

# MAINSHILL WOODLAND

BALFRON



**Galbraith**



# MAINSHILL WOODLAND, BALFRON

Attractive block of mixed species woodland planted in 2021.

Killlearn 2.1 miles ■ Balfron 2.7miles ■ Glasgow 17.5 miles

**Acreage 23.07 hectares (57.00 acres)**

- A well-located block of mixed amenity woodland
- Situated in an accessible location within Central Scotland
- Spectacular views over the surrounding countryside
- PIUs (Pending Issuance Units) will be made available to purchase separately

**FOR SALE AS A WHOLE**

**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com



 **OnTheMarket**



### SITUATION

Mainhill Woodland is situated approximately 1.5 miles east of the hamlet of Boquhan and just 2.7 miles south of Balfron. The woodland, which was established in 2021 with the assistance of Forestry Grant Scheme Funding, is surrounded by land which is mainly used for agriculture and forestry.

### DESCRIPTION

Mainhill Woodland comprises of a block of woodland which was planted in 2021. The Block extends to 23.07 hectares (57.00 acres) and lies south of the B818 with direct access onto the main road.

The woodland can be split down into different species which have been planted comprising: 11.28 Ha (27.88 acres) Sitka Spruce, 1.78 ha (4.38 acres) Scots Pine, 3.63 ha (8.98 acres) Norway Spruce and 3.15ha (7.78 acres) of Mixed Broadleaves with 1.75 ha (4.33 acres) designed opened ground and a further 1.48ha (3.65 acres) of other land which was not included in the 2021 planting schedule (Open ground).

The trees are well established and appear to be growing well with little evidence of browsing by deer or hare. The full site is securely fenced with deer fencing around the perimeter which appears to be in a well-maintained condition.

The woodland at Mainhill sits between 88m and 190m above sea level and slopes gradually with a north facing aspect. The land at Mainhill woodland is classified as a mixture of Forestry Capability gradually ranging from F2, F3 to F4 at the most southern point by the James Hutton Institute.

The woodland can be split as follows:

| Land Type                    | Hectares     | Acres        |
|------------------------------|--------------|--------------|
| Sitka Spruce                 | 11.28        | 27.88        |
| Scots Pine                   | 1.78         | 4.38         |
| Norway Spruce                | 3.63         | 8.98         |
| Mixed Native Broadleaves     | 3.15         | 7.78         |
| Open Ground                  | 1.75         | 4.33         |
| Other( non-grant aided land) | 1.48         | 3.65         |
| <b>Total</b>                 | <b>23.07</b> | <b>57.00</b> |

### PENDING ISSUANCE UNITS (PIUs)

The site being sold, is part of a larger planting scheme which has been registered with The Woodland Carbon Code. Pending Issuance Units will be made available to purchase in addition subject to the buyer meeting the cost of the revalidation and splitting of the scheme. WCC Project ID 10400000027501. First verification is due 2026.

The purchaser will be required to manage the woodland in accordance with the Woodland Carbon Code Contract to ensure continued carbon sequestration to meet Woodland Carbon Code requirements. Further information is available from the selling agents.

General Woodland Carbon Code Information: The Woodland Carbon Code is a government scheme administered by Scottish Forestry but available UK wide. The Code allows the owners of new woodland planting schemes to calculate the total carbon sequestration their woodland will achieve over the lifetime of the trees. The planting scheme must then be validated by a third party but once this is done Pending Issuance Units (PIUs) are generated. PIUs have a value and may be sold but may not be used in an offsetting calculation until the trees have grown and the carbon sequestration verified. Verification allows the PIUs to be converted to Woodland Carbon Units which may be used to offset UK based emissions. More information is available at <https://woodlandcarboncode.org.uk/>

### **METHOD OF SALE**

Mainshill Woodland is offered for sale as a whole.

### **NITRATE VULNERABLE ZONE (NVZ)**

The land at Mainshill Woodland is not included within a Nitrate Vulnerable Zone.

### **FORESTRY GRANT SCHEME**

A Forestry Grant Scheme has been entered into Case Ref 20FGS49023 covering the property for the establishment of this area of woodland and that adjoining it. The purchaser(s) will be responsible upon occupation of the subjects of sale to comply with all ongoing management requirements to maintain the woodland as laid down under Forestry Grant Scheme Contract for the remainder of the scheme until 2042. For further details, please contact the selling agent.

### **LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)**

All of the land has been designated as being within a Less-Favoured Area.

### **HISTORIC SCOTLAND**

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

### **LOCAL AUTHORITY**

Stirling Council  
1-3 Port Street  
Stirling  
FK8 2EJ

### **SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE**

Cadzow Court  
3 Wellhall Road  
Hamilton  
ML3 9BG  
0300 244 3665  
SGRPID.hamilton@gov.scot

### **MINERALS**

The mineral rights are included.

### **TIMBER**

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

### **SPORTING RIGHTS**

The sporting rights are NOT included within the sale and will be retained by the current owner.

### **INGOING VALUATION**

Given the nature of the property, there will be no ingoing valuation payable.

### **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 Killearn head north following the A875, in 0.8 miles turn right onto the B818 towards Fintry. Continue for 1.2 miles, Mainshill woodland will then be on your right with the entrance gate in the far bottom corner of the woodland.

From Fintry head west on the B818 for 4.6 miles, the entrance to Mainshill woodland will then sit on the left hand side.





#### **POST CODE**

G63 ORR

#### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///given.chair.committed

#### **SOLICITORS**

Ryan Bowie  
Brodies LLP  
110 Queen Street  
Glasgow  
G1 3BX

#### **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.

The main access to the woodland is via the roadside gate in the north eastern corner of the plantation. There will however be a right of access granted in favour of any purchaser for the purposes of management and harvesting, over the route shown as a dotted blue line on the sale plan. The access right will be restricted to forestry management and the cost of maintenance will be on a user basis.

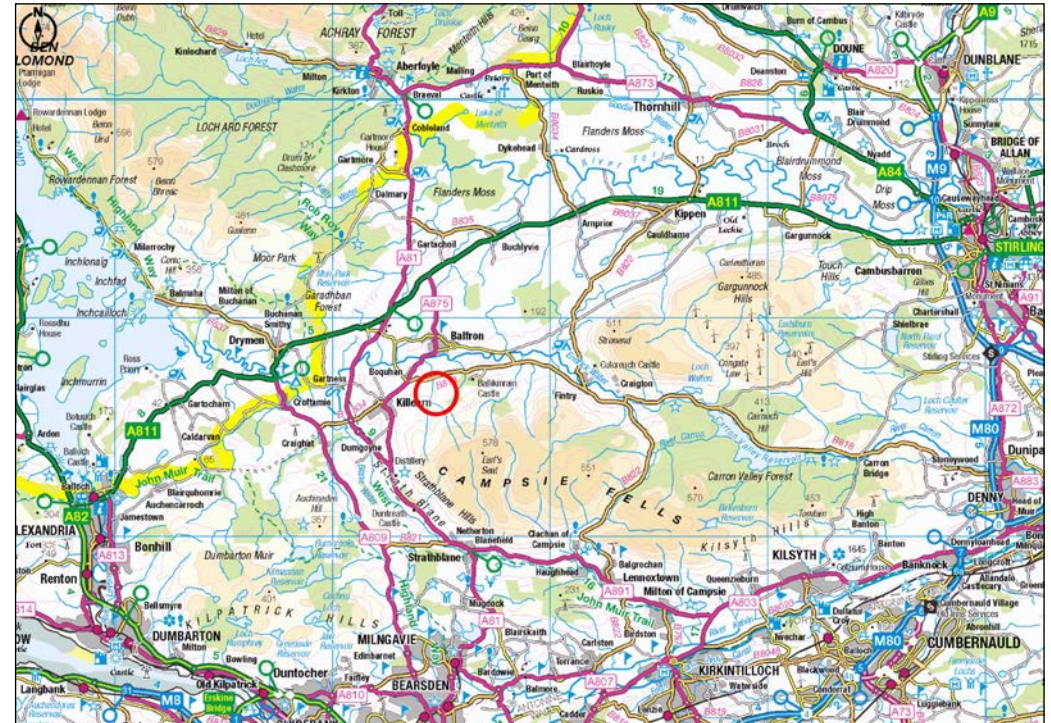
#### **AMC PLC FINANCE**

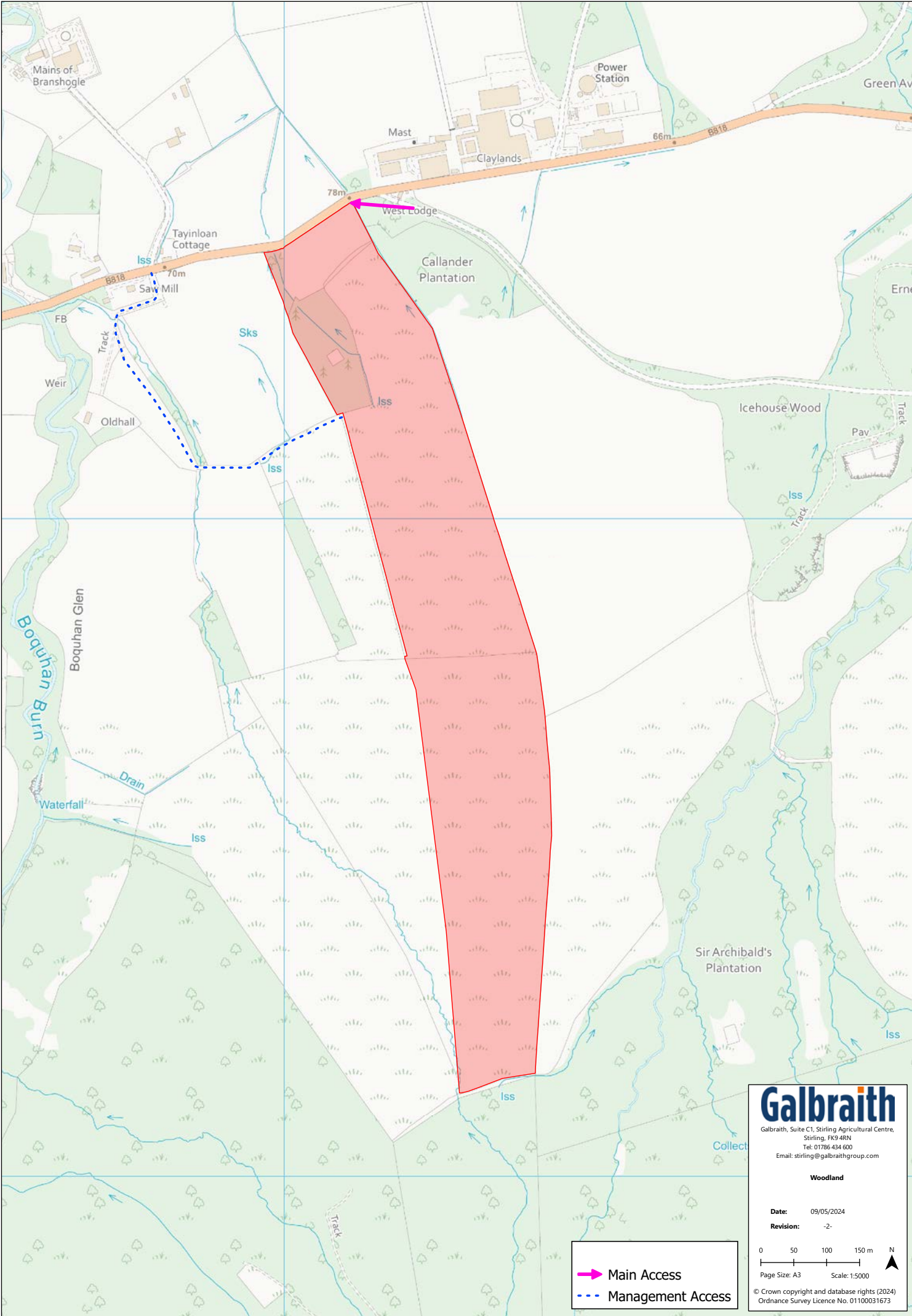
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr office on 01292 268181. Email: [alice.wilson@galbraithgroup.com](mailto:alice.wilson@galbraithgroup.com)





## 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 2023.





 Main Access  
 Management Access

**Galbraith**  
 Galbraith, Suite C1, Stirling Agricultural Centre,  
 Stirling, FK9 4RN  
 Tel: 01786 434 600  
 Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)

**Woodland**

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