

BALBLAIR FARM WOODLAND

Edderton, Ross-shire

98.50 Hectares / 243.39 Acres



John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



Edderton 0.5 miles

Tain 6 miles

Dornoch 10 miles

Inverness 33 miles

(Distances are approximate)

BALBLAIR FARM WOODLAND

98.50 Hectares / 243.39 Acres



An unusual opportunity to acquire a diverse mixed use property with fertile land, Native Woodland and ruins with development potential. Including an attractive river with sporting rights and a Christmas tree plantation.

FREEHOLD FOR SALE IN TWO LOTS OR AS A WHOLE

As A Whole Offers Over £675,000

Lot 1

73.00 Hectares / 180.38 Acres

Offers Over £290,00

Lot 2

25.50 Hectares / 63.01 Acres

Offers Over £385,000

SOLE SELLING AGENTS

John Clegg & Co, 76 George Street, Edinburgh EH2 3BU

Tel: 0131 229 8800

Ref: Patrick Porteous MICFor



LOCATION

Balblair Farm Woodland is situated about half a mile south-west of the village of Edderton, overlooking the Dornoch Firth and stunning far-reaching views. The highly scenic area, surrounded by rolling heather hills, forests and good quality farmland, makes this a very popular part of the Highlands to live in and visit. Edderton has a small railway station and is home to the Balblair Distillery, dating back to 1800s. Some of the best links golf courses in the country are within a half hour's drive – Royal Dornoch, Skibo and Tain.

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 692 844.

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.

For vehicular access in to Lot 1 from the village of Edderton, follow the single track public road immediately south, past the war memorial. Continue in a westerly direction towards the B9176 to reach a car park and entrance in to Lot 1, shown on the sale plan at point A3. Access is then taken on foot through a gate and into the native broadleaved woodland, where there is a path leading down to an old ruined cottage. Access also continues down to the river.

It would be possible to create a track into Lot 1 for vehicular access, subject to obtaining a permissive right from Highland Council.

Continue through the village where, just beyond the 40 mile per hour road sign, you will find the entrance to Balblair Farm Woodland, situated next to Balblair House, as shown on the sale plan at point A1.

Upon passing through a metal stock gate and farmyard, continue along the farm track to reach the gated entrance and bridge crossing into Lot 2, shown at point A2. This farm access track is shared with the neighbouring farm and maintenance is according to user.

There are no access tracks within Lot 2; however, access is suitable for 4-wheel drive vehicles along the rides between the Christmas trees and up to the woodland to the west.

DESCRIPTION

Lot 1 – 73.00 Hectares/180.38 Acres

The majority of this area has been established from 2002 with a mix of native broadleaved species under a Scottish Forestry Grant Scheme, which expires in 2018. This woodland merges with the natural woodland that is flourishing along the riverside.

An attractive mosaic of open spaces and glades has been left throughout the woodland and along the upper edge. These provide stunning views across the Dornoch Firth and surrounding hills.

A ruined dwelling sits in a lovely raised position within the shelter of the woodland, looking out to the Firth. This has the potential to be developed, subject to planning permission. Buyers must carry out their own enquiries into the potential for any change of use and development.

A new access bridge has been installed and provides the opportunity to extend a hard track into the field and up to the area of native woodland and ruined dwelling.



The Craigroy Burn flows between the two Lots, adding significant charm and the opportunity for some fishing and riparian habitat management to benefit fish spawning.

Lot 2 – 25.50 Hectares/63.01 Acres

Combining both high quality farmland (Grade 3.2) and an area of native woodland, Lot 1 not only provides a regular source of income from the maturing crop of approximately 30,000 Nordmann fir Christmas trees, but also has the potential to create a smallholding.



Overlooking the lower lying field, an old ruined dwelling lies within the area of mixed native woodland, consisting of a mix of mature native Scots pine, birch, rowan and alder.

The Christmas trees were planted in 2007 and 2010 and are ready for harvesting each season until 2020. The sales are expected to generate substantial income from local and national markets and the purchaser can then consider replanting the 18.20 hectare/44.97 acre field or revert to agricultural use. Further information on the Christmas tree crop is available from the Selling Agents.

SPORTING RIGHTS

The Sporting rights are included and each Lot provides some excellent sporting opportunities. Both Lots have exceptional habitat for wildlife, which also encourages a variety of game species such as Roe deer, occasional Red deer, woodcock, pheasant, and partridge. Fishing rights are also included on the river between the two Lots, and from the banks of the boundaries that adjoin the river. This includes Brown trout, Sea trout and salmon.

BOUNDARIES

The boundaries are clearly identified on the sale plan, which are believed to be a true reflection of the boundaries in the Title. Where fences adjoin neighbouring properties, these are to be maintained to a stock-proof standard at joint equal expense, if required.

If sold independently of each other, the boundary between Lots 1 and 2 will be the medium filum of the river.



MINERAL RIGHTS

Mineral rights are included except as reserved by Statute or in terms of the Title Sheet.

WAYLEAVES & THIRD PARTY RIGHTS

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

WOODLAND MANAGEMENT

The Christmas trees growing within Lot 1 were established following consent given by Forestry Commission Scotland; however, there is no obligation to maintain a Christmas tree crop on the land and it can revert to agricultural use.

WOODLAND GRANTS

For further information on current grants available for woodland management please visit the FCS and Scottish Government websites:

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

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.

AUTHORITIES

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

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 Agent.



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Tel: 0131 229 8800. Ref: Patrick Porteous.

SELLER'S SOLICITORS

Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull Street, Perth PH1 5EN; Tel: 01738 639 999. Ref: Lizzie McFadzean.

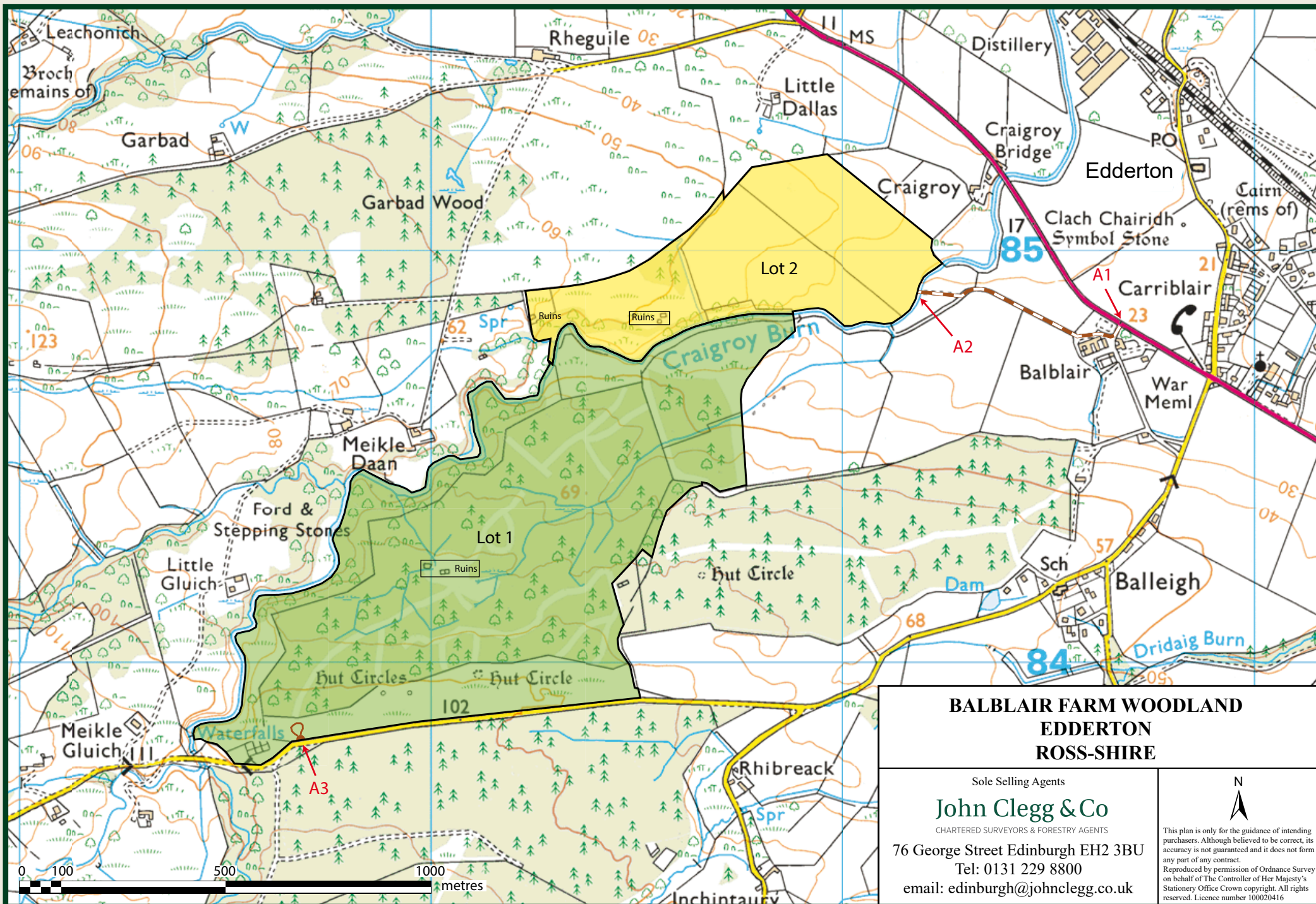
TAXATION

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 (updated in **October 2018**) 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 Environment (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.



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EDDERTON
ROSS-SHIRE**

Sole Selling Agents

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John Clegg & Co

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