

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Ardochrig Wood near East Kilbride, South Lanarkshire. 7.94 acres of mid-rotation spruce with road frontage for £32,000 (freehold)

An affordable medium-term investment opportunity in an attractive and easily managed commercial spruce plantation in a rural but accessible location.

Ardochrig Wood, near East Kilbride, South Lanarkshire



Description

Ardochrig is a 'stand-alone' woodland parcel on the edge of a larger afforested area about 4 miles south of East Kilbride. It occupies slightly elevated level ground overlooking woodland to the south and more open country to the northeast.

It is principally composed of a pole stage plantation of Sitka spruce dating from just before the turn of the millennium. There are pockets of hardwoods (principally ash and oak) down its east side and it is fringed by open ground which endows the wood with a sense of individuality as well as offering a degree of wind-firmness irrespective of adjacent woodland activity.

The property is well established and requires little in the way of management as it heads towards production phase. It benefits from direct frontage to a public road which has been well-proven in terms of timber harvesting from adjacent land.

An unplanted dell screened by oak and ash on the the southeast side of the plantation provides an attractive and private area which could be developed into a rather delightful locus for quiet recreation and camping if desired.

Ardochrig offers an opportunity to invest in an affordable commercial stand of growing timber as it approaches its fastest growth phase, which dependant on timber markets, could yield short-term tax-free thinning income as well as the promise of more substantial returns when felled in about 25 years' time.

Ardochrig was planted under a Forestry Commission contract. All grants have been paid and the contract signed off, but an incoming purchaser will need to sign a Transfer of Obligations undertaking to fulfil contract requirements until October 2019.

If it were mine.....

The fringing grassland could be strimmed to enhance the fire-break as well as improving amenity. However, the main benefit of Ardochrig is that it demands little aside from an insurance policy to ensure its productive future.

Directions & Access

From the junction of the A725 and A726 in East Kilbride, head southeast on the A726 Strathaven Road.

After 3¼ miles turn right (to head east) immediately after a white cottage onto a minor county road signed for Auldhouse. After 1.8 miles turn left (to head south) onto Ardochrig Road (signed as having a weak bridge 3 miles ahead). After 1.7 miles turn right and park in the 'Whitelee' Forestry Commission car park adjacent to the public road.

Walk a further 200 metres south down the public road to find the Ardochrig Wood entrance gate on your right (**A** on the plan).

Locators

OS Landranger Series Sheet No: 64.

Ordnance Survey Grid References:

- Access point: NS 639 467.

- Centre of wood: NS 638 466.

Nearest postcode: G75 0QN.

Boundaries

The northwest boundary (**EF**) is marked by a stock fence.

The northeast boundary (**FAB**) is the verge of the public road.

The southeast boundary (**BCD**) is the line of a derelict fence (which runs to the west side of a strip of conifers between **C** and **D**).

The south boundary (**DE**) is an old stock fence. The southern spur to **D** is un-wooded.

Ardochrig Wood, near East Kilbride, South Lanarkshire



Sporting Rights

The sporting rights are included in the sale. They are not let.

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights of Way

The wood has direct access onto the public road.

There are no public rights of way within the wood, but in line with Scottish legislation the public are entitled to access the woodland subject to the Scottish Outdoor Access Code.

Fencing Liabilities

Maintenance of boundary fences is shared with neighbours.

Restrictive Covenants

The property is to be used as agricultural land or woodland only. A Restrictive Covenant prevents its use for manufacturing as well as commercial camping, commercial shooting and motor sport.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

How to Buy this Woodland

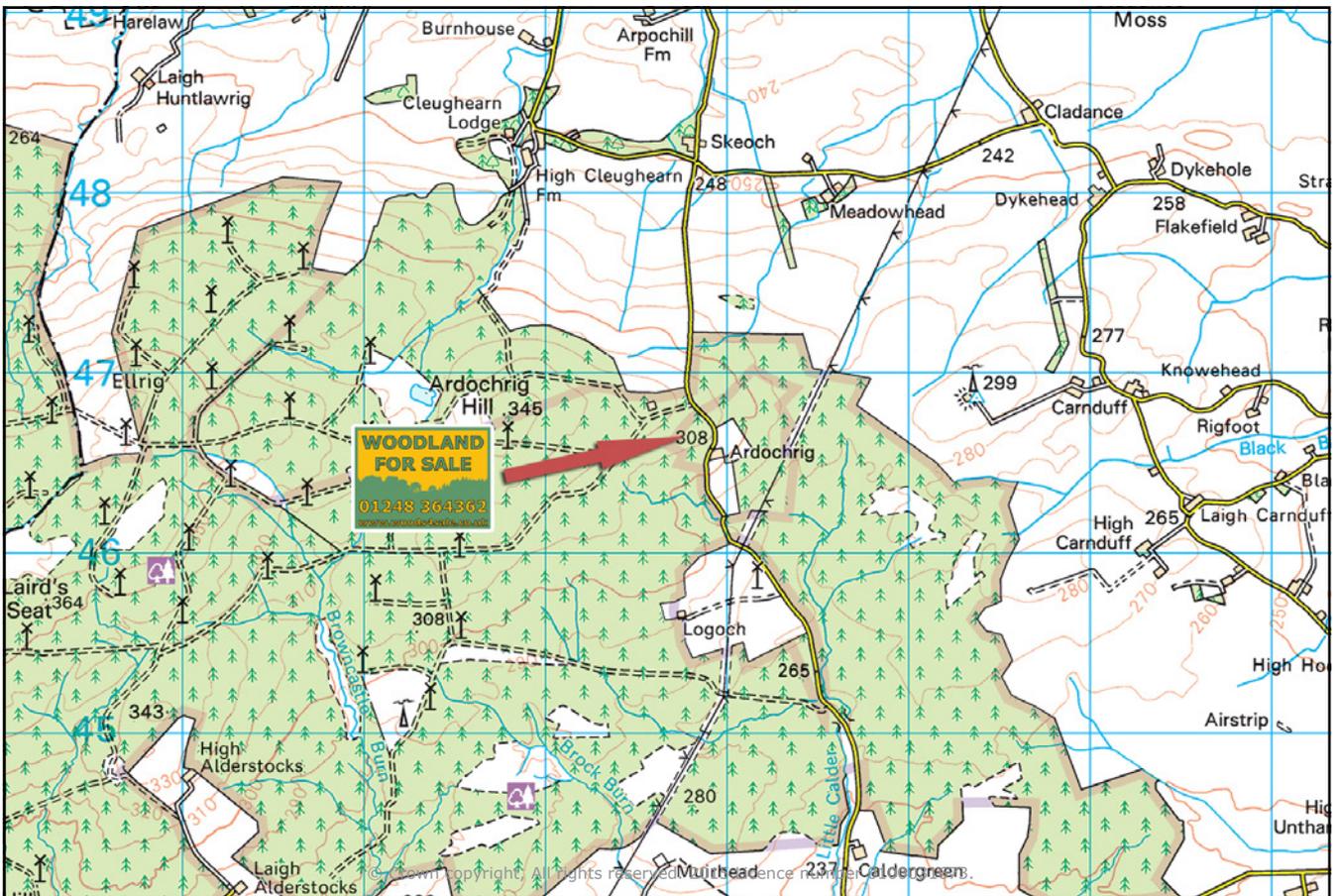
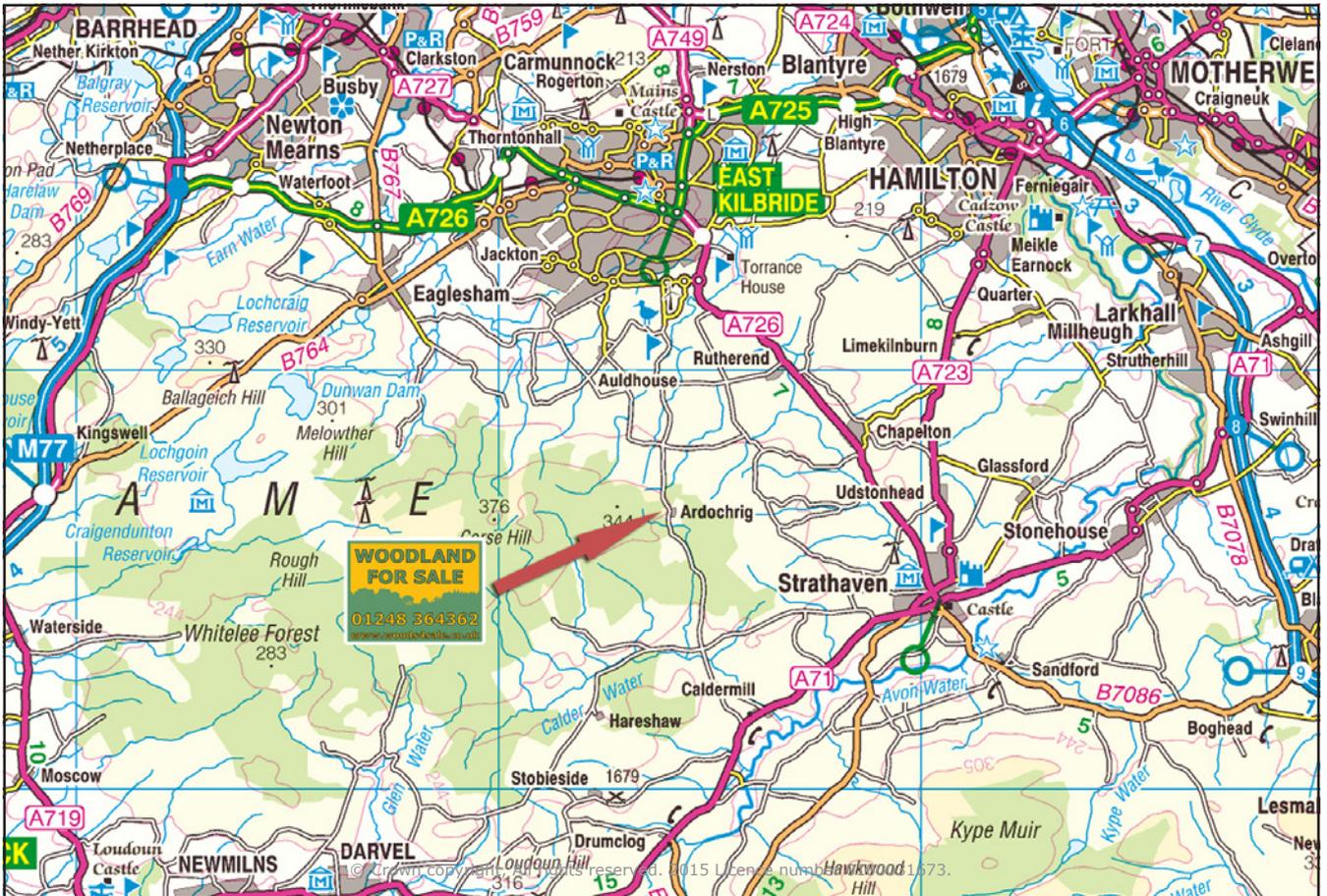
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price.

The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Ardochrig Wood, near East Kilbride, South Lanarkshire



Ardochrig Wood, near East Kilbride, South Lanarkshire

