

Fasach Forest

Forsinard | Highlands | KW13 6YT

158.24 Hectares / 391.01 Acres







Fasach Forest

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A commercial conifer forest with timber nearing maturity and ground ready for restocking.

- Tax free timber harvestable in the next 5 – 10 years
- Stunning highland location
- Potential for cabin or chalet
- Exciting Red, Sika and Roe stalking

Freehold for Sale as a Whole

Offers Over £295,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

Fasach Forest is located approximately 6.5 kilometres northeast of Forsinard, in Sutherland, within the Scottish Highlands. The property lies in a well-established commercial forestry area that has benefited from significant investment over recent decades and supports an active timber industry.

The nearest major sawmills are located at Dingwall (approximately 75 miles) and Nairn (approximately 100 miles), while the James Jones & Sons sawmill at Fochabers is approximately 135 miles from the property.

The property is shown on the location and sale plans to the rear of these particulars and can be found at Grid Reference NC 947 468. What3Words: lasts.snoozing.take

Access

Access to Fasach Forest is taken directly from the A897, which is designated as a Consultation Route for timber transport. From the public road, a shared forest access route, identified as A1–A2 on the Sale Plan, extends approximately 6.6 kilometres to the property.

Maintenance of the shared access route is undertaken on a user basis.

The access infrastructure has previously been utilised successfully for timber extraction, with both the shared forest road and the A897 demonstrating their suitability for supporting ongoing commercial forestry operations.





Description

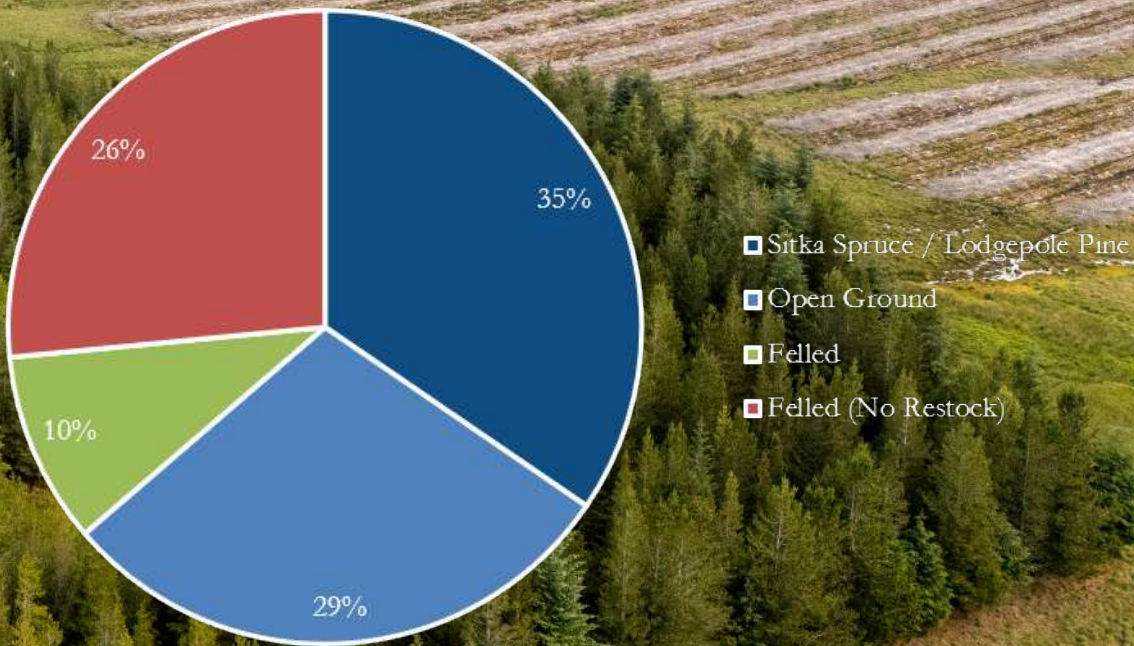
Fasach Forest is a commercial conifer forest, originally established in the mid-1980s. The crop is predominantly composed of Sitka spruce and Lodgepole pine, with the latter intended to serve as a self-thinning nurse crop.

These crops are approaching a mature stage and offer potential for future timber production, subject to appropriate silvicultural management and market conditions.

46.15 hectares of the property comprises open ground, in addition, 41.96 hectares are recorded as felled with no current restocking obligation, providing flexibility for future land use opportunities, habitat enhancement, or alternative land management objectives, subject to the necessary consents.

Overall, Fasach Forest presents a diverse forestry asset with established conifer crops, areas available for future management decisions, and opportunities to shape the long-term character and productivity of the property.

Species	Planting Year	Area (Ha)	% of Area
Sitka Spruce / Lodgepole Pine	1983 & 1985	54.66	34.5%
Open Ground	–	46.15	29.2%
Felled	–	15.47	9.8%
Felled (No Restock)	–	41.96	26.5%
Total		158.24	100.0%





Sporting Rights

The sporting rights are included in the sale. Red, Sika and Roe deer provide some exciting and varied stalking.

Mineral Rights

Mineral rights are included except as reserved by statute or in terms of the title.

Wayleaves & Third-Party Rights

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

Designations

We are not aware of designations impacting the property. Interested parties should carry out their own searches.



Forest Grants & Management

The property is not subject to any current forestry grant schemes. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

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

Viewing

Viewing is possible at any time. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

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.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Anderson Beaton Lamond

Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN

Tel: 01738 639999

Ref: Peter Stewart

Measurements

Any plans within this brochure are for illustration purposes only and may not be accurate. The property will be sold as per the title.

Authorities

Scottish Forestry

Highland & Islands Conservancy

Fodderty Way

Dingwall

Ross-shire IV15 9XB

Tel: 0300 0676 950

Highland Council

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886 606

Financial Guarantee/Anti Money Laundering

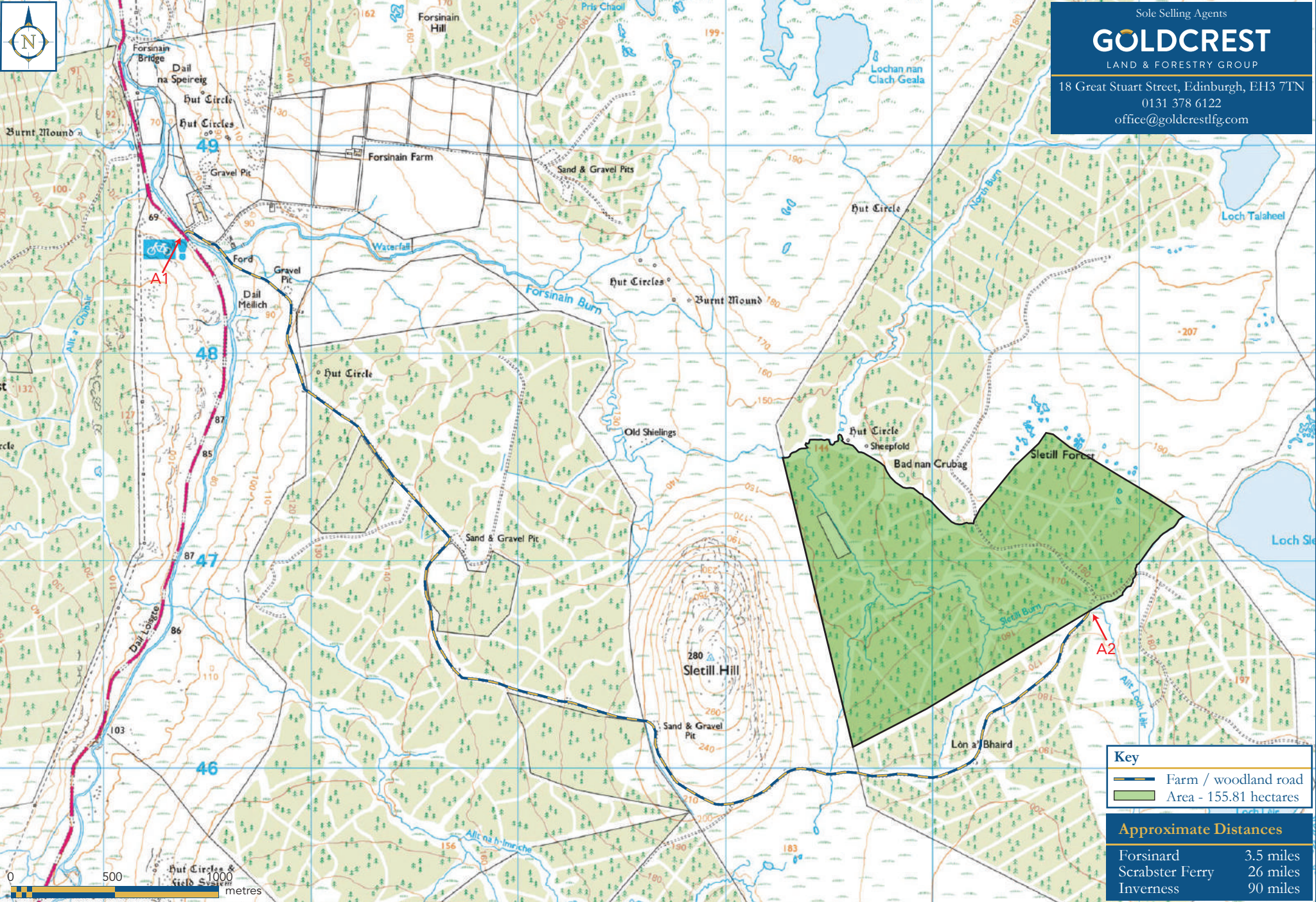
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

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.



Sole Selling Agents

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