



FREEHOLD FOR SALE BY PRIVATE TREATY

67.21 Acres (27.20 Hectares)

SHAW HILL NORTH WOOD

Coulter, South Lanarkshire

Offers over £340,000 are invited for this property

OS Grid Ref: NT036346 Lat/Long: 55.595970,-3.529263 Nearest Post Code: ML12 6JW
what3words: silks.entire.clarifies

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared July 2024.

LOCATION

Shaw Hill North Wood is located to the north-east of Coulter, 3 miles to the south of Biggar and 32 miles to the south-east of Edinburgh. All distances are approximate.

DESCRIPTION

Situated on a highly productive gently sloping site, Shaw Hill North Wood represents an exciting opportunity to purchase a commercial timber producing asset with fantastic access to local timber markets.

Planted in 2019, this now well-established plantation comprises predominantly Sitka spruce alongside Douglas fir, Norway spruce and Scots pine, all of which are showing impressive growth rates now that they are fully established. This plantation should now require minimal intervention until it is ready for first thinning in around 10 years.

The balance of the wood features small areas of broadleaf planting including sycamore, oak, beech, silver birch, cherry and lime.

The site is fenced along all boundaries.

Soils are described as freely draining acid brown soils and are favourable to tree growth.

Access into the wood is via a gate at point X as shown on the sale plan. Internally, rides provide access through the crop. There are two further access points on the northern boundary.

SPORTING AND MINERAL RIGHTS

Sporting Rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

SELLER'S SOLICITORS

Messrs Walker & Sharp, 37 George Street, Dumfries DG1 1EB



METHOD OF SALE

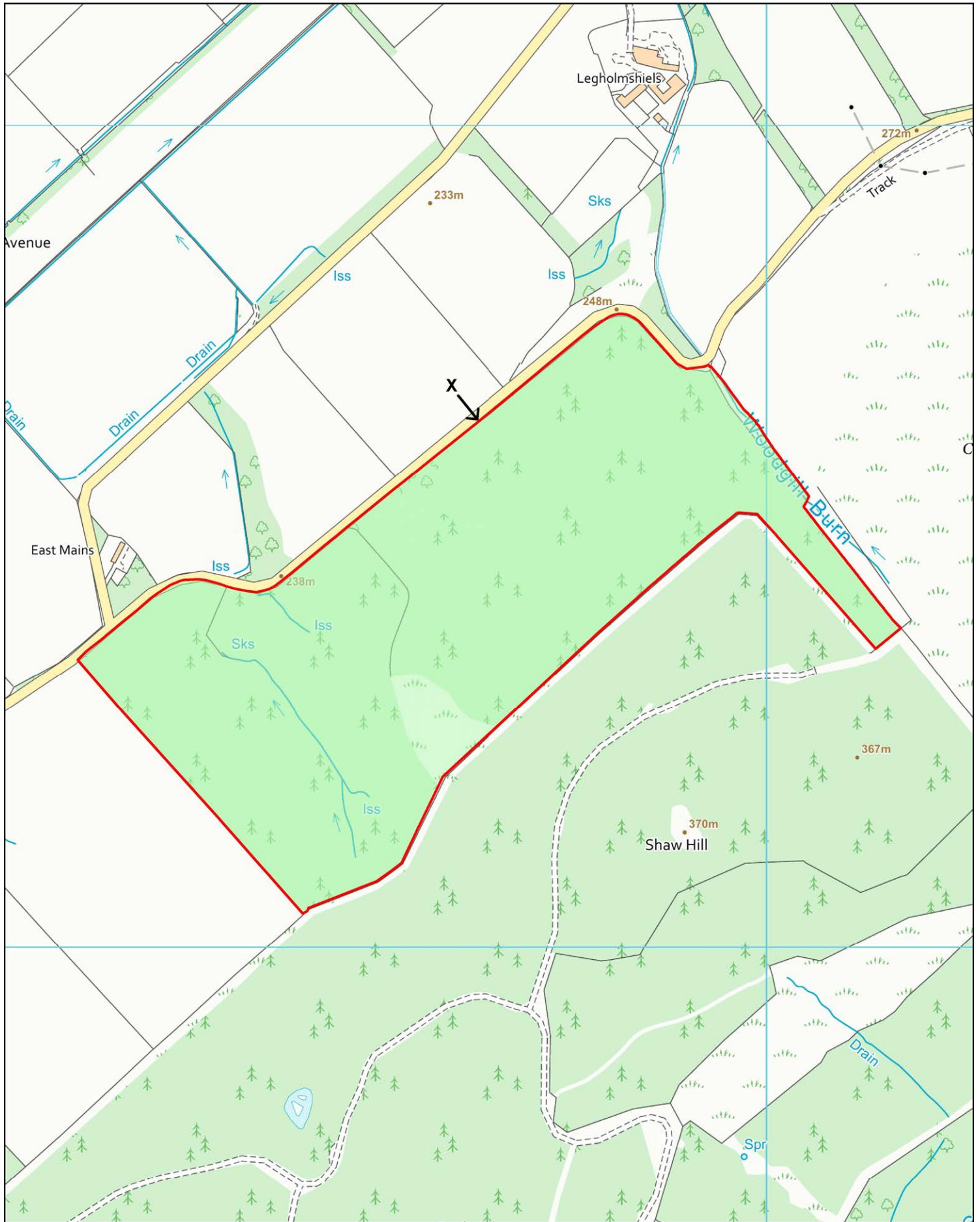
Shaw Hill Wood North is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Please note all offers must be submitted in Scottish legal form before they can be formally accepted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Shaw Hill North Wood

Location NT 037 344

Scale 1:6,000 @ A4

Drawing No. Y22871-01

Date 24.07.24



Tustins

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Shaw Hill North Wood

Location NT 037 344
 Scale 1:50,000 @ A4
 Drawing No. Y22871-02
 Date 24.07.24



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Coulter, South Lanarkshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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