

Leadclune Forest

Near Errogie, Inverness-shire, Scotland



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Leadclune Forest



Leadclune Forest

160.05 Hectares / 396.50 Acres

Freehold for Sale

Offers Over £2,950,000

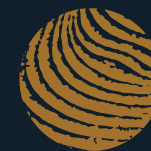
An extensive mixed commercial conifer forest situated in a stunning part of the Scottish Highlands within easy reach of Inverness and the timber markets in this northern region. Sporting rights included.

**Tustins**

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Location

Leadclune Forest is approximately 2.5 miles north of the village of Errogie, sitting next to the B862 public road and Torness in rural Inverness-shire. The forest rises up to an open hilltop with the most spectacular views across the surrounding countryside with several Lochs nearby with some excellent fishing and access to many other outdoor activities.

The City of Inverness is only a 15 minute drive to the north where there are various transport links and its airport can be reached in 45 minutes. The forest can be found on the location and sale plans and located using Coordinates 57.303961, -4.364091.



Description

The forest was planted over a range of years, commencing with some small shelter belt planting in the 1950s and 1970s, which preceded the main planting year of 1986 when the majority of the forest was established. Some planting of additional areas followed during the 1990s.

This, and the wide variety of species planted, has created a diverse forest structure. The design enhanced by areas of open ground along streams, around native woodland and the hilltops within the forest open with some stunning viewpoints. Sitka spruce is by far the dominant species, planted as a pure crop and also in mixture with other commercial conifer species, which have grown well.

There has been no thinning to date, and felling could be considered in the more mature areas very shortly where the spruce is growing at a high yield class which would generate good income from timber sales. Areas of Larch and mixed conifer could also be harvested and replaced with higher yielding improved Sitka spruce or a more productive mix when restructuring of the forest is underway.



Species Table

Species	Planting Year							Total Area (Ha)
	1950's	1970's	1986	1991	1992	1993	1995	
Sitka spruce		0.54	25.22	7.18	4.74			37.68
Sitka spruce / Mixed conifer			47.28	1.99	0.4			49.67
Douglas fir			6.38		0.79			7.17
Japanese larch	1.11		4.26		1.32			6.69
Norway spruce					0.96			0.96
Scots pine	3.39		1.94		1.45			6.78
Lodgepole pine			0.33					0.33
Mixed conifer			6.15	0.87	2.32		0.39	9.73
Native broadleaves	2.34		1.15		4.54	0.2		8.23
Open ground								32.81
Total	6.84	0.54	92.71	10.04	16.52	0.2	0.39	160.05

Access

The B862 public road forms part of the northern and eastern boundary where two points of access can be found entering the forest. The main forest access road is located at point A1 on the sale plan and has recently been improved for access on to the public road.

This leads on to the original forest road, constructed in 1986, which will require some surface upgrading prior to haulage of timber. An ample supply of rock can be found in various locations within the forest to provide crushable stone for surfacing the road and creating more tracks if required.

There is also another well-built access point located further south, shown on the sale plan at point A2, which leads on to a forest track to the very southern edge of the forest. This is currently overgrown and only suitable for four wheel drive vehicles. The U1088 single track public road runs along part of the western boundary and could provide an alternative access point, if a new owner wished, although not necessary as the forest is already very accessible with the existing access routes.

The public road network is suitable for timber haulage with the B862 currently a Consultation Route for timber haulage which leads on to approved routes to the various timber processors located in the region.



Woodland Management

There are no felling licences and the purchaser will be able to produce a Forest Plan to suit their own management objectives going forward. The forest is currently managed on behalf of the owner by Tilhill Forestry, 43 Clachnaharry Road, Inverness, IV3 8RA. Tel: 01463 234633.

Boundaries

The forest boundary is mainly stock fenced and in good condition where they adjoin agricultural land and are maintained, where necessary, at joint equal expense with the neighbouring proprietors to a stock proof standard. If the forest owner wishes to heighten or erect a deer fence on the boundary, this will be at the forest owner's expense.

Sporting Rights

The sporting rights are included with the prospect of some exciting deer stalking with Red, Sika and Roe deer species resident within the forest and the surrounding area. The design and layout of open rides, hill tops and clearings creates ideal conditions for some challenging deer stalking.

The shooting rights are currently let on an annual licence for a rent of £1,032 plus VAT from 1 April 2021 until the 31 March 2022, which can continue or be terminated on entry.

Third Party Rights, Reservations & Burdens

An overhead electricity line passes through a small section of the forest parallel with the western boundary. The Property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights within the title.

Historical Features

There are two Scheduled Monuments within the forest. Both are identified on the sale plan with Hut Circles visible as upstanding walls located in a clearing and likely to be Late Bronze Age or Iron Age and a Cairn on Creag Innis an Daimh Dhuibh, which is also likely to be Bronze Age with both dating back to the second or third millennium BC. Part of General Wade's military road also runs along the eastern edge of the forest, parallel with the public road, although difficult to recognise now.

Authorities

**Scottish Forestry
Highland & Islands Conservancy**
Fodderty Way
Dingwall, IV15 9XB
Tel: 0300 067 6950

Highland Council
Glenurquhart Road
Inverness, IV3 5NX
Tel: 01349 886 608

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and to obtain further details regarding access. For your own safety please be aware of potential hazards within the forest when viewing.

A closing date for Offers in Scottish Legal form may be set. However, the seller also reserves the right to sell the property at any time and it is vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Joint Selling Agents

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Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds to satisfy the regulations.

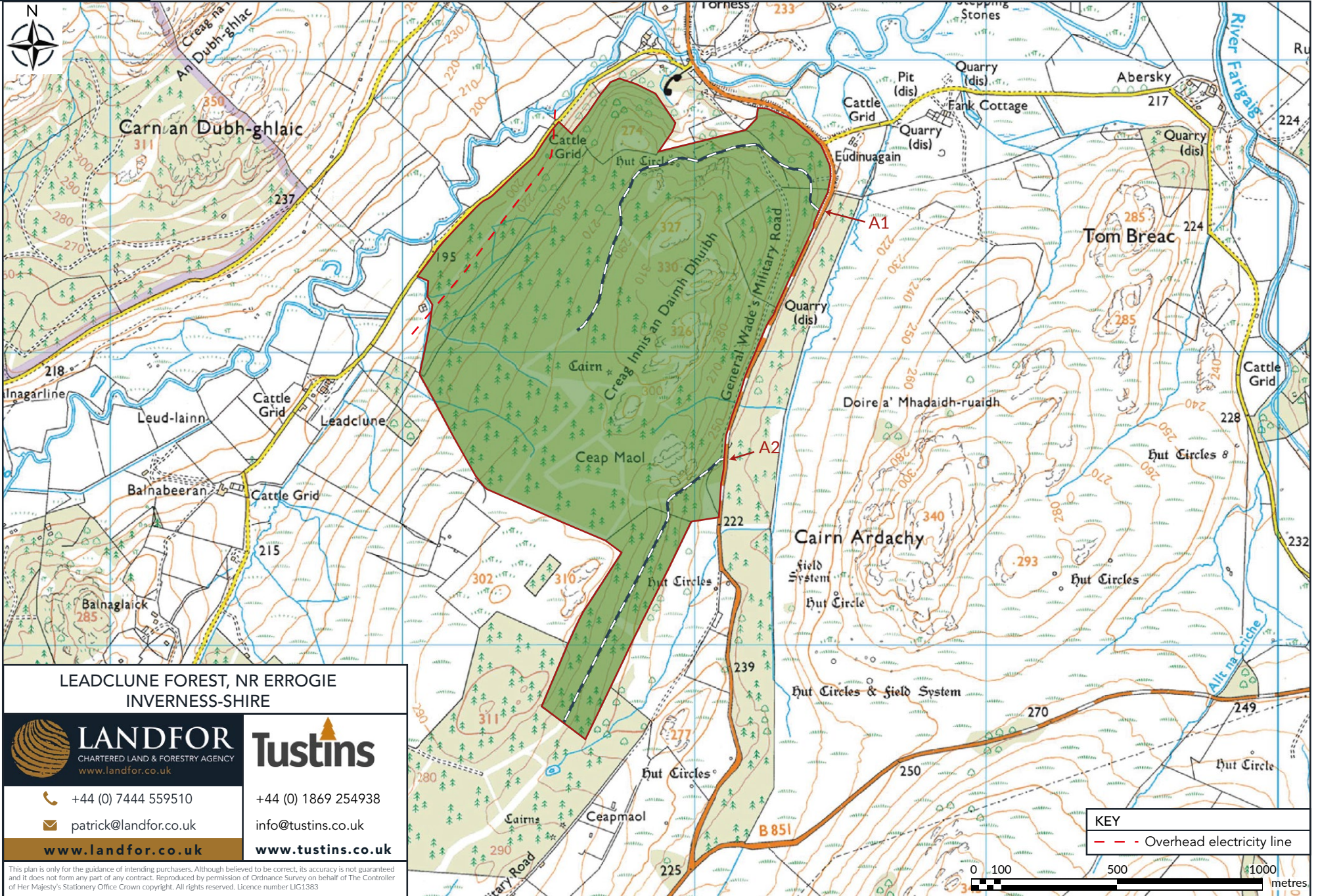
Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.



Important Notice

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**LEADCLUNE FOREST, NR ERROGIE
INVERNESS-SHIRE**



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KEY	
	Overhead electricity line

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