HARTFIELD & CAPLAW WOODLANDS
Near Paisley, East Renfrewshire
157.60 Hectares / 389.42 Acres

A good mix of commercial woodland with sporting opportunities, split into three woodland lots in a very accessible location within close proximity to Glasgow and the timber markets in the south west of Scotland. Including potential for rural development with some grazing land and full sporting rights.

FREEHOLD FOR SALE AS A WHOLE OR IN 3 lots

AS A WHOLE OFFERS OVER £470,000

www.johnclegg.co.uk
LOCATION
The Hartfield and Caplaw Woodlands are very conveniently situated 6 miles south of Paisley in the East Renfrewshire hills in a quiet rural location adjacent to the B775 public road. Glasgow airport is a short car journey to the north with the nearest rail link conveniently situated in Neilston just 5.5 miles away.

The properties are shown on the enclosed location and sale plans and can also be found on OS sheet No: 64, Grid reference NS 423574.

ACCESS
From Paisley, follow the B775 in a south westerly direction to reach all three lots which are adjacent to the public road. Or alternatively take the A736 east of Paisley through Neilston and take any of the minor single track public roads off to the north, including the B776 to link with the B775, as shown on the location plan.

A new access track has been created into the northern section of Caplaw Wood (Lot 1) at point A1. This has been used for the extraction of timber and for access by Scottish and Southern Energy when upgrading the transmission line that passes through part of the woodland. As yet, there is no access route into the southern section of Caplaw Wood. There are however two options, either creating a new access just to the south of point A1, or off the B775 public road.

The access track into Lots 2 and 3 commences at point A2 with a metal locked barrier set back from the public road and ends at point A3 as shown on the sale plan. This will require some surface improvements prior to timber haulage.

DESCRIPTION
Lot 1 - Caplaw Wood
65.50 Hectares/ 161.85 Acres
Offers Over: £155,000

Originally established in 1974, the southern half of Caplaw Wood suffered from fire damage in 1984, leaving only patches of the original crop of Sitka spruce. Replanting then took place with a mix of Sitka spruce and Lodgepole pine in 1989. The northern half of the property, dissected by the public road, was unaffected by the fire and the maturing crop, planted in 1974, could now be considered for felling. The main species is Lodgepole pine with Sitka spruce and Larch. The Old Patrick Water flows down from Hartfield Moss through Caplaw Wood creating an interesting water feature, which could be greatly improved and enhanced for habitat improvement and sporting purposes.

Lot 2 - Hartfield Wood
16.49 Hectares/ 40.74 Acres
Offers Over: £95,000

The commercial conifer species, consisting of mainly Sitka spruce was established between 1974 and 1978, which could be felled within the next 5 years. There are also some scattered native woodland remnants and a mature beech avenue on either side of a former farm access track, creating an attractive feature of the woodland. Included within Lot 2 are two fields, suitable for grazing or new planting with a relatively free draining brown earth soil amounting to approximately 3.79 hectares/9.36 acres. There is also a well established flight pond and this along with part of the Old Patrick Water, which flows along the south eastern edge of Lot 2, creates an attractive addition to this interesting property.
Lot 3 - Hartfield Moss Wood
75.61 Hectares/ 186.83 Acres
Offers Over: £220,000

The larger of the two lots, Hartfield Moss was established in 1974 with predominantly Sitka spruce and Lodgepole pine. A small section in the north western corner was felled approximately 10 years ago and replanted with Sitka spruce and broadleaves. This area is showing good growth and demonstrates the growth potential of the woodland along with the mature crop in the northern half of the property, which is now ready for felling. This gives the purchaser the opportunity to restructure the woodland as the commercial conifer in the southern half of the property is less advanced. There are scattered remnants of native woodland with clearings and a good ride network providing some excellent woodland stalking and rough shooting opportunities.

Further crop information and a species plan is available on request from the selling agents.

SPORTING RIGHTS
The sporting rights are included for each lot and currently let on an annual basis to a local sporting enthusiast. The properties provide woodland Roe deer stalking, rough shooting and wildfowling opportunities which could be improved and would add to the sporting and conservation value of the woodlands.

BOUNDARIES
The boundaries with the neighbouring farmland properties are all stock fenced in varying degrees of condition. Maintenance and replacement of these fences is shared with the neighbouring proprietors and fences that lie adjacent to the public road are the responsibility of the owner where they exist.

MINERAL RIGHTS
The mineral rights are included except as reserved by Statute or in terms of the Titles.

DEVELOPMENT
A standard security is to be granted by the purchaser in favour of the seller over the property to secure payment of 25% of the uplift in value resulting from any non-woodland development projects granted planning permission. This will apply for a period of 15 years from the date of purchase with terms to be agreed.

WAYLEAVES AND THIRD PARTY RIGHTS
Lot 1
There is an overhead electricity wayleave which passes through part of the north eastern half of Caplaw Wood in favour of Scottish and Southern Energy.

Lots 2 & 3
The purchaser of Lot 2 will be granted a servitude right of access over the existing access route between points A2-A3 for all purposes with maintenance, improvement and repairs shared with the owner of Lot 3, according to user.

TIMBER HAULAGE
There is a weight restriction on the Plymuir bridge crossing the Old Patrick Water on the B775. Therefore all timber extracted from Lot 1 will need to be transported north or east along the existing public roads and timber from Lots 2 and 3 transported south on the B775.

WOODLAND GRANTS
There are no grant schemes in place and no transfer of obligations required. For further information on current grants please visit the FCS and Scottish Government websites:

- www.forestry.gov.uk/scotland
- www.scotland.gov.uk/Topics/Rural/SRDP

VIEWING
Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a copy of these sale particulars. For vehicular access beyond the locked gates at points A1 and A2, please contact the selling agents in advance of your visit for the gate combination lock code.

CLOSING DATE
If you are interested in this property and would like us to notify you of a closing date, it is important that you notify us in writing of your interest with your full contact details.

AUTHORITIES
Forestry Commission
Central Scotland
Bothwell House
Hamilton Business Park
Caird Park
Tel: 01698 368530
Fax: 01698 423464

Renfrewshire Council
Cotton Street
Paisley
PA1 1UJ
Tel: 0141 842 5000

Barfad Farm Office, School Road, Tarbert, Argyll, PA29 6UL.
Tel: 01880 821 133
Ref: Andrew Dixon

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.

IMPORTANT NOTICE
John Clegg & Co LLP, its members, employees, clients and joint agents give notice that:

1. These Particulars (prepared June 2011) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. John Clegg & Co LLP will not be responsible to purchasers, who should rely on their own enquiries into all such matters and seek professional advice prior to purchase. Neither these particulars nor any subsequent communication by John Clegg & Co LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither John Clegg & Co LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by John Clegg & Co LLP in good faith, but purchasers should rely on their own enquiries into those matters. 6. Prospective purchasers should be aware of the Wildlife and Countryside Act 1981 and the Nature Conservation (Scotland) Act 2004 and to the influence and effect they, and any statutory designations, may have on the property. 7. The sellers will not be obliged to accept the highest, or indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor John Clegg & Co LLP will be responsible for any costs incurred by interested parties.

IMPORTANT NOTICE
HARTFIELD & CAPLAW WOODLANDS

Lot 1

Lot 2

Lot 3

Lot 1

Lot 2

Lot 3

Lot 3

Lot 3

John Clegg & Co

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