

The Great Glen Woodlands

Fort William | Lochaber

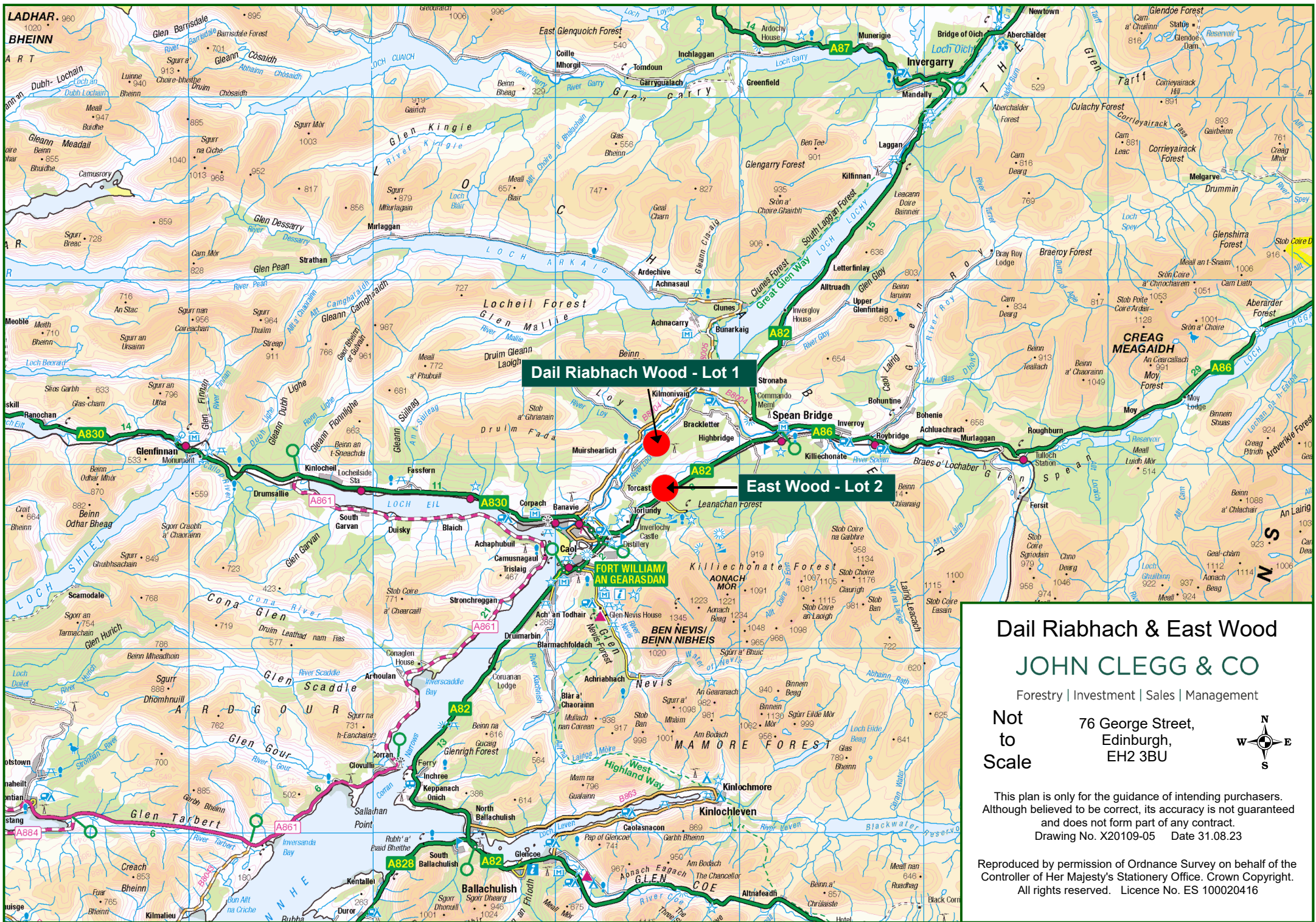
JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Lot 1

Part of





Dail Riabhach & East Wood

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Not
to
Scale

76 George Street,
Edinburgh,
EH2 3BU



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The Great Glen Woodlands, Fort William, Lochaber

89.12 Ha (220.21 Acres)

Fort William (5 miles), Inverness (60 miles), Edinburgh (140 miles)
(Distances are approximate)

Two well-located, commercial conifer woodlands with substantial volumes of mature timber ready to harvest. Spectacular location set amongst the stunning scenery of the Great Glen in the Scottish Highlands

An excellent forestry investment opportunity with high yielding conifer crops

A substantial volume of mature timber with the potential of immediate income from felling

Well located for timber processors in the region

Set amongst the stunning scenery of the Great Glen in the Scottish Highlands

Lot 1 - Dial Riabhach Wood - 57.83 Ha (142.89 Acres) - Offers Over £800,000

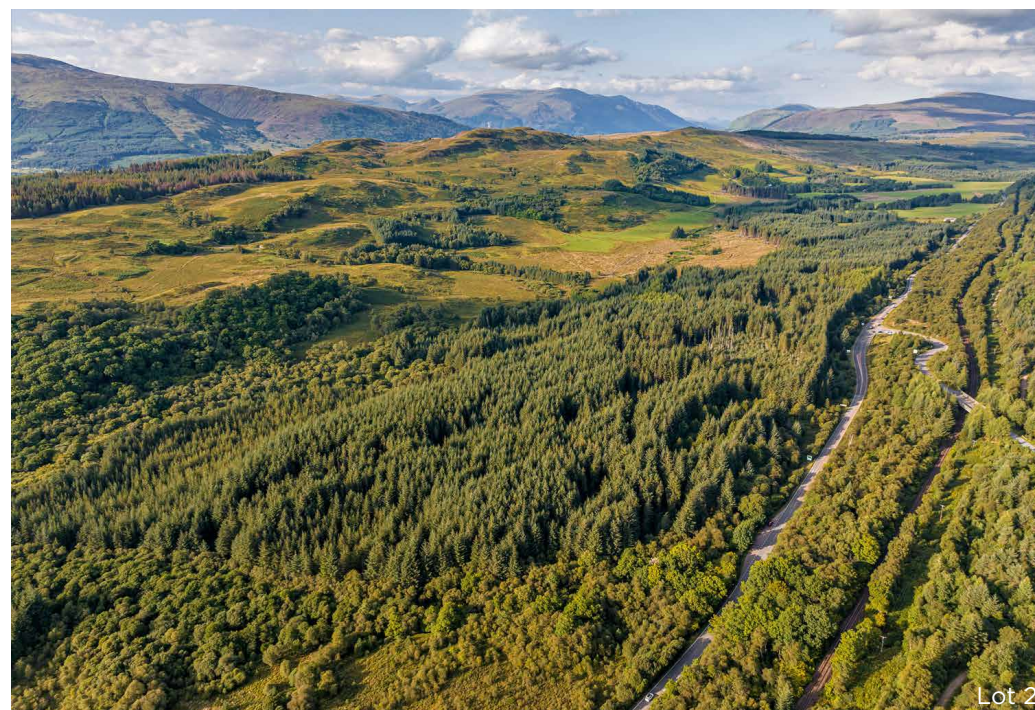
Lot 2 - East Wood - 31.29 Ha (77.32 Acres) - Offers Over £275,000

As a Whole - Offers Over £1,075,000

Freehold for sale as a whole or in two lots



Lot 1



Lot 2



Location

The Great Glen Woodlands are set amongst the spectacular scenery of the western end of the Great Glen in the Scottish Highlands with magnificent views of Ben Nevis and the Grey Corries to the southeast.

The properties are situated in a fertile and well renowned growing area for commercial forestry and lie approximately 5 miles from the popular town of Fort William, home to one of the largest Sawmills in the UK.

Access

To access Dial Riabhach Wood from Fort William head north on the A82 towards Torlundy. Continue on this road for approximately 3.6 miles and then turn left following the signs for 'Camisky and Tomacharich'.

Follow this road for 3.5 miles and the entrance to the woodland will be on the left hand side. This is shown as A1 on the sale plan and the what3word reference is [confetti.gain.restrict](#).

To access East Wood from Fort William head north on the A82 towards Torlundy. Continue on this road for

approximately 4.9 miles and the property will be on the left hand side.

A historic access point can be found at A2 as per the sale plan. However, this has not been used since the wood was planted and would require significant upgrading. Vehicular access to this wood is not currently possible and an access would need to be created by a purchaser.

The woodland can be accessed on foot by parking at point A3 as per the sale plan and what3word reference [ratio.tutorial.evokes](#).



Boundary line for illustrative purposes only

Lot 2

Lot 1 – Dial Riabhach Wood
57.83 Ha (142.89 Acres)

Dial Riabhach Wood was established by the Forestry Commission in 1974 with a commercial timber crop of mainly Sitka spruce, with some areas planted with an intimate mixture of Lodgepole pine. The woodland enjoy an attractive setting running alongside the banks of the River Lochy with breath-taking views of Ben Nevis and the surrounding corries.

The Sitka spruce is growing well on the slopes on the site, with yield classes estimated to be in the range of 16-20. Growth on the flat areas are more variable, particularly where it is in a mixture with other species. The commercial crop has now reached maturity and purchasers would be able to benefit from immediate income from harvesting.

A recent volume estimate from plot sampling has been carried out within the wood that suggest a standing volume of approximately 24,100 m3 on the stocked conifer area.

PLANTING YEARS					
Species	1900	1950	1974	N/A	Total
Sitka Spruce			35.94		35.94
Sitka Spruce/ Lodgepole Pine			8.38		8.38
Lodgepole Pine			2.70		2.70
Sitka Spruce/Lodgepole Pine - Windblow			2.49		2.49
Japanese Larch			0.46		0.46
Open Ground				3.54	3.54
Mixed Broadleaves	0.37	0.73	1.80		2.90
Grand Total	0.37	0.73	51.77	3.54	56.42

Lot 2 – East Wood
31.29 Ha (77.32 Acres)

Established in 1974 by the Forestry Commission with a pure crop of Sitka spruce and small pocket of larch, East Wood has now reached maturity and is suitable for harvesting allowing purchasers to benefit from immediate income. The woodland enjoys a delightful setting in the western end of the Great Glen with far reaching views over Ben Nevis and the surrounding countryside.

The commercial crop has generally grown well throughout the site, showing good form with a high proportion of sawlogs developing. Growth drops off on the flatter areas, although yield classes are still estimated to be in the region of YC 16-20. The woodland has suffered from pockets of windblow however still contains a good volume of standing timber with a recent volume estimate from plot sampling indicating a standing volume of approximately 12,100 m3 on the stocked conifer area.

The tables below summarises the current crop composition for both properties by area. Compartment schedules, map and a copy of the timber volume survey are available on request from the selling agent.

PLANTING YEARS				
Species	1930	1981	N/A	Total
Sitka Spruce		16.56		16.56
Sitka Spruce - Windblow		3.14		3.14
Open Ground			4.73	4.73
Hybrid Larch		2.16		2.16
Mixed Broadleaves	2.03	0.44		2.47
Water			1.68	1.68
Grand Total	2.03	22.30	6.41	30.75





Sporting Rights

The woodlands provide good opportunity for deer stalking with red and roe deer often seen in the woods. Sporting rights are included in the sale with vacant possession.

Mineral Rights

Mineral rights are included in the sale, except as reserved by statute or in terms of the Titles.

Boundaries

The boundaries are clearly identified by both stock fences and stone walls, as per the sale plan.

Wayleaves & Third Party Rights

There is a water main in the verge running parallel to the main A82 road. The access to east wood will need to be constructed crossing this pipe and care will be needed to avoid damage.

The woodland is sold subject to and together with all existing rights of ways, servitudes, wayleaves and any other rights as outlined in the Title Deeds and purchasers will be deemed to have satisfied themselves in all respects thereof.

Authorities

Forestry Commission Scotland
Highland & Islands Conservancy
'Woodlands'
Fodderty Way, Dingwall
Ross-shire, IV15 9XB
Tel: 01349 862144
Fax: 01349 866624

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606

Plans And Areas

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

Measurements stated in this brochure are taken from aerial mapping and management records. The properties will be sold as per the titles.

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. Please close and lock the gates at all times and, for your own personal safety, please be aware of potential hazards including windblown timber.

Financial Guarantee/Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchaser's questionnaire before the transaction can proceed. For further information, please contact the Selling Agents.

Closing Date

A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of the property ahead of a notified closing date and will not be obliged to accept the highest or any offer for the subjects of sale and reserves the right to withdraw the property from the market at any time.

Offers

If you wish to make an offer on this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing if your interest. Offers in Scottish Legal Form are to be submitted to the Selling Agent.

Sole Selling Agents

John Clegg & Co
76 George Street
Edinburgh
EH2 3BU
Tel: 07787 221 422
Ref: Harry Graham

Sellers Solicitors

Harper Macleod LLP
The Ca'd'oro
45 Gordon Street
Glasgow
G1 3PE
T: 0141 221 8888

Taxation

After two years ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll over Capital Gains into the proportion of the purchase price attributable to the value of the land.





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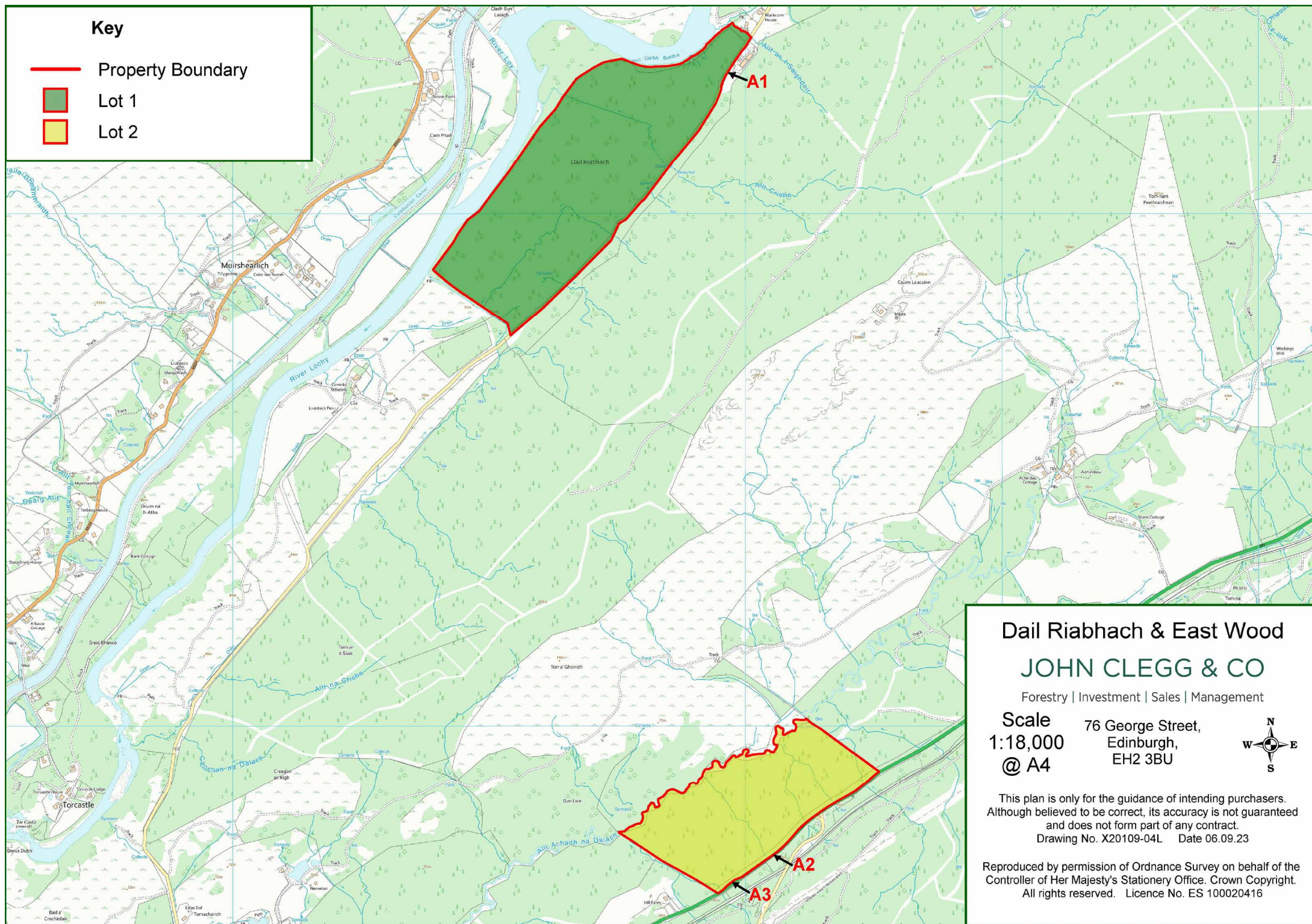
rightmove 

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Key

- Property Boundary
- Lot 1
- Lot 2



Dail Riabhach & East Wood

JOHN CLEGG & CO

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Scale 1:18,000
@ A4

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Edinburgh,
EH2 3BU



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Lot 2

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