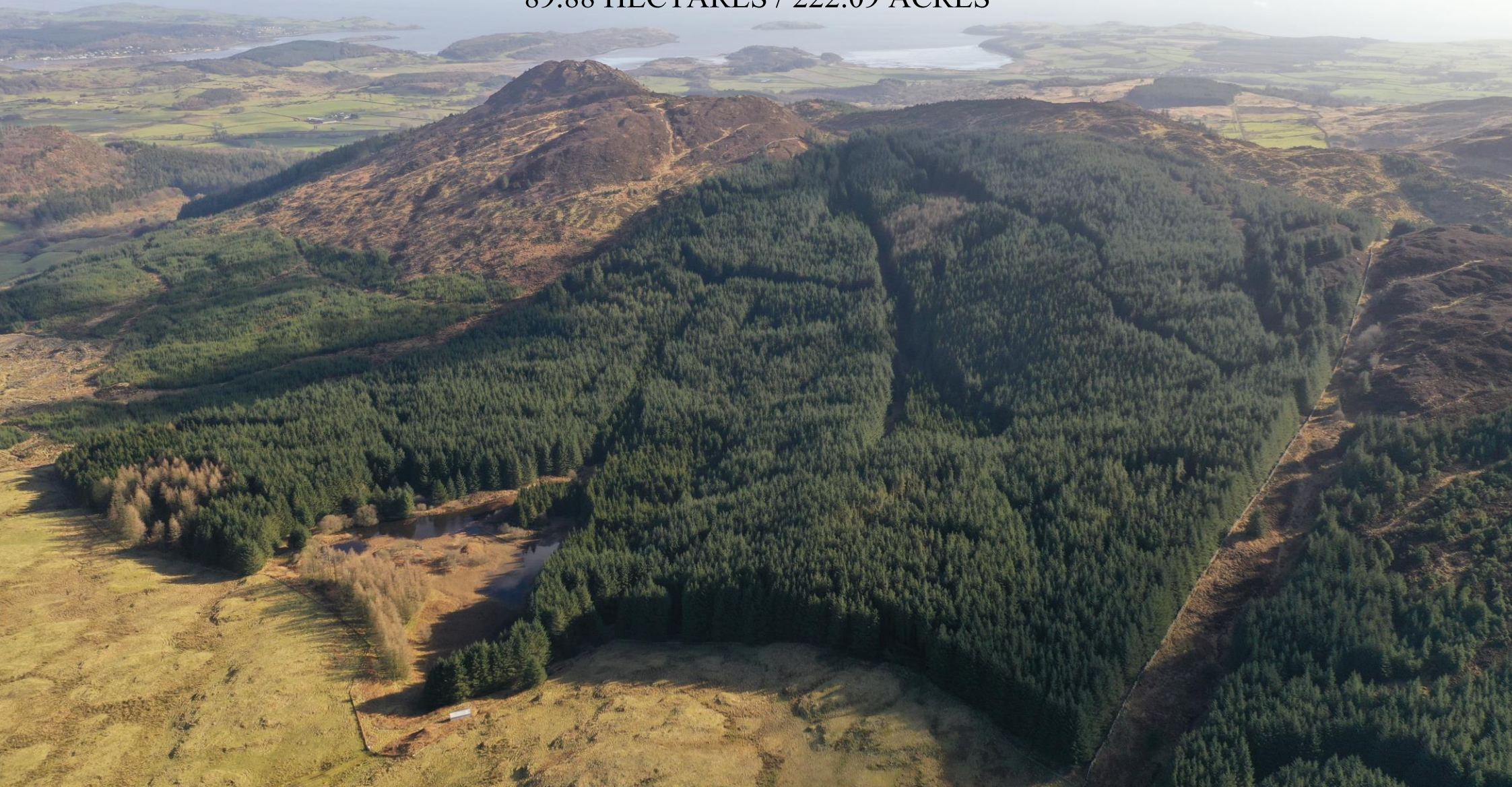
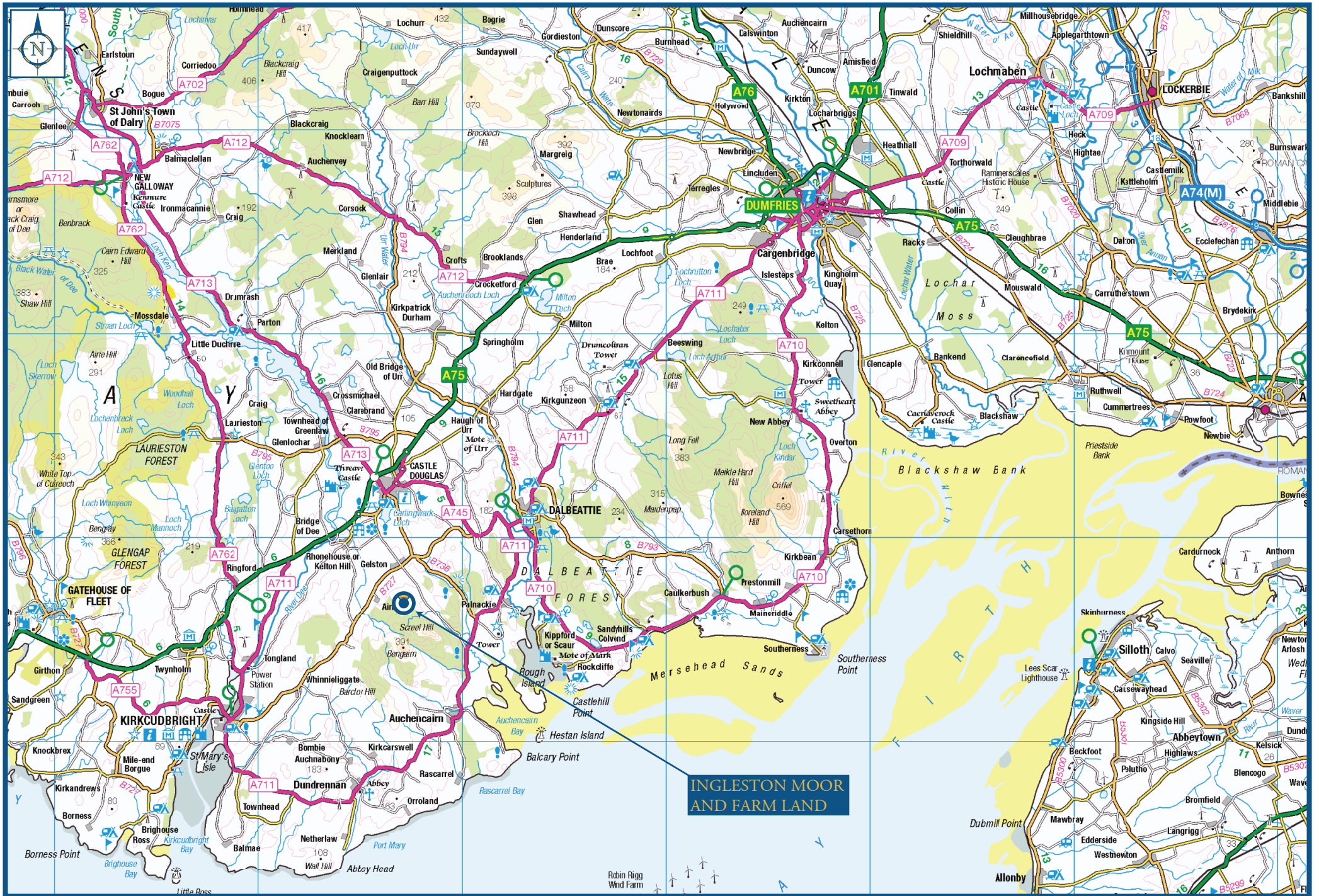


INGLESTON MOOR

Nr CASTLE DOUGLAS, DUMFRIES & GALLOWAY

89.88 HECTARES / 222.09 ACRES







INGLESTON MOOR

89.88 HECTARES / 222.09 ACRES

A compact plantation established in 1983 and now approaching production. Secluded setting with private lochan and sporting rights included. Potential planting land available as a separate lot.

- Rare opportunity to acquire commercial forestry with additional farmland suitable for afforestation.
- Substantial volumes of quality timber ready to harvest.
- Well located in south west Scotland.
- Panoramic views over the surrounding scenery.
- Fishing hut & attractive lochan included.

FREEHOLD FOR SALE IN TWO LOTS OR AS A WHOLE

Lot 1 – Woodland - Offers Over £1,100,000

Lot 2 – Farmland – Offers Over £300,000

SOLE SELLING AGENTS

GOLDCREST Land & Forestry Group

46 Charlotte Square, Edinburgh EH2 4HQ

0131 3786 122

www.goldcrestlfg.com

Fenning Welstead FRICS, FICfor & Jock Galbraith MRICS

LOCATION

Ingleston Moor is well situated in south-west Scotland, a few miles south of the market town of Castle Douglas. It lies in the Lee of Bengairn and Screel Hill, with a north easterly aspect and panoramic views north towards Loch Ken.

The property is shown on the location and sale plans to the rear of these particulars and can be found on OS Sheet 1:50,000 Number 84. The entrance to the shared access road is at Grid Reference NX 774 581 and the centre of the forest is found at Grid Reference NX 774 556 The nearest postcode is DG7 1SW.



ACCESS

From Castle Douglas, take the B736 signposted Auchencairn. At the junction with the B727, turn right to Gelston and after about 700m, turn left at the crossroads in the hamlet. A further 700m takes you to the entrance to Ingleston, as shown at point A1 on the sale plan. The B727 is a Consultation Route for timber haulage. The private road to Lot 1 Ingleston Moor is shown A1-A5 on the sale plan. The Lot 1 title contains a servitude right of access, however the route shown in the Lot 1 titles slightly varies on the ground. The private road lies in land owned by the Lot 2 owner and the actual route serving Lot 1 shall be documented in a deed of variation between the Lot 1 owner and Lot 2 owner.

At point A3 there is a livestock handling pen. This will be adjusted by the farmer to ensure clear forestry access as required.

Internal access has not been developed beyond a short hard-standing and turning area. It is believed that suitable stone for road repairs and upgrading is available from within the property.



DESCRIPTION

LOT 1: INGLESTON MOOR WOOD - 56.66 HECTARES / 140.00 ACRES

Ingleston Moor was established with the present forest crop in 1983. Sitka spruce is the dominant species, with some elements of Norway spruce and mixed larches. The best of the crop is on the lower slopes where top heights in the range 20–24m indicate a Yield Class of over 20. Parts of this could now be considered for harvesting.

On higher ground, growth rates are lower but still support good quality, commercial crops. Only on the southern high ground, compartment 7, does the tree growth reduce significantly. Here, there is scope to retain a blend of trees with open heather glades; ideal for sporting interest or conservation.

At the entrance to the woodland there is a small lochan. This has become slightly overgrown with reeds and other vegetation. This could be controlled or removed with a view to increasing the fishing potential. The fishing hut at the entrance is included in the sale.

The property can be summarised as follows:

Species	Planting Year		Total (Ha)
	1983	N/A	
Sitka spruce	18.36		18.36
Japanese larch	0.27		0.27
Sitka spruce/NS/L	26.30		26.30
Water		1.00	1.00
Open Ground		11.58	11.58
Grand Total	44.93	12.58	57.51

Further information, including a compartment plan and schedule, is available from the Selling Agents upon request.

Please note, the property title states a total area of 140 Acres/56.66 Ha or thereby. Recent management measurements as per the compartment schedules and plans indicate a total area of 57.51 Ha. The boundary line on the Sale Plan follows the fence line. The property will be sold as per the title. Further information is available from GOLDCREST Land & Forestry Group upon request.

LOT 2: INGLESTON MOOR FARMLAND - 33.22 HECTARES / 82.09 ACRES

An area of rough grazing lying adjacent to Ingleston Moor Wood and which, subject to approval, would be ideal for new forestry planting. It could either be a separate property or an efficient addition to Lot 1. Soils are a mix of brown earths and peaty podzols of the Etrick Association. Surrounding conifer crops indicate the potential for tree growth.

The access road runs through this lot, A4 to A5 on the sale plan, meaning that no additional roading is necessary and the existing road becomes more efficient.

New forestry planting should qualify for entry on to the UK Land Carbon Registry allowing trade in carbon credits.







BOUNDARIES

Stone dykes in varying states of repair form the entire boundary around both Lots. The fencing between the Lots is a stock-proof fence which is the sole responsibility of the forest owner.

WAYLEAVES & THIRD-PARTY RIGHTS

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. Lot 1 already has a full servitude right of access. Lot 2 will be granted a servitude over route A1-A4 including the provision of a steading bypass which will also benefit Lot 1.

MINERAL RIGHTS

The mineral rights are included except as reserved by Statute.

SPORTING RIGHTS

The sporting rights will be included in the sale of both lots. The sporting is let over Lot 1 until the 31st May 2021. There is an informal arrangement for a rifle range across Lot 2. This will be discontinued at the point of sale.

FOREST GRANTS

There are no grant schemes or Forest Plans in place and no transfer of obligations required. For further information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

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

OFFERS

Please be aware that Lot 1 and Lot 2 are owned by separate, unconnected parties. Therefore, if presenting a bid for the whole, a separate offer must be submitted for each lot, respectively.

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.

SOLE SELLING AGENTS

GOLDCREST Land & Forestry Group LLP

46 Charlotte Square, Edinburgh EH2 4HQ

Tel: 0131 3786 122

Ref: Fenning Welstead FRIC, FICfor & Jock Galbraith MRICS

SELLERS' SOLICITORS

Lot 1 - Woodland

Murray Snell

Excel House

30, Semple Street Edinburgh,
EH3 8BL

Tel: 0131 625 6625

Ref: Dorothy Lawrence

Lot 2 - Farmland

Turcan Connell

Princes Exchange

1 Earl Grey Street,
Edinburgh EH3 9EE

Tel: 0131 228 8111

Ref: Grierson Dunlop

AUTHORITIES

Scottish Forestry

South Scotland Conservancy

55/57 Moffat Road

Dumfries, DG1 1NP

Tel: 0300 067 6500

Dumfries & Galloway Council

109-115 English Street

Dumfries

DG1 2DD

Tel: 0303 333 3000

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.

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 and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing, be courteous when passing through Ingleston Farm and comply with current Covid-19 restrictions.

INGLESTON MOOR AND FARM HILL LAND, NR CASTLE DOUGLAS, DUMFRIESHIRE

Sole Selling Agents

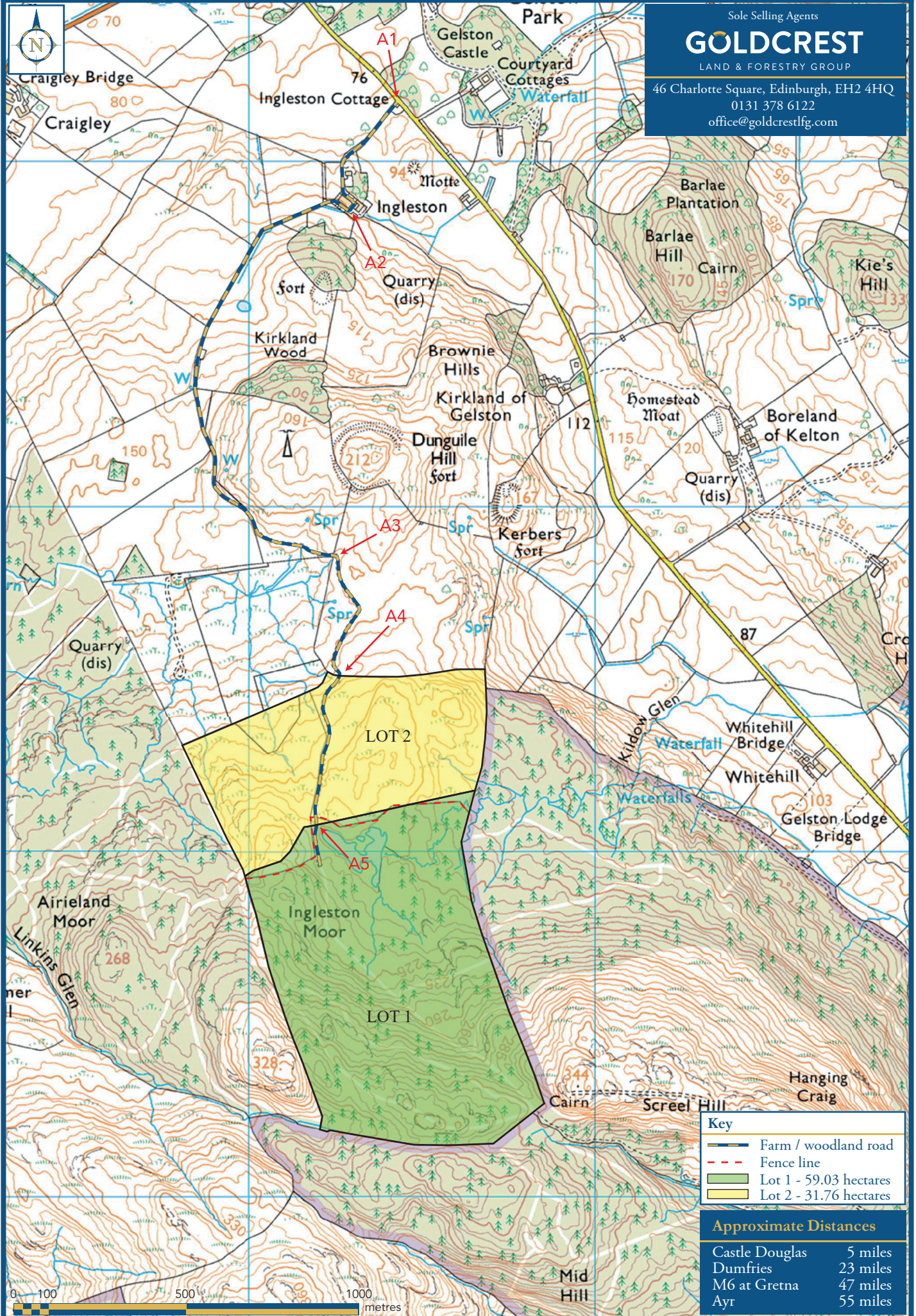
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Key	
	Farm / woodland road
	Fence line
	Lot 1 - 59.03 hectares
	Lot 2 - 31.76 hectares

Approximate Distances	
Castle Douglas	5 miles
Dumfries	23 miles
M6 at Gretna	47 miles
Ayr	55 miles

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IMPORTANT NOTICE

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