Auchlin Rig Forest

Cumnock | Ayrshire

106.86 Hectares / 264.06 Acres



GOLDCREST
LAND & FORESTRY GROUP


Auchlin Rig Forest
SALTCOATS
IRVINE
KILMARNOCK
NEWMILNS
DARVEL
GALSTON
Hurlford
Riccarton
Dundonald
Barassie
TROON
Monkton
PRESTWICK
AYR
Tarbolton
Mauchline
Catrine
Auchinleck
CUMNOCK
New Cumnock
Kirkconnel
Muirkirk
Mossblown
Annbank
Drongan
Hillhead
Dalrymple
Patna
MAYBOLE
Dunure
Ayr
Dalmellington
Bellsbank
CARSPHAIRN
FOREST
Glasgow Prestwick International Airport
River Ayr Way
Southern Upland Way
A78
A77
A76
A719
A70
A713
1 hr 15 mins
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Auchlin Rig Forest

106.86 Hectares / 264.06 Acres

A productive, mid rotation, commercial forest in the Ayrshire uplands within easy reach of the timber markets of south-west Scotland

- A single block of 106.86 hectares, including 78.34 hectares of productive conifer
- Predominantly Sitka spruce, with some lodgepole pine, Norway spruce and Scots pine
- Young, well-spread crop with an average conifer age of 18 years
- Sitka spruce recorded at up to Yield Class 22
- Long Term Forest Plan in place to March 2028; Phase 1 felling complete and restocked
- Access from the B7046, an Agreed Timber Transport Route, via a shared road
- Internal forest road of c. 1,540 metres, recently used for timber haulage
- Glennon Brothers' sawmill at Troon approximately 21 miles by road
- Cumnock 6 miles, Ayr 14 miles, Glasgow 42 miles and Edinburgh 69 miles by road

For Sale as a Whole - Offers Over £950,000



Location

Ayrshire and south-west Scotland form one of the UK's most important commercial forestry regions, well served by forestry contractors, hauliers and professional advisers and with excellent road links to sawmills and timber processors.

Auchlin Rig lies in the uplands of East Ayrshire, approximately 6 miles by road south-west of Cumnock and just west of Skares. Ochiltree is 6 miles distant, with Ayr 14 miles, Kilmarnock 21 miles, Glasgow 42 miles and Edinburgh 69 miles by road.

Access is from the B7046, an Agreed Timber Transport Route linking west and north to the A70. Glennon Brothers' sawmill at Troon, the principal local outlet for Sitka spruce, is approximately 21 miles by road, with further major processors at Dalbeattie, Annan and Lockerbie.

To locate the property, please refer to the location and sale plans within these particulars. The grid reference for the access point on the B7046 (A1) is NS 508 172. The nearest postcode is KA18 2RX and the What3Words for the access point is ///engulfing.rejoiced.grownup





Access & Infrastructure

Access is taken from the B7046 at A1 (NS 508 172). The B7046 is an Agreed Timber Transport Route: timber is hauled west along the B7046, which was upgraded for opencast mining traffic, and then north to the A70. The section of the B7046 to the east of the access point is an excluded route.

From A1, a shared road of approximately 1,970 metres runs south to the forest entrance at A2. The road is owned by the neighbouring farm, over which Auchlin Rig has a right of access, with maintenance costs shared according to use.

Within the forest, a good-quality internal road of approximately 1,540 metres runs from the entrance at A2 south through the property to A3. It was built in 2014 to serve construction of the overhead powerline, and planning permission to retain it permanently for forestry use was granted in November 2017. It has since been used to extract significant volumes of timber.



Crop & Timber Production

Auchlin Rig is a young, productive forest in its second rotation. Restructuring of the original 1974 crop began in 2004/05 and is largely complete, with planting in 2005–06 (some 38 hectares), 2011 (12.0 hectares), 2015 (11.4 hectares) and 2018 (12.6 hectares), giving a purchaser a sequence of future felling coupes and a long-term pattern of timber income.

The best Sitka spruce crops are estimated by the forest managers to be as high as Yield Class 22. Previous harvesting produced around 370 tonnes per hectare and, given the exposure of the site, the forest is managed on a no-thin regime to clearfell.

Some 3.9 hectares of the 1974 crop remain, mostly as long-term retention. The Phase 1 felling of 14.3 hectares has been restocked (grant claimed in 2019) and will require maintenance to establishment, and 1.63 hectares felled in 2021 under a Statutory Plant Health Notice is due to be restocked.











Description

Auchlin Rig Forest | 106.86 Hectares / 264.06 Acres

Auchlin Rig is a compact commercial forest in a single block of 106.86 hectares, of which 78.34 hectares is productive conifer and 3.52 hectares native broadleaves, the balance being open ground, rides, roads, burnsides and land beneath the overhead powerline.

The forest occupies undulating upland ground with gentle slopes, rising from around 220 metres above sea level beside the boundary watercourses to 290 metres in the south. Soils are mainly peaty gleys, and average annual rainfall exceeds 1,240mm.

Sitka spruce is the principal species at 59.98 hectares, with a further 12.59 hectares of Sitka spruce and common alder in mixture. Lodgepole pine, Norway spruce and Scots pine add diversity, and the average conifer age is 18 years.

The Black Water runs along the eastern edge and the Closs Burn crosses the west, both in the River Ayr catchment. Native broadleaves along the burnsides are designated as natural reserves and, with an area of long-term retention, add to the conservation value of the property.

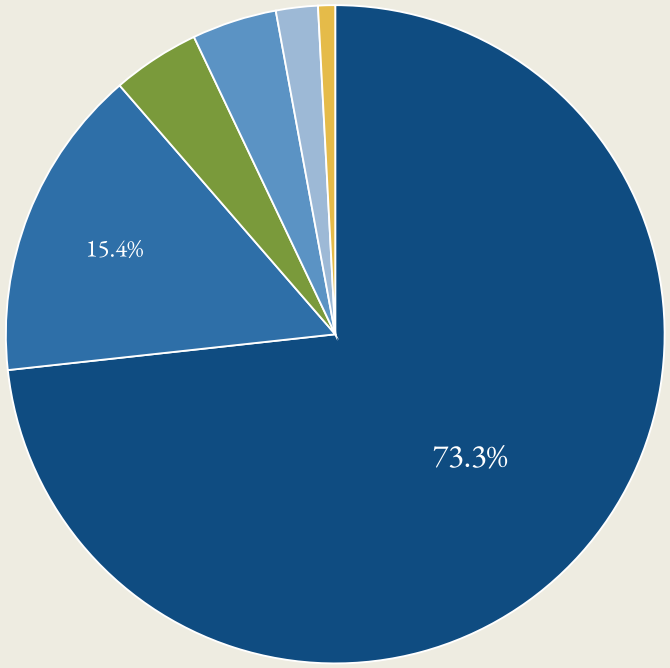
The forest adjoins a large, mainly state-owned conifer forest to the east, south and west, with hill farmland to the north and the north-east.

Two unscheduled archaeological features, a building with a sheepfold and the line of a Roman road, are recorded within the property and are protected within open ground.



Species Composition & Planting Summary

Species	1974	2005	2006	2011	2015	2018	N/A	Total
Sitka spruce	3.82	13.36	23.92	11.98	6.89	–	–	59.98
Sitka spruce / alder	–	–	–	–	–	12.59	–	12.59
Lodgepole pine	–	–	1.16	–	2.25	–	–	3.41
Scots pine	0.11	–	–	–	0.57	–	–	0.68
Norway spruce	–	–	–	–	1.68	–	–	1.68
Native broadleaves	–	0.57	0.82	0.56	0.28	1.29	–	3.52
Felled (to be restocked)	–	–	–	–	–	–	1.63	1.63
Open ground	–	–	–	–	–	–	22.75	22.75
Total	**3.94**	**13.93**	**25.90**	**12.55**	**11.68**	**13.88**	**24.38**	**106.25**



Species	ha	%
Sitka spruce	59.98	73.3
Sitka spruce / common alder	12.59	15.4
Native broadleaves	3.52	4.3
Lodgepole pine	3.41	4.2
Norway spruce	1.68	2.1
Scots pine	0.68	0.8
Total stocked area	81.87	100.0

Productive conifer 78.34 ha (95.7% of the stocked area), including the Sitka spruce / common alder mixture. Excludes 22.75 ha of open ground and 1.63 ha felled in 2021 and awaiting restocking. Source: forest manager's records.

Boundaries

The boundaries of the property are shown on the sale plan within these particulars. The forest adjoins neighbouring woodland on its eastern, southern and western sides and farmland to the north, and is not deer fenced. The fences are kept stockproof, with costs shared equally with Auchlin farm and by plantable area with Burnockhead.

Overhead Powerline

In the south-western part of the forest, an overhead powerline crosses the property. Approximately 6.6 hectares is held under wayleave and the land beneath the line is kept as open ground.



Sporting Rights

The sporting rights, in so far as they are held within the title, are included in the sale and are not currently let. Deer are currently managed through a sporting cull under the Deer Management Plan.



Forest Grants & Management

The forest is managed by Highfield Forestry Ltd, Perth, under a Long Term Forest Plan expiring on 09/03/2028, which will require a succession form. No grant is associated with the plan and no further grant payments are due.

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 Agent

Goldcrest Land & Forestry Group LLP
18 Great Stuart Street, Edinburgh EH3 7TN
Tel: 0131 378 6122
Ref: Jock Galbraith MRICS & Jon Lambert MRICS

Forest Manager

Highfield Forestry Ltd
Durn, Isla Road, Perth PH2 7HG
Tel: 01738 442903 | Ref: James Ramsay

Seller's Solicitor

Anderson Beaton Lamond
Bordeaux House, 31 Kinnoull Street, Perth PH1 5EN
Tel: 01738 639999 | Ref: Peter Stewart

Measurements

Areas stated in these particulars are taken from the title plan and from management records. The title plan extends to 106.86 hectares and the forest manager's sub-compartment records to 106.25 hectares. The property will be sold as per the Titles.

Authorities

Scottish Forestry
South Scotland Conservancy
55/57 Moffat Road
Dumfries DG1 1NP
Tel: 0300 067 6500

East Ayrshire Council
Council Headquarters
London Road
Kilmarnock KA3 7BU
Tel: 01563 554400

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.

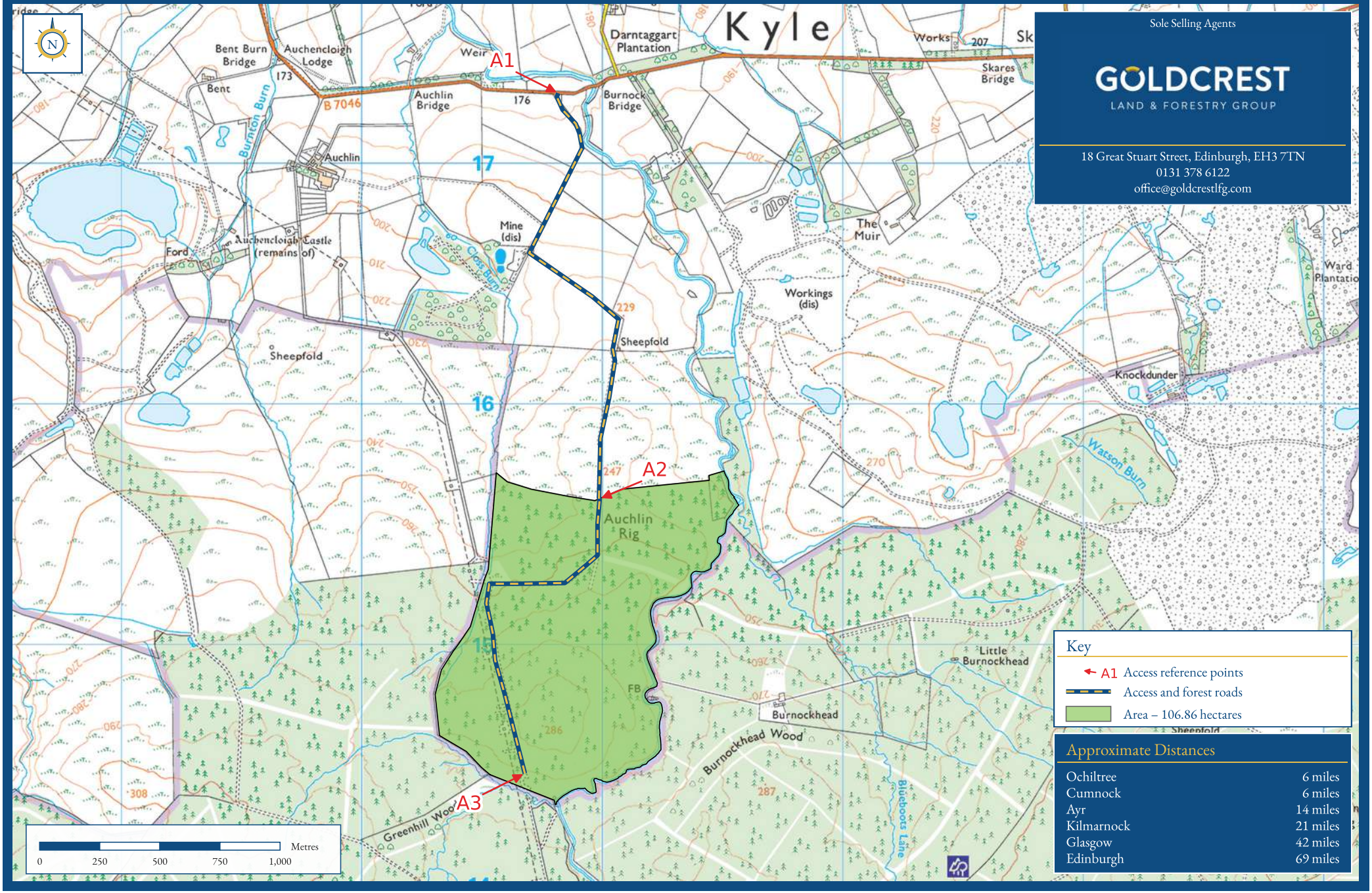
Additional Information

Additional information, including the sub-compartment schedule, species map, title plan and the approved Long Term Forest Plan, is available from GOLDCREST Land & Forestry Group upon request.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens contained in the Titles. These include the wayleave for the overhead powerline, covering approximately 6.6 hectares, and the right of access over the shared access road from the B7046.

AUCHLIN RIG FOREST, CUMNOCK, AYRSHIRE



Sole Selling Agents

GOLDCREST
LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
0131 378 6122
office@goldcrestlfg.com

Key

- A1 Access reference points
- Access and forest roads
- Area – 106.86 hectares

Approximate Distances

Ochiltree	6 miles
Cumnock	6 miles
Ayr	14 miles
Kilmarnock	21 miles
Glasgow	42 miles
Edinburgh	69 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.

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