

CLACKMANNAN WOODLAND

FORESTMILL, ALLOA



Galbraith



CLACKMANNAN WOODLAND, FORESTMILL, ALLOA

Woodland extending to 73.19 Ha (180.84 Acres) or thereby
in a highly accessible location.

Forestmill 0.1 miles ■ Clackmannan 3 miles ■ Alloa 5.5 miles

- An area of productive woodland
- Highly accessible location
- Continuous felling and restock over previous years
- Internal tracks aiding felling works

FOR SALE AS A WHOLE

Galbraith

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 OnTheMarket



SITUATION

Clackmannan Woodland is situated on the outskirts of the settlement of Forestmill, 3 miles northeast of the village of Clackmannan and 5.5 miles east of the town of Alloa. Clackmannan Woodland is situated to the southern side of the A977 with the direct surrounding landscape being both woodland and agriculture.

DESCRIPTION

Clackmannan Woodland extends to 73.19 Ha (180.84 Acres) of woodland and lies to the south of the A977. The plantation can be accessed directly off the A977 via internal tracks which have been installed to aid with the recent felling works. The woodland is a mix of coniferous and deciduous trees ranging in age.

Since 2019 there have been various felling licences granted for the felling and restock across the woodland. This has been carried out in a staged process, allowing an incorporated blend on tree growth across the site. All re-stocking obligations under the felling licences have been met. Further details are available from the selling agents.

In terms of land capability, the majority of the land has been classified as F2 by the James Hutton Institute, providing very good flexibility for trees with an area to the west which is classified as Grade F4 which provides moderate flexibility for tree plantation. The land at the site sits between 60m and 88m above sea level.

The woodland can be broken down as follows:

Species:	Hectares	Acres
Broadleaf	6.20	15.32
Mixed broadleaf/ Conifers	4.30	10.63
Sitka Spruce	45.90	113.41
Other Conifer	14.20	35.09
Unplanted (Open)	2.59	6.39
TOTAL	73.19	180.84

METHOD OF SALE

Clackmannan Woodland is offered for sale as a whole.

NITRATE VULNERABLE ZONE (NVZ)

Clackmannan Woodland is not included within a Nitrate Vulnerable Zone.

HISTORIC SCOTLAND

No parts of the property are subject to any historical or scheduled monuments.

LOCAL AUTHORITY

Clackmannanshire Council
Kilncraigs
Alloa
Clackmannanshire
FK10 1EB

MINERALS

The mineral rights are included insofar as they are owned.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the seller.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.



FIXTURES AND FITTINGS

All fixture and fittings are included in the sale price. No other items are included unless mentioned in the sales particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Laurie Place, Forestmill turn left onto the A977 heading West, Clackmannan Woodlands will be located on the left hand side for 1.2 miles with the most southern boundary being opposite Castlebridge industrial park.

From the Gartarry Roundabout take the A977 exit towards Perth, continue for 0.9 miles, Clackmannan Woodlands will lie on the right hand side and continue for 1.2miles ending just before the settlement of Forestmill.

POST CODE

FK10 3QJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///rural.expanded.export

SOLICITORS

Davidson Chalmers Stewart
12 Hope Street
Edinburgh
EH2 4DB

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

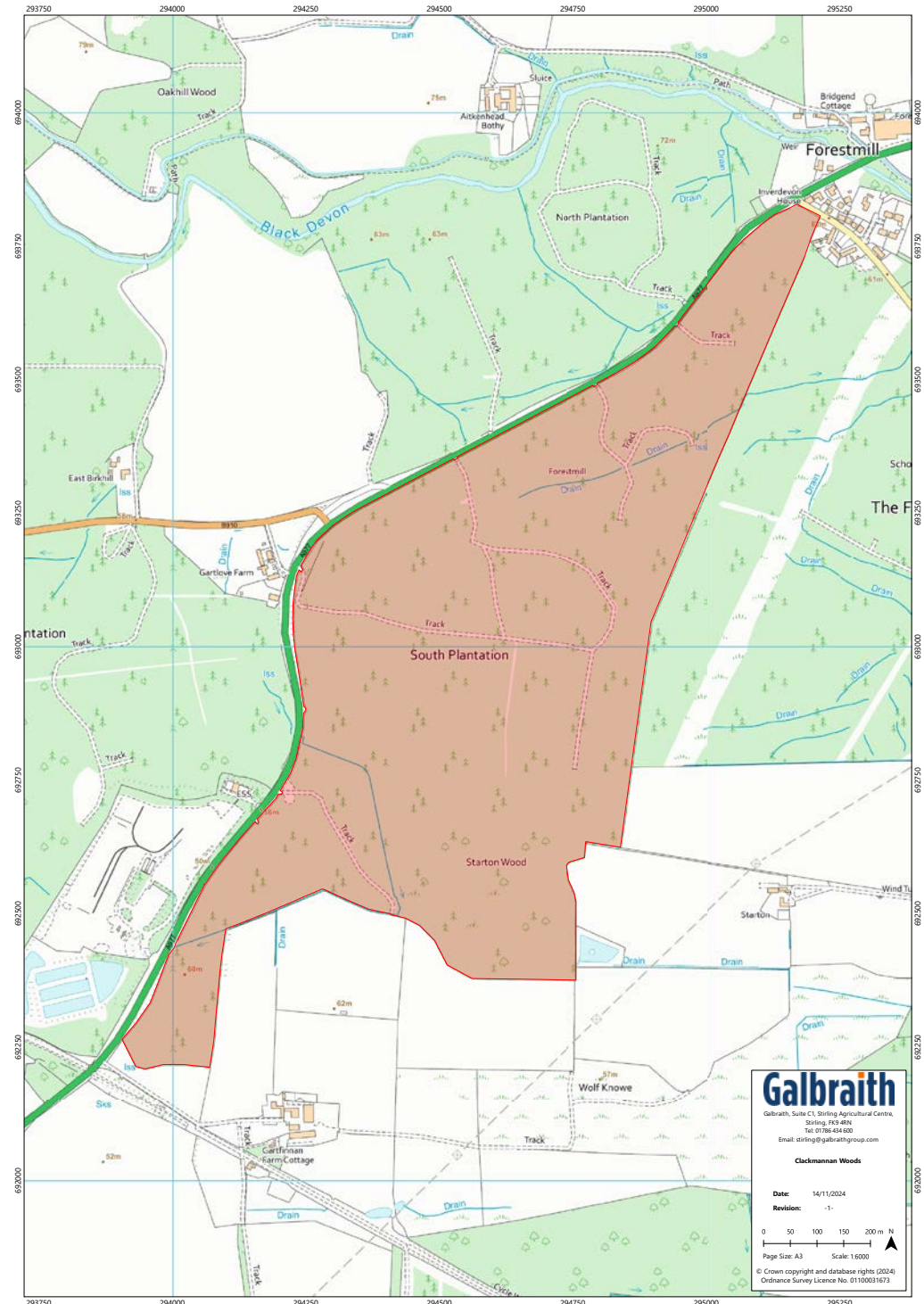
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.







IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024

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