RAMSAY CRAIGHILL
EDDERTON | ROSS-SHIRE
113.80 HECTARES / 281.20 ACRES

John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS
An opportunity to acquire a compact maturing commercial conifer forest, with timber ready to harvest in the near future. Sporting rights included.

FREEHOLD FOR SALE AS A WHOLE

Offers Over £650,000

SOLE SELLING AGENTS
John Clegg & Co, 76 George Street, Edinburgh EH2 3BU
Tel: 0131 229 8800
Ref: Jock Galbraith MRICS
LOCATION
The Forest is located 2 miles south-west of Edderton Village. It sits in a highly scenic area, surrounded by rolling heather hills, forests and good quality farmland.

The property is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 21, Grid Reference: NH 692 822. Nearest postcode is IV19 1LF

ACCESS
From Inverness, head north on the A9 trunk road past Tain towards the Dornoch Bridge. At the roundabout on the south side of the Dornoch Bridge, follow the A836 west to the village of Edderton.

From Edderton village take the unnamed road towards Admirals Farm and continue for approximately 2 miles. From Admirals Farm there is granted a right of access from A1 to the forest entrance at A2. The unnamed road between Admirals Farm and Edderton is classified as a ‘Consultation Route’ and the A836 from Edderton is classified as an ‘Agreed Route’ by the Highland Timber Transport Forum

Internally, there is a forest road which runs along the north-west boundary of the property from A2-A3. This forest road continues across neighbouring properties from A3-A4 to the B9176 and has been used for general forestry purposes for many years.

DESCRIPTION
Ramsay Craig Hill is a compact commercial conifer forest, established in 1988. The property was planted predominantly with Sitka spruce with Lodge pole pine as a nurse crop. The forest is growing at a reasonable rate with some of the Sitka spruce growing at an estimated yield class of 18. The best crop is in the northern and central part of the forest where the soils are more freely drained, in these areas, harvesting could commence within 5 years.

The nurse mixture has proved highly successful across the forest. Sitka spruce comprises over 70% of standing volume and increasing, as Lodgepole pine nurse trees are suppressed through self-thinning. There is also some Japanese larch and a small amount of Scots pine in mixture.

BOUNDARIES
The north and eastern march bounds agricultural land, and these boundaries are deer fenced. The southern end of the property shares a march with a neighbouring forest (Admiral’s Wood). The western boundary is with Casandamph Forest.

The complex as a whole is ring fenced and maintained deer proof.

The boundaries are to be maintained subject to the rights and obligations set out in the title deeds

WAYLEAVES & THIRD PARTY RIGHTS
The property will be sold subject to and with the benefit of, all existing servitudes and wayleave rights, including rights of access and rights of way, weather public or private.

WOODLAND GRANTS
There are no grant schemes in place and no transfer of obligations required. For further information on current grants available please visit the following websites:
- https://forestry.gov.scot
- https://www.ruralpayments.org/publicsite/futures

AUTHORITIES
Scottish Forestry
Highland and Islands Conservancy
Fodderty Way
Dingwall IV15 9XB
Tel: 0300 067 6950
Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606

MEASUREMENTS
In terms of title deeds the property is stated as extending to 113.80 hectares. Recent management measurements suggest the property extends to 117.30 hectares. The property will be sold per the title deeds

MINERAL RIGHTS
Mineral rights are included except as reserved by Statute or in terms of the title.

<table>
<thead>
<tr>
<th>Species</th>
<th>1988</th>
<th>N/A</th>
<th>Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sitka spruce/LP</td>
<td>77.60</td>
<td></td>
<td>77.60</td>
</tr>
<tr>
<td>Sitka spruce/JL</td>
<td>16.60</td>
<td></td>
<td>16.60</td>
</tr>
<tr>
<td>Sitka spruce/SP</td>
<td>2.20</td>
<td></td>
<td>2.20</td>
</tr>
<tr>
<td>Open ground</td>
<td>20.90</td>
<td></td>
<td>20.90</td>
</tr>
<tr>
<td>Total</td>
<td>96.40</td>
<td>20.90</td>
<td>117.30</td>
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VIEWING
Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars. Please contact the Selling Agents in advance of your visit to arrange a viewing. For your own personal safety please be aware of potential hazards within the woodland 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.

Please also be aware that all offers must be submitted in Scottish Legal Form before they can be formally accepted.

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.

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SELLER’S SOLICITORS
Brodies, 31-33 Union Grove, Aberdeen AB10 6SD.
Tel: 01224 392242.
Ref: Clive Phillips and Lynne Murray.

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, its employees and their clients give notice that:
1. These particulars (prepared in May 2020) 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 will not be responsible to purchasers, who should rely on their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by John Clegg & Co 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 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 in good faith, but purchasers should rely on their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 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 will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.
John Clegg & Co

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