



Inverness 13 miles

FEMNOCK HILL WOODS

KILTARLITY, NR INVERNESS

140.3 HECTARES (346.6 ACRES)

An attractive commercial woodland in two lots, close to Beaulieu and Inverness in the Highlands of Scotland. Good access to Inverness and timber markets.
Sporting rights included.

For sale as a whole, or in two lots.
Offers invited in excess of £725,000 for Lot 1 and £105,000 for Lot 2.

BOWLTS

LOCATION

Femnock Hill Woods are set in the Highland countryside, approximately ten miles to the west of Inverness. The woodlands form part of a larger continuous forest comprising publicly and privately owned commercial woodland. The woodlands lie close by the attractive village of Kiltarlity. Inverness, known as the Capital of the Highlands, lies approximately 13 miles away and offers good transportation links via, road, rail and air.

WOODLAND DESCRIPTION

The Femnock Woods form part of a larger complex of commercial forest established from the 1920s onwards. The area was largely established as conifer plantation by the mid-nineteenth century. Much of the surrounding forest was acquired by the Forestry Commission in the 1920s and remains in public ownership.

Soils are mostly podzols and peaty podzols derived from old red sandstones and acid metamorphic rocks. There is a diversity of soil types and drainage regimes within this, providing opportunities for a range of productive conifers including spruce and Scots pine as well as typical upland broadleaved species.

Both parcels are within a productive phase of management with regular outputs of timber from thinnings and clearfell. Neither area has a Long Term Forest Plan, although a Forestry Commission Felling Licence exists for small areas of windblow in both parcels. These require to be restocked in due course but would be eligible for grant aid under the Scottish Forestry Grant Scheme subject to the there being an approved Management Plan in place.

The Woodland lies within the Higher Risk Zone of the Pine Tree Lappet Moth Territory. The moth has a small localised population. This is being monitored by Forestry Commission Scotland and there is a monitoring plot in Lot 1. As a precautionary measure, the movement of timber from the site is restricted between mid-May and the end of August. This is under constant review by Forestry Commission Scotland and has not caused any difficulties with timber harvesting.

ACCESS

The property is located to the south of the village of Kiltarlity. Coming from Inverness, take the A862 and then left along the A833. Take the first turning right into the village of Kiltarlity. After approximately one mile, take a left turn along the road signposted towards Clunevackie. After approximately one mile, the entrance to Lot 1 will be situated on the right-hand side, at a bend in the road. Lot 2 is situated a further mile along the same road on the right-hand side. Both lots have a Bowlts Chartered Surveyors sign at the threshold. Both lots are serviced by timber haulage roads, including turning areas and stacking facilities. Both lots are accessible by foot from the forest gate.

LOT 1 - NORTH FEMNOCK

- 124.5 hectares (307.6 acres)
- National Grid ref: NH 492 397
- OS Landranger Sheet: 26

Comprising mature Scots pine and spruce woodland of diverse ages ranging from the 1920s to the 1980s. There are approximately 13.9 hectares that have been felled under a Felling Licence and require restocking under the terms of the licence. This obligation will be transferred with the ownership of the property. The majority of crops have been well-thinned with a view to increasing the value of the

remaining timber and to provide a diverse range of habitats. Some of the older stands are developing a diverse stand structure and will be suitable for conversion to Continuous Cover Forestry through continued active management.

BOUNDARIES/FENCING

Lot 1 is partially bounded by a deer fence, but this is not complete and is absent in some places. March fences are maintained on a shared cost basis. The Allt Martuinn Burn marks the southern boundary of the lot. The medium filum of the burn shall form the boundary on transfer of ownership.

SCHEDULE OF AREAS

| Lot 1 | Planting Year | | | | | | | | | | | Total | |
|---------------|---------------|------|------|------|------|------|------|------|------|------|------|-------|-------|
| | 1920 | 1937 | 1938 | 1950 | 1964 | 1969 | 1970 | 1975 | 1988 | 1990 | 1995 | | NA |
| Species | | | | | | | | | | | | | |
| Sitka spruce | | | | | | | | 0.3 | 15.3 | | | 4.1 | 19.7 |
| Norway spruce | | | 0.3 | | | | | | | | | | 0.3 |
| Scots pine | 4.9 | 4.5 | | 1.3 | 5.6 | 19.7 | | | | | | | 36.0 |
| Hybrid larch | | | | | | 0.5 | | | | | | | 0.5 |
| Mixed conifer | | | | | | | 6.4 | | 38.5 | 5.0 | | | 49.9 |
| Birch | | | | | 1.0 | 0.6 | | | | | 2.6 | | 4.2 |
| Felled | | | | | | | | | | | | 13.9 | 13.9 |
| Total | 4.9 | 4.5 | 0.3 | 1.3 | 6.6 | 20.8 | 6.4 | 0.3 | 53.8 | 7.6 | 4.1 | 13.9 | 124.5 |

LOT 2 - SOUTH FEMNOCK

- 15.8 hectares (39.1 acres)
- National Grid ref: NH 490 385
- OS Landranger Sheet: 26

This lot comprises principally of Scots pine and Sitka spruce with small areas of Birch planted in 1969. The woodlands have been well thinned and are beginning to take on a diverse structure in places. Approximately 2.6 hectares of windblow was cleared in 2015 and requires restocking under the terms of the Felling Licence. This obligation will be transferred with the ownership of the property.

A servitude right of access exists in favour of a third party across the area. The cost of maintenance is on the basis of proportional use. The selling agents will supply further information on request.

BOUNDARIES/FENCING

Lot 2 is partially bounded by a stock fence against agricultural land and by a deer fence against other forest land. These are only partially complete and contain breaches. The Allt Martuinn Burn marks the northern boundary of the lot. The medium filum of the burn shall form the boundary on transfer of ownership.

SCHEDULE OF AREAS

| Lot 2 | Planting Year | | | Total |
|--------------|---------------|------|-----|-------|
| | 1969 | 1995 | NA | |
| Species | | | | |
| Sitka spruce | 3.4 | 0.5 | | 3.9 |
| Scots pine | 8.2 | | | 8.2 |
| Birch | 1.1 | | | 1.1 |
| Felled | | | 2.6 | 2.6 |
| Total | 12.7 | 0.5 | 2.6 | 15.8 |

SPORTING

The sporting rights are included and are currently let on an annual licence. The principal species of deer is roe, with occasional red and sika.

MINERALS

Mineral rights are included in the sale, except as provided for by statute.

MANAGEMENT GRANTS

There are currently no forestry management grants in place, but there will be a transfer of obligation with regard to the Felling Licence as described above. The restocking work should be eligible for grant funding subject to an approved Management Plan being in place.

LOCAL AUTHORITIES

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

The Forestry Commission
Highland Conservancy
Woodlands
Fodderty Way
Dingwall
IV15 9XB
Tel: 0300 067 6950

TAX ON WOODLANDS

Currently all revenue from timber sales is free of Income and Corporation Tax. Growing trees are not liable to Capital Gains Tax, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief is currently 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.

VIEWING

Interested parties may view the site by prior arrangement with the sole selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

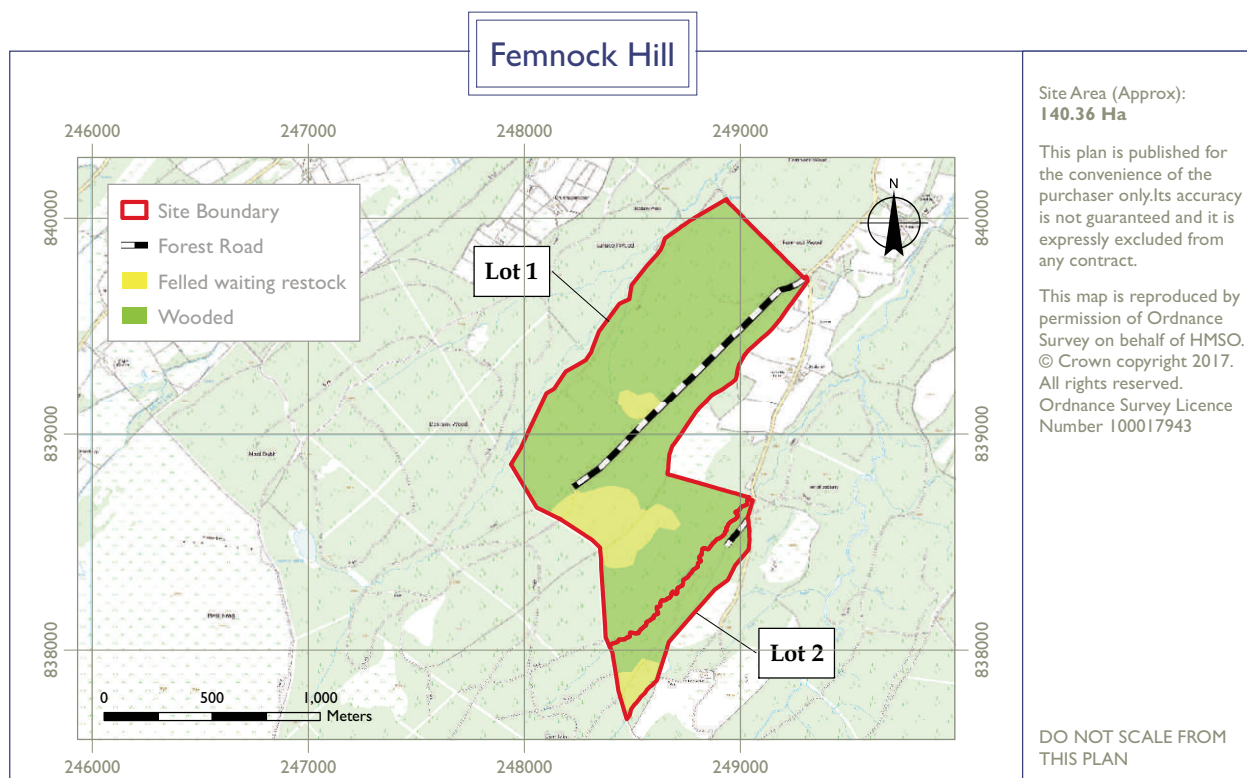
OFFERS

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 contact us in writing notifying us of your interest. Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ, mail@bowlts.com.

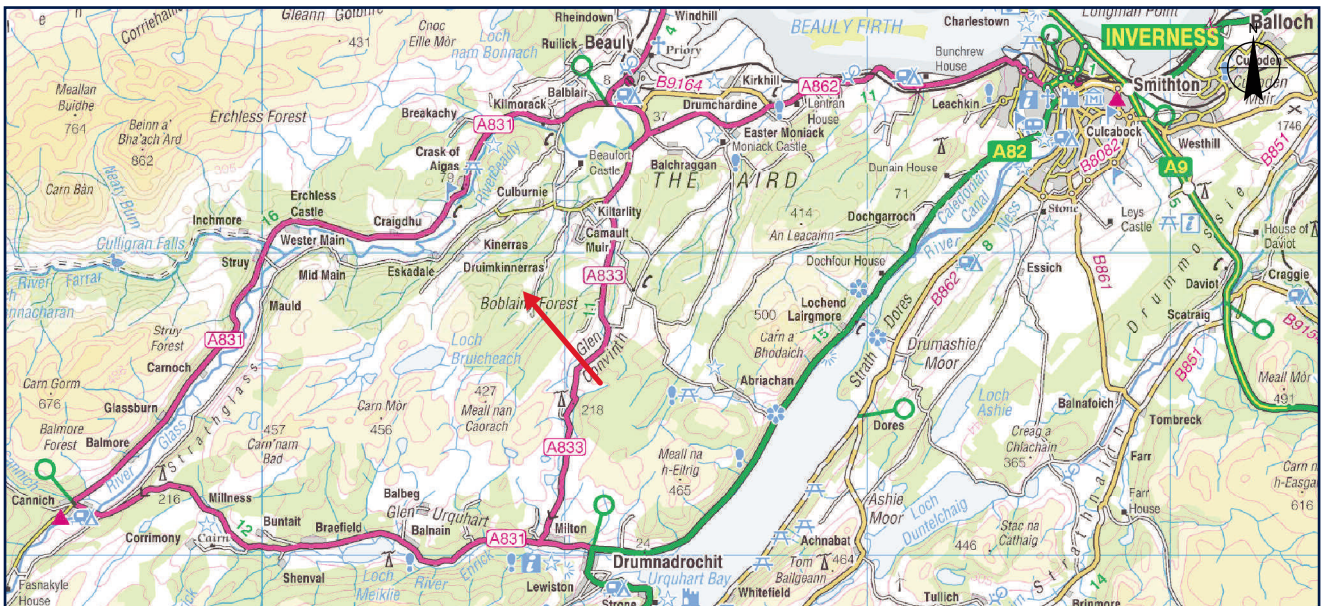
It should be noted that the vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendors will not be bound to accept the highest or, indeed, any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is strongly recommended that interested purchasers register their interest in this property in writing by letter - rather than relying on email alone.



BOWLTS



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These particulars and any representations made by either Messrs Bowls or the Vendors shall not be binding on Messrs Bowls or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

BL/NH 3579 - Date Prepared 11th April 2018

**01343 890400
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