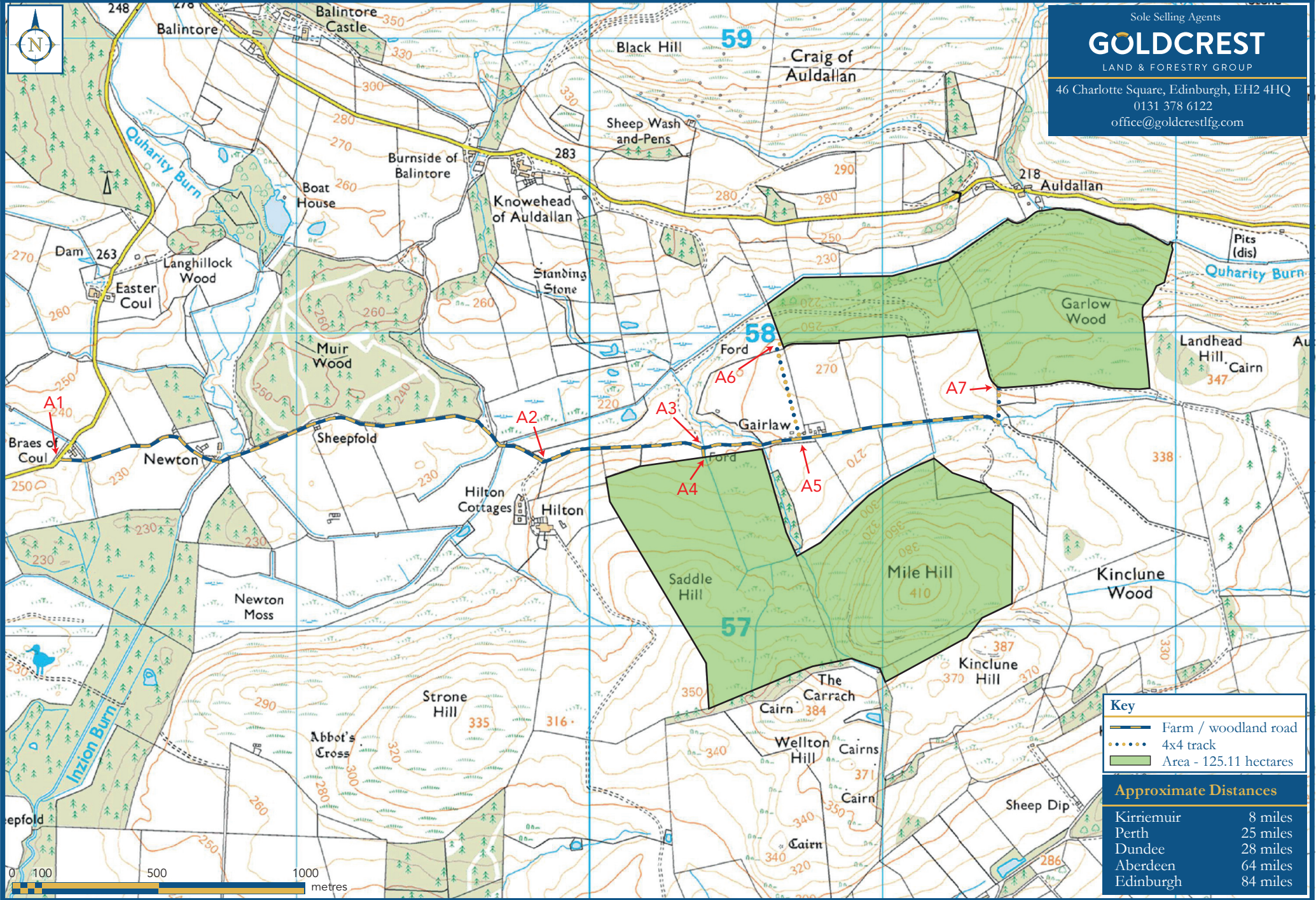
At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on 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.

FINANCIAL GUARANTEE/ANTI MONEY LAUNDERING

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

LAND AT KINCLUNE, NR KIRRIEMUIR, ANGUS



Sole Selling Agents
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 LAND & FORESTRY GROUP
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 0131 378 6122
 office@goldcrestlfg.com

Key

- Farm / woodland road
- 4x4 track
- Area - 125.11 hectares

Approximate Distances

Kirriemuir	8 miles
Perth	25 miles
Dundee	28 miles
Aberdeen	64 miles
Edinburgh	84 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383



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