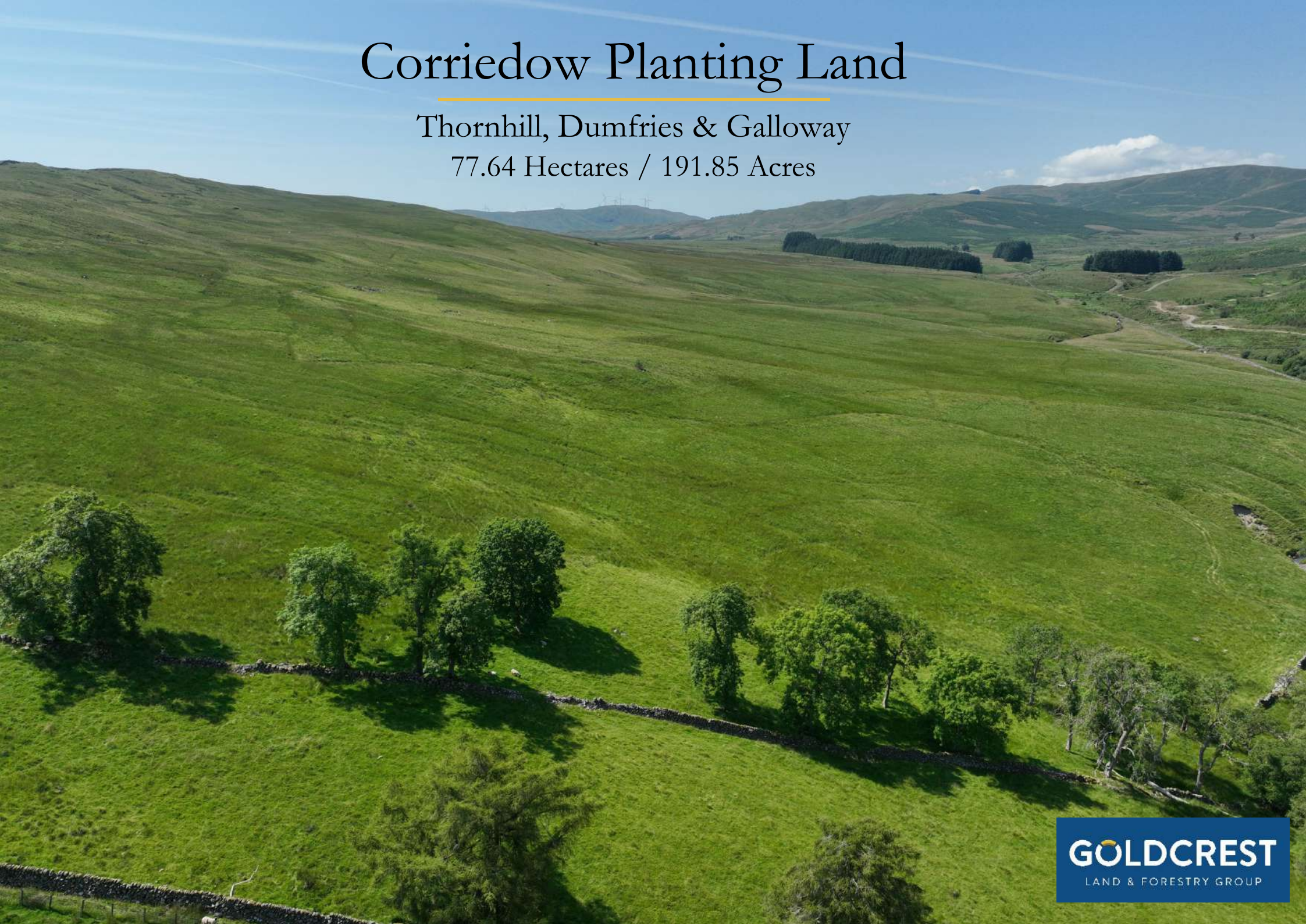
Corriedow Planting Land

Thornhill, Dumfries & Galloway

77.64 Hectares / 191.85 Acres



GOLDCREST
LAND & FORESTRY GROUP

Land at Corriedow
N
Dalmellington
Bellsbank
New Cumnock
Kirkconnel
SANQUHAR
Mennock
Thornhill
DUMFRIES
MOFFAT
Lochmaben
Cargenbridge
NEW GALLOWAY
St John's Town of Dalry
Moniaive
Carronbridge
Beattock
Abington
Southern Upland Way
Annandale Way
A76
A702
A74(M)
A701
A713
A712
A762
A75
A709
B729
B7078
B7040
B7076
B7075
B7000
B7094
B7125
B7020
B7068
B7119
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B7094

Corriedow Planting Land

77.64 Hectares / 191.85 Acres

A rare opportunity to purchase land with an approved commercial forestry scheme in place. Located in an area renowned for high-quality timber production.

- Approved commercial conifer planting scheme.
- ESC model suggest that Sitka spruce could achieve Yield Classes of up to YC 24, potentially higher in favourable locations
- Productive and free-draining soils
- Ideally situated within a short distance of South Scotland's timber markets

Freehold for Sale as a Whole

Offers Over £525,000

Goldcrest Land & Forestry Group
18 Great Stuart Street, Edinburgh EH3 7TN
0131 3786 122
www.goldcrestlfg.com
Jon Lambert MRICS & Jock Galbraith MRICS

Location

The land is located 4 miles northwest of Moniaive and 8 miles due west of Thornhill in Dumfries & Galloway. The area is dominated by grazing farms, smaller units and commercial forestry. The property is located within a competitive distance of 3 major sawmills: BSW, Dalbeatie; James Jones, Lockerbie and Glennon Brothers, Troon.

The property is identified on the location and sale plans included in these particulars. For navigation, the nearest postcode is DG3 4LE and the What3Words location is watches.sweetened.nation

Access

A purchaser will be provided with a servitude right of access up Macqueston Farm drive, past the house and buildings, points A1-A2.

The purchaser will be required to build a new road over A2-A3 at their cost, over which they will also be granted a servitude right of access. The right of access will be for forestry purposes only.

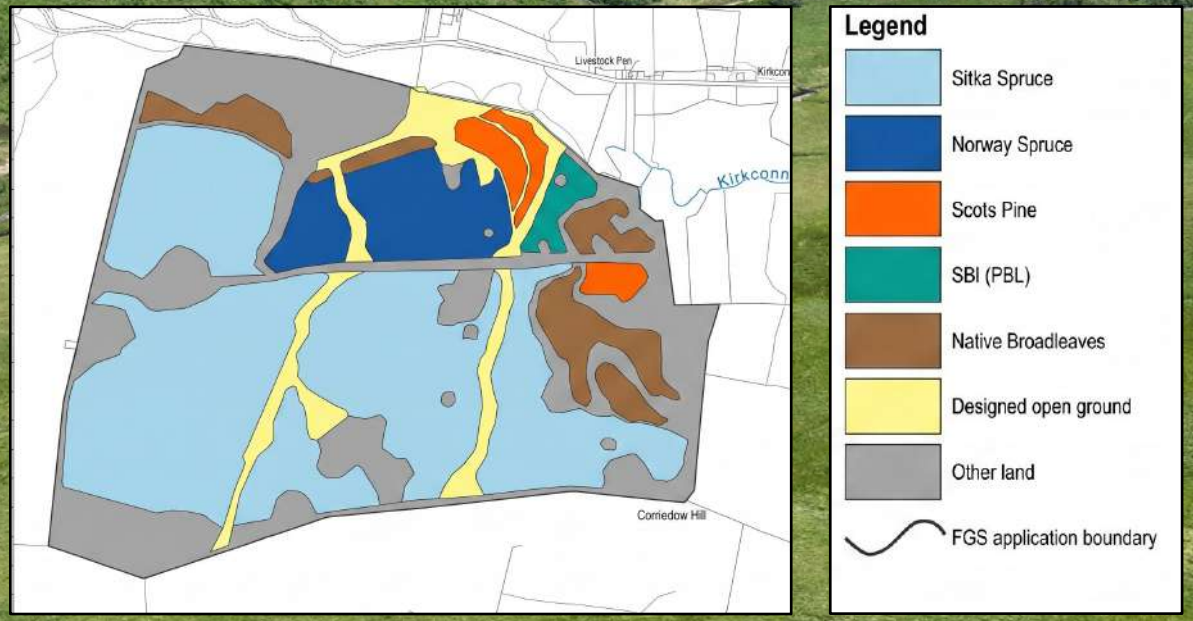
At the time of timber harvesting the purchaser will be required to build a bypass avoiding the farmhouse for timber extraction.

Description

The property benefits from an approved forestry scheme, providing an opportunity to commence planting during the forthcoming planting season. The approved planting design has been carefully developed to maximise commercial timber production, with spruce concentrated on the most productive soils, including brown earths and mineral gleys. Ecological Site Classification (ESC) indicate that Sitka spruce could achieve Yield Classes of up to YC 24, potentially higher in favourable locations, highlighting the site's productive potential.

A copy of the approved Scottish Forestry planting contract is available from the Selling Agents. A breakdown of the proposed species composition is provided in the table and accompanying plan below.

Species	Area	% of area
Sitka spruce	35.14	45%
Norway spruce	5.77	7%
Scots pine	1.44	2%
Native broadleaves	6.12	8%
Productive broadleaves	1.02	1%
Designated open ground	5.5	7%
Open land	22.61	29%
Total	**77.6**	**100%**



Sporting Rights

Sporting rights are included in the sale.

Boundaries

The property is bounded by a stock fence maintenance with the neighbouring landowners is on mutual basis.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

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

Designations

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

Viewing

Viewing is possible at any time, but, please contact GOLDCREST Land & Forestry Group to confirm viewing time in advance. For your own personal safety, please be aware of potential hazards when viewing. The land for sale and the surrounding ground comprises a working farm.

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: Jon Lambert MRICS & Jock Galbraith MRICS

Seller's Solicitors

Turcan Connell
Princes Exchange, 1 Earl Grey St, Edinburgh EH3 9EE
Tel: 0131 228 8111
Ref: Grierson Dunlop

Measurements

Current management measurements suggest the land extends to 77.64 Hectares and although believed to be correct the land will be sold as per the titles.

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

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.

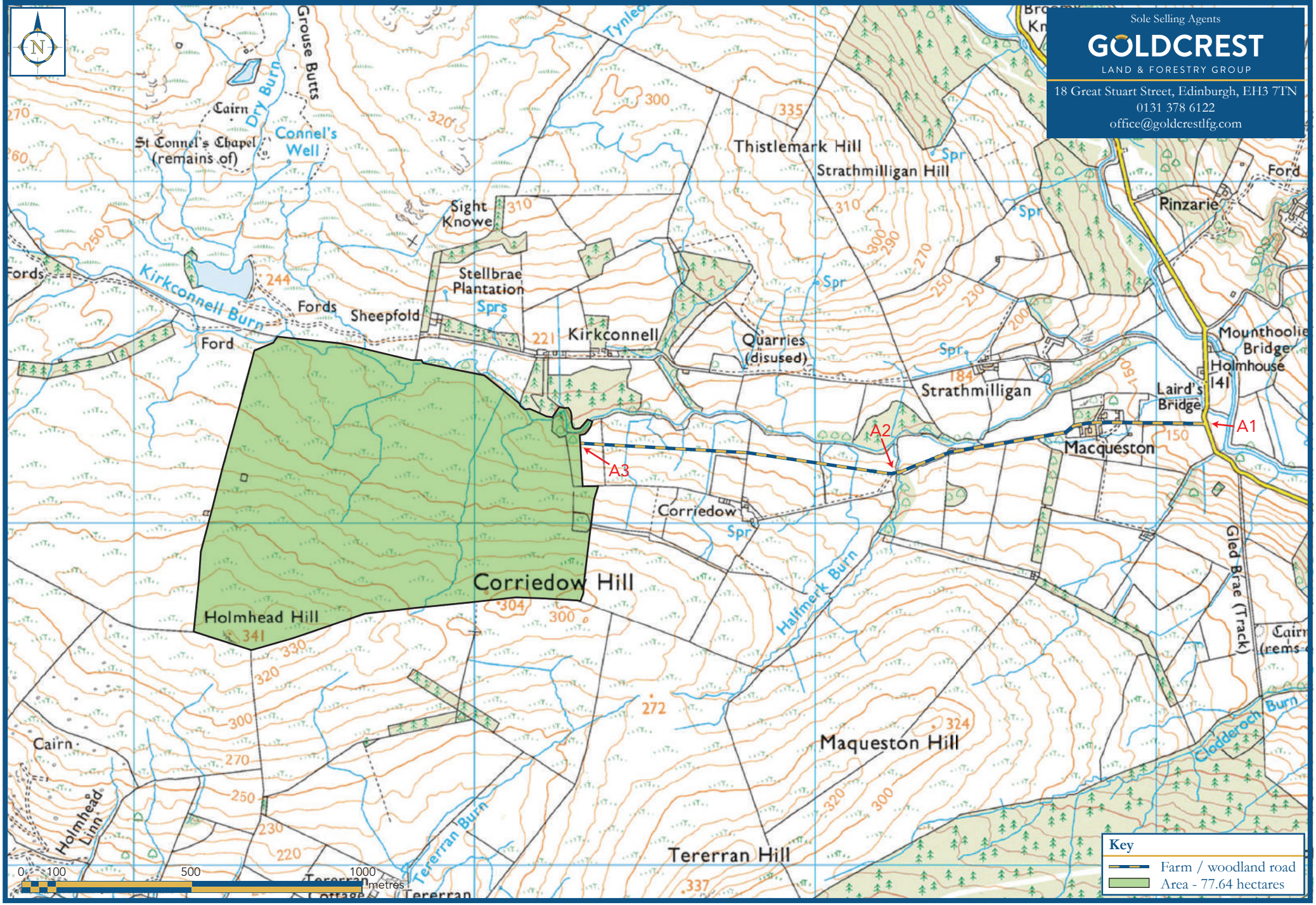
For further information, please contact the Selling Agents.

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.

Land at Corriedow, Nr Moniaive, Dumfries-shire



Sole Selling Agents
GOLDCREST
LAND & FORESTRY GROUP
18 Great Stuart Street, Edinburgh, EH3 7TN
0131 378 6122
office@goldcrestlfg.com

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.
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