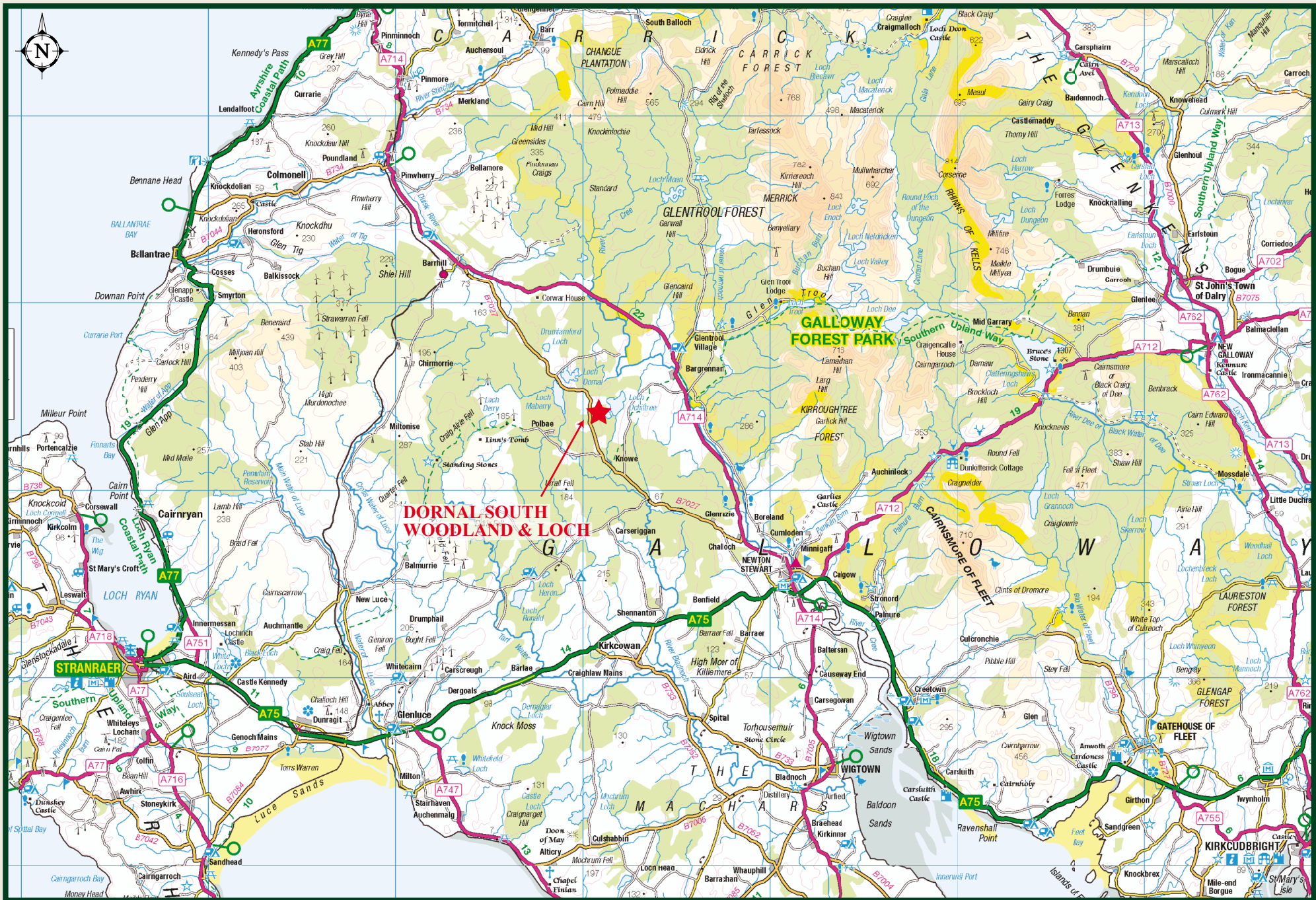


**DORNAL SOUTH
WOODLAND & LOCH**
Nr Newton Stewart, Dumfries and Galloway
82.50 Hectares / 203.86 Acres

John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS



Newton Stewart 11 miles

Ayr 39 miles

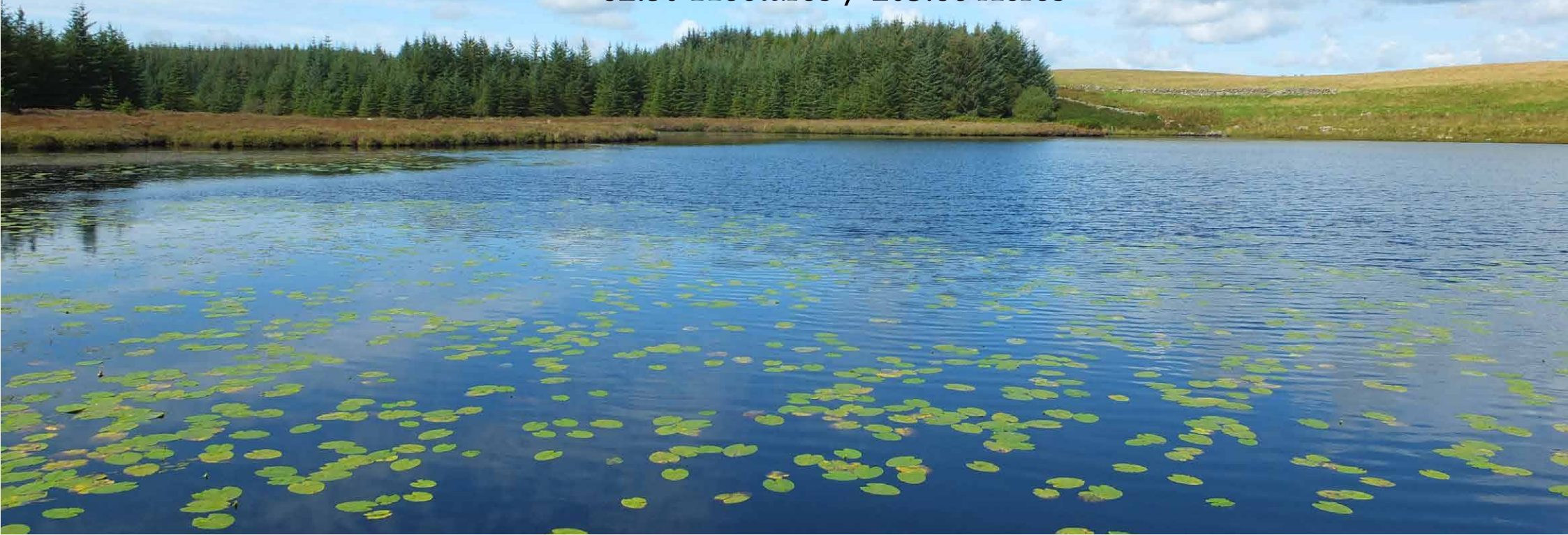
Glasgow 76 miles

Carlisle 87 miles

(Distances are approximate)

DORNAL SOUTH WOODLAND & LOCH

82.50 Hectares / 203.86 Acres



A mixed age commercial conifer woodland, with young and maturing timber crops. Access directly onto a public road. Excellent sporting potential, with deer stalking and ownership and fishing rights on part of Loch of Fyntalloch.

FREEHOLD FOR SALE AS A WHOLE

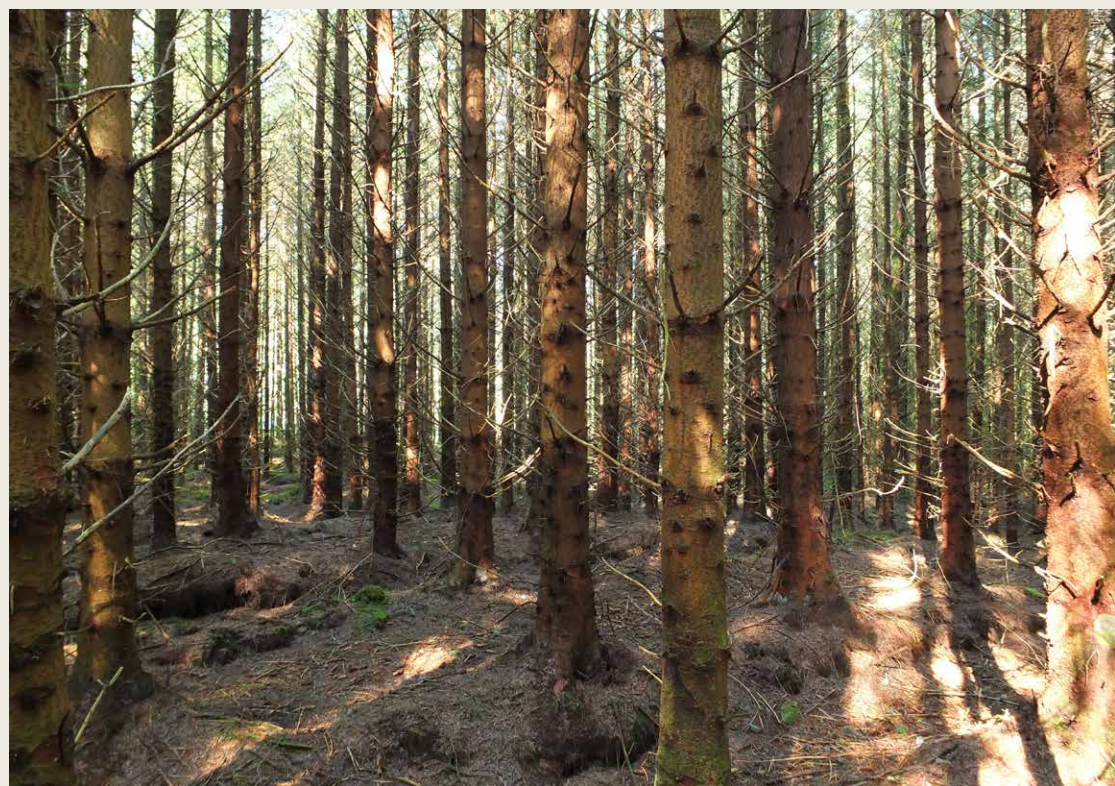
OFFERS OVER £525,000

SOLE SELLING AGENTS

John Clegg & Co, 2 Rutland Square, Edinburgh EH1 2AS

Tel: 0131 229 8800 Fax: 0131 229 4827

Ref: Patrick Porteous



LOCATION

Dornal South Woodland and the Loch of Fyntalloch lie approximately midway along the B7027 public road between Challoch, just north of Newton Stewart and the village of Barrhill. This area of South West Scotland is renowned for its good timber growing conditions, sporting and recreational opportunities. There are various well-established timber markets in the south-west of Scotland and The Galloway Forest Park nearby.

Newton Stewart lies to the south and provides all local amenities and is within an hour and a half drive of the M75, via the A75.

The property is shown on the location and sale plans within these sale particulars and can be found on OS Sheet 1:50,000 Number 76, Grid Reference 309 740.

ACCESS

To reach Dornal South Woodland the Loch of Fyntalloch, drive north from Newton Stewart on the A714, turning off a Challoch on to the B7027. Then follow this single track public road in a north-westerly direction for approximately 8 miles.

The B7027 is a Consultation Route for timber haulage and is regularly used for timber haulage.

The main entrance is found at point A1 on the sale plan. There is a servitude right of access for all purposes over the access track between points A1-A2, whereupon the access road enters into the eastern section of the woodland. This leads down to a turning/parking area next to Loch of Fyntalloch.

This track has been used for the extraction of timber in the past and maintenance is according to user.

Access into the western section of the property is via a purpose-made bellmouth and loading area, shown at point A3 on the sale plan. This has been used for the extraction of timber from one of the compartments, which has since been replanted and is growing well.

Stone for further road building and maintenance is available within the eastern section of the woodland, if required.

DESCRIPTION

The woodland was established in 1987 with primarily Sitka spruce and some Larch. Typically for this area, the growth is quite variable and the better growth is found on the more freely drained mineral based soils, as opposed to the lower lying peatland.

Felling and replanting took place in 2011 on part of the western section of the woodland, which has established well. The Sitka spruce crop is now showing excellent growth and demonstrates the good yield that can be expected from use of genetically improved Sitka spruce.

Some felling was carried out in 2013 to remove some of the Larch infected with Phytophthora ramorum. These areas remain unplanted and a felling licence has been submitted to extend the felled area. Thereby creating a larger coupe for more economical replanting, but there is no obligation to do so.

Felling can therefore be expected or put on hold for a few years to improve the timber volume. This combined with the sporting interests that the property provides, makes this woodland an attractive investment.

	Planting Year			
Species	N/A	1987	2011	Area (Ha)
Sitka spruce		46.97	8.12	55.09
Hybrid larch		4.72		4.72
Mixed broadleaves		3.20		3.20
Loch	4.14			4.14
Felled	1.57			1.57
Open ground	13.78			13.78
Total	19.49	54.89	8.12	82.50

Further information, including compartment data and maps, are available from the Selling Agent upon request.

SPORTING RIGHTS

The sporting rights are included with the property and includes the fishing rights on the loch, which links with Loch Ochiltree to the east via a stream.

The fishing rights are currently let to the Newton Stewart Fishing Association at annual rent of £245 plus VAT.

There is a healthy population of Rainbow trout, Brown trout and pike within the loch. Whilst only part of the Loch of Fyntalloch is within the Title, ownership permits fishing over the entire surface area by boat.

There is also excellent potential for deer stalking within the woodland along the rides and in the clearings with both Red and Roe deer present. Additionally, there is rough shooting of game and wild fowling on the loch. The stalking rights are currently let to a neighbour in return for an annual rent of £450 plus VAT.

BOUNDARIES

Where the boundaries adjoin neighbouring farmland, maintenance of the fences and walls is to be shared with the neighbouring proprietors at joint equal expense.

MINERAL RIGHTS

Mineral rights are included except as reserved by Statute or in terms of the Land Certificate.

WAYLEAVES & THIRD PARTY RIGHTS

The proprietor of Kirkcalla Farm owns the access road between points A1-A2 and has a servitude right of access into the eastern section of the woodland, for the purpose of maintaining and cleaning drainage channels that link with their adjoining land.

An overhead 11Kv electricity wayleave passes along the edge of the eastern section of the woodland, adjacent to the public road.

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Land Certificate.

WOODLAND MANAGEMENT

There are no grant schemes in place and no transfer of obligations required. A Forest Plan was approved in October 2006 which has now expired. The managers have submitted a felling licence application for 12.79 hectares of felling in the eastern section, although a purchaser is not obliged to do this. For further information on current grants available for forest management please visit the FCS and Scottish Government websites:

- <http://www.forestry.gov.uk/scotland>
- <https://www.ruralpayments.org/publicsite/futures>

AUTHORITIES

Forestry Commission Scotland	Dumfries & Galloway
South Scotland Conservancy	Council
Weavers Court	Council HQ
Forest Mill	English Street
Selkirk	Dumfries
TD7 5NY	DG1 2DD
Tel: 0300 067 6007	Tel: 03033 333 000

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 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** of your interest. Offers in Scottish Legal Form are to be submitted to the Selling Agents.

In addition, any offer presented must be accompanied with proof of identity of the offeror and his/her residential address before acceptance of the offer can be confirmed. Further information can be obtained from the Selling Agent, or from HMRC at:

- <https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>

SOLE SELLING AGENTS

John Clegg & Co, 2 Rutland Square, Edinburgh EH1 2AS;
Tel: 0131 229 8800; Fax: 0131 229 4827.
Ref: Patrick Porteous.

SELLER'S SOLICITORS

Hall Baird Solicitors Ltd, The Old Exchange, Castle Douglas, DG7 1TJ; Tel: 01556 502 764. Ref: David Hall.

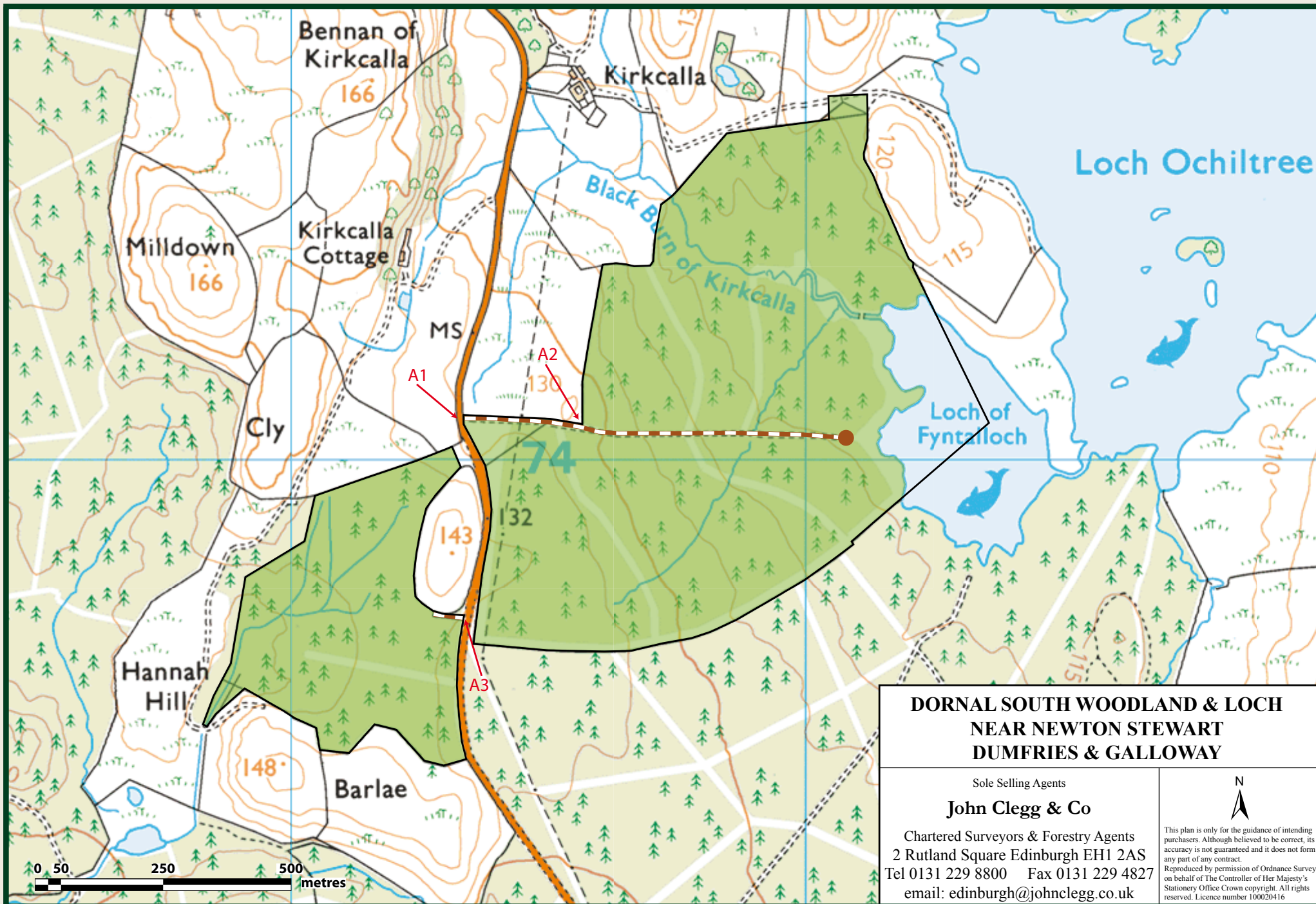
TAXATION

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 members, employees and their clients give notice that:

1. These particulars (prepared in September 2017) 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.



**DORNAL SOUTH WOODLAND & LOCH
NEAR NEWTON STEWART
DUMFRIES & GALLOWAY**

Sole Selling Agents

John Clegg & Co

Chartered Surveyors & Forestry Agents
2 Rutland Square Edinburgh EH1 2AS
Tel 0131 229 8800 Fax 0131 229 4827
email: edinburgh@johnclegg.co.uk



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John Clegg & Co

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Wales: 01600 730 735

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