

Dunmore Woods

Airth | Stirlingshire







Dunmore Woods

72.20 Hectares / 178.41 Acres

A highly attractive mixed woodland comprising fast yielding conifers, a number of specimen trees and diverse broadleaves. Established on fertile and productive soils.

Potential for chalets/leisure development.

Sporting rights included, with 3 productive flight ponds. Hermit's cave/ice house.

FREEHOLD FOR SALE AS A WHOLE

Offers Over £700,000

Location

Dunmore Wood is located near Airth, just 5 miles from Stirling. The woodland is equidistant between Edinburgh and Glasgow and benefits from excellent access to well-established timber markets. The property is situated on good quality soils which are fertile and generally free-draining. The nearest postcode is FK2 8LP and What3Words: fooling.regretted.chromatic



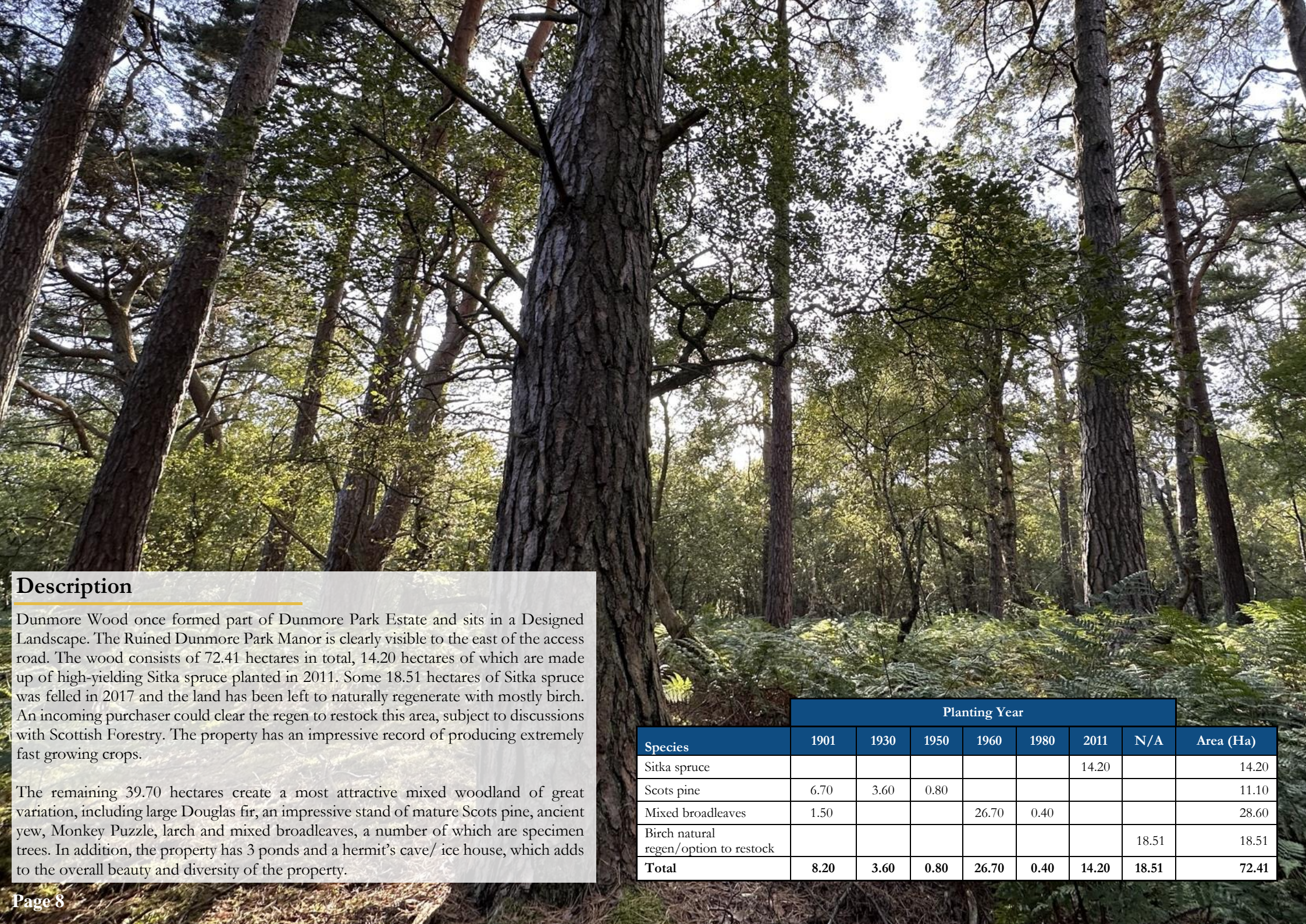




Directions & Access

From Edinburgh, take the M9 towards Stirling. At Junction 7 take the M876 exit towards the Kincardine Bridge. After approximately 1.3 miles at Junction 3, take the A905 exit towards Airth. Drive through Airth Village and continue for approximately 1.5 miles. The shared access track (point A1 on the sale plan) will be on your left, opposite Dunmore Home Farm. Please contact the Goldcrest Land & Forestry Group for the gate code. There is a prescriptive right of access for forestry purposes from A1-A2. The property also benefits from a second access directly off the public road at point A3, currently unused. In addition, there is a network of forest footpaths within the woodland.





Description

Dunmore Wood once formed part of Dunmore Park Estate and sits in a Designed Landscape. The Ruined Dunmore Park Manor is clearly visible to the east of the access road. The wood consists of 72.41 hectares in total, 14.20 hectares of which are made up of high-yielding Sitka spruce planted in 2011. Some 18.51 hectares of Sitka spruce was felled in 2017 and the land has been left to naturally regenerate with mostly birch. An incoming purchaser could clear the regen to restock this area, subject to discussions with Scottish Forestry. The property has an impressive record of producing extremely fast growing crops.

The remaining 39.70 hectares create a most attractive mixed woodland of great variation, including large Douglas fir, an impressive stand of mature Scots pine, ancient yew, Monkey Puzzle, larch and mixed broadleaves, a number of which are specimen trees. In addition, the property has 3 ponds and a hermit's cave/ ice house, which adds to the overall beauty and diversity of the property.

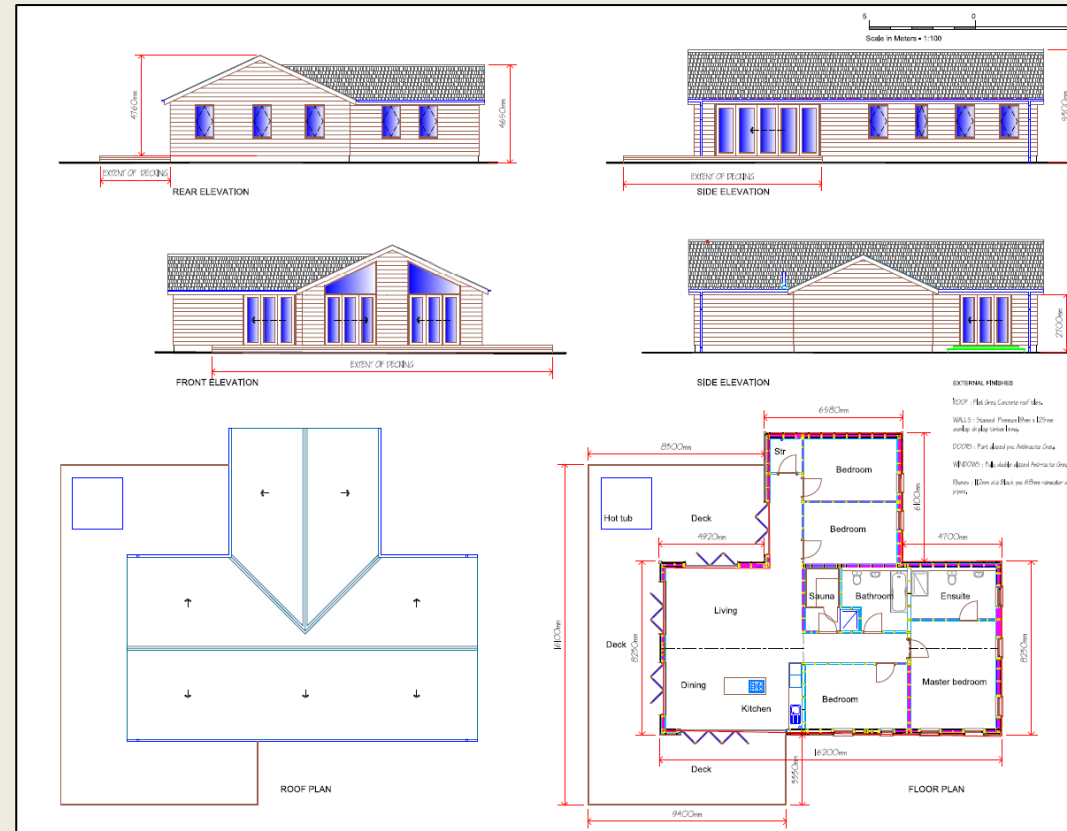
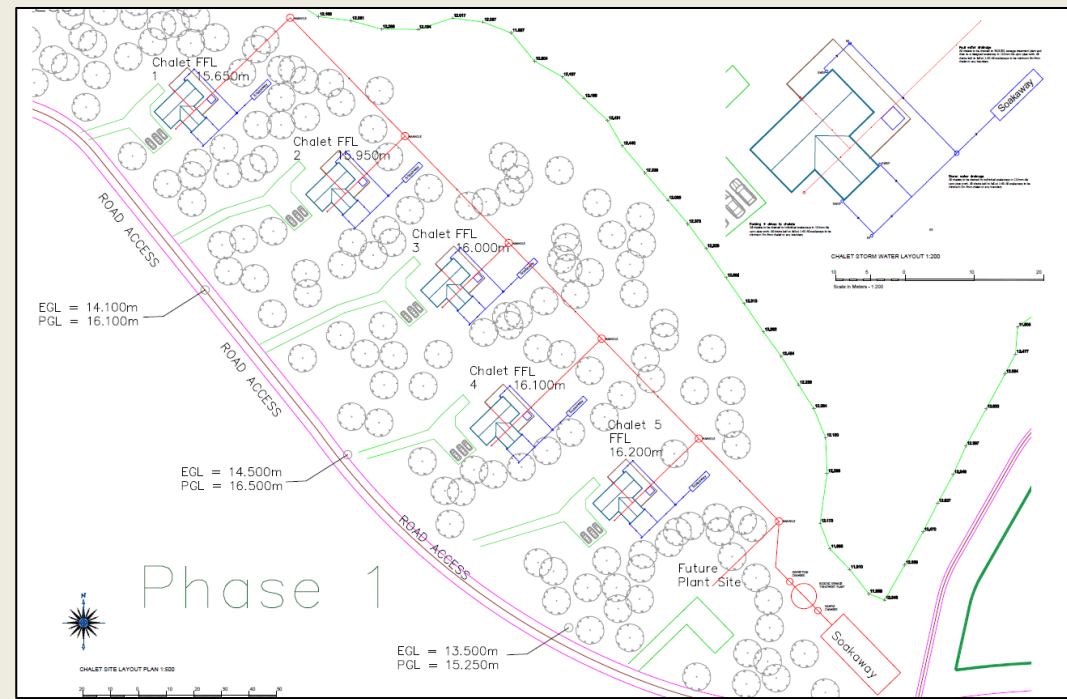
| Species | Planting Year | | | | | | | Area (Ha) |
|---------------------------------------|---------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|
| | 1901 | 1930 | 1950 | 1960 | 1980 | 2011 | N/A | |
| Sitka spruce | | | | | | 14.20 | | 14.20 |
| Scots pine | 6.70 | 3.60 | 0.80 | | | | | 11.10 |
| Mixed broadleaves | 1.50 | | | 26.70 | 0.40 | | | 28.60 |
| Birch natural regen/option to restock | | | | | | | 18.51 | 18.51 |
| Total | 8.20 | 3.60 | 0.80 | 26.70 | 0.40 | 14.20 | 18.51 | 72.41 |

Development Potential

The property is well located and suited for the development of chalets or similar buildings and there is high demand for holiday accommodation in the area; however, this is subject to planning consent.

Initial scoping for 5 wooden chalets with car parking has been carried out. Further information is available from Goldcrest Land & Forestry Group upon request.

Interested parties should satisfy themselves with regards to services and planning consent for development.



Sporting Rights

Sporting rights are included and the property has been used to host small pheasant shoots. In addition, there is plenty of Roe deer present. The 3 ponds are used for duck-fighting, with impressive numbers of duck having been shot over recent years.



Forest Grants & Management

There are no grant schemes in place and no transfer of obligations required. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewing is by appointment only. Please contact GOLDCREST Land & Forestry Group to arrange a viewing and for the gate code. For your own personal safety, please be aware of potential hazards when viewing.

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.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agent

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS & Jock Galbraith MRICS

Seller's Solicitor

Anderson Strathern,

1 Rutland Court, Edinburgh EH3 8EY

0131 270 7700

Ref: Sheonagh Richards

Measurements

Measurements stated in the brochure are from management records. The property will be sold as per the Titles.

Authorities

Scottish Forestry

Central Scotland Conservancy

Hamilton Business Park

Caird Park

Hamilton ML3 0QA

Tel: 0300 067 6006

Falkirk Council

Municipal Buildings

West Bridge Street

Falkirk

FK1 5RS

Tel: 01324 506 074

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 Agents.

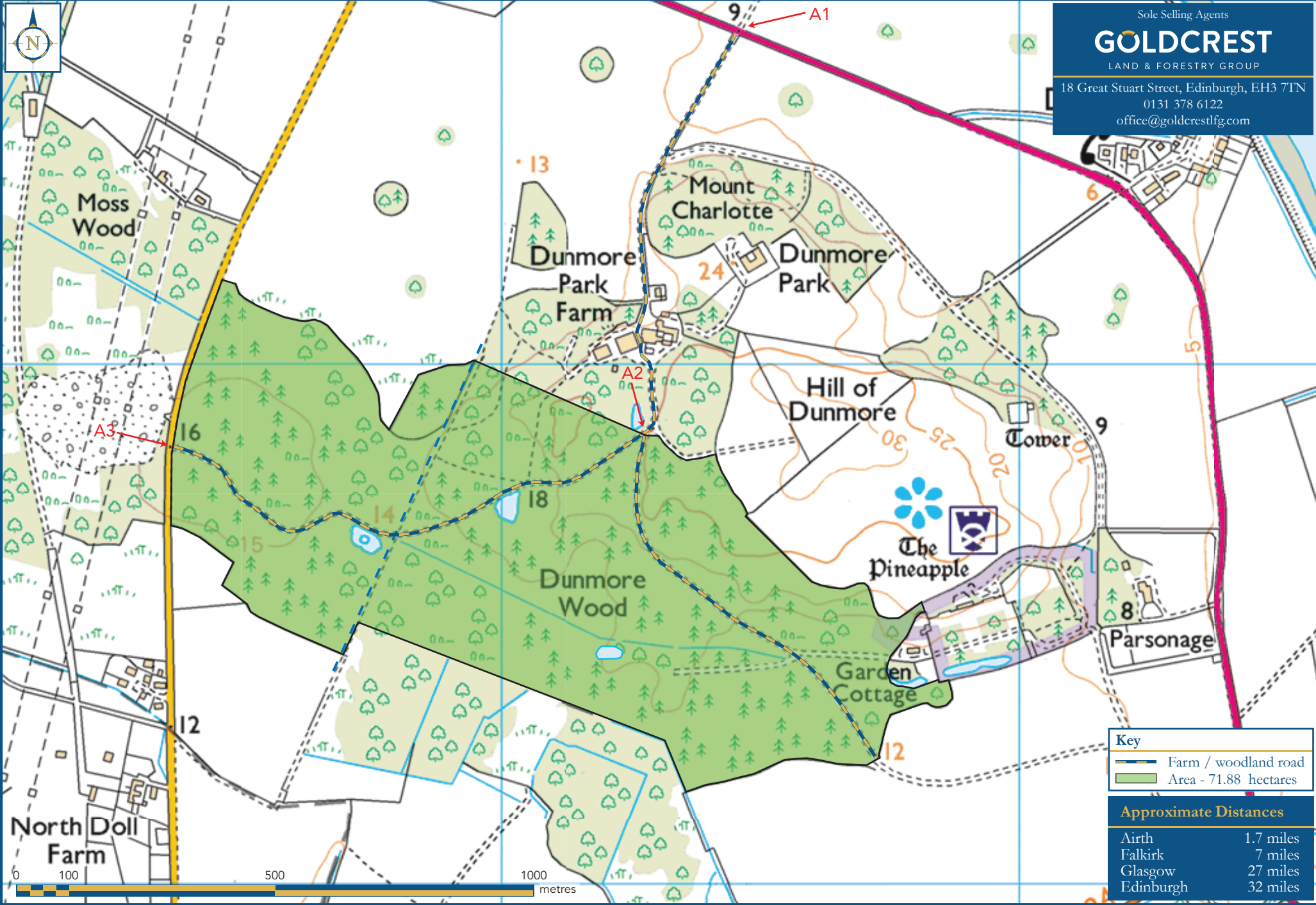
Additional Information

Additional information is available from GOLDCREST Land & Forestry upon request.

Wayleaves & Third-Party Rights

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

DUNMORE WOODS, AIRTH, STIRLINGSHIRE



Sole Selling Agents

GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
 0131 378 6122
 office@goldercrestlfg.com

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