

Brisbane Mains Farm

Largs, Ayrshire

**144.50 hectares of attractive freehold amenity woodland including
55,338 Woodland Carbon Credits (Pending Issuance Units)**



Brisbane Mains Farm

144.50 Hectares / 357.06 Acres

A rare opportunity to purchase 55,338 PIUs accompanied by a charming mixed age broadleaved woodland and a medieval hill fort

Mosaic of young and mature woodland, species-rich grasslands and peatland

Includes the Knock Hill Fort which overlooks the Firth of Clyde and islands beyond

To date, more than 200,000 trees planted to sequester carbon alongside aims to conserve and enhance the special biodiversity of this site

The majority of the trees planted are native birches, oaks, native shrubs and some Scots pine. There are areas of existing mature Oak, Hazel and Alder woodland, some of which is semi-natural in nature.

Freehold & Carbon Credits For Sale as a Whole

Offers Over £2,000,000

Sole Selling Agents

GOLDCREST Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jon Lambert MRICS & Jock Galbraith MRICS

Location

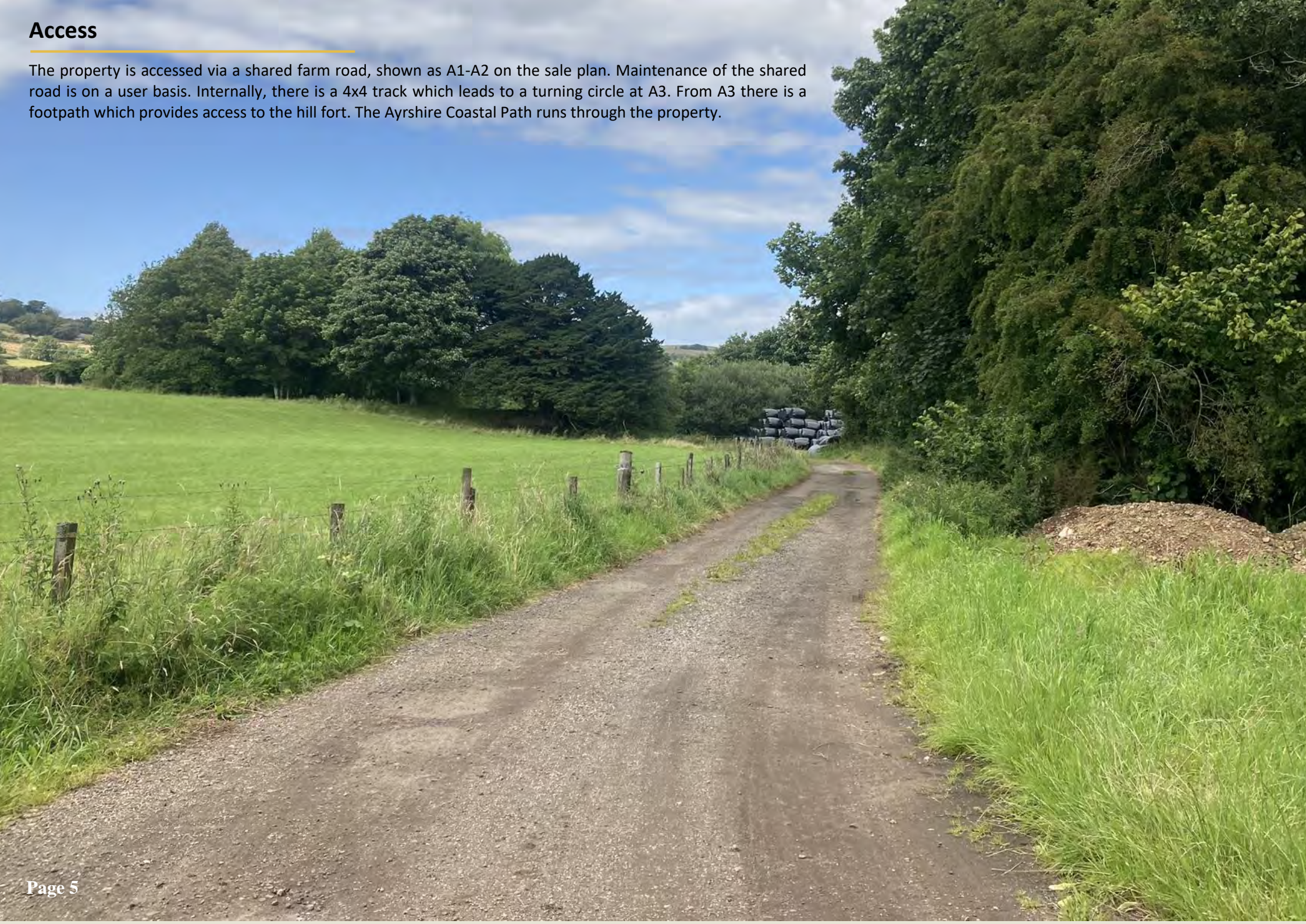
Brisbain Mains Farm is located 1.5 miles due north of Largs in North Ayrshire. The property lies close to the Firth of Clyde with wonderful views west towards the sea and the Island of Bute, The Cumbraes and Isle of Arran.

Grid Reference to the access point is NS 211 617, shown as A1 on the sale plan. What3Words code is: spoiled.promising.swerving and the postcode KA30 8SL.



Access

The property is accessed via a shared farm road, shown as A1-A2 on the sale plan. Maintenance of the shared road is on a user basis. Internally, there is a 4x4 track which leads to a turning circle at A3. From A3 there is a footpath which provides access to the hill fort. The Ayrshire Coastal Path runs through the property.




Description

Brisbane Mains Farm is an attractive and unique property which was planted with mostly mixed broadleaves in 2021. The afforestation project was planted with the aid of a Forestry Grant Scheme (Contract Ref: 20FGS54024-001) which is active until 2026. An annual maintenance payment is paid to the owner of the property until the scheme comes to an end. The outstanding payments will be paid to the purchaser. The forestry planting has generated some 55,338 Pending Issuance Units (PIUs). A summary table of the species is shown on the table below.

The open areas include marshy and upland calcareous grasslands. These meadows are rich in many places with wildflowers, such as whorled caraway, ragged robin, wild thyme and wild pansy. In Summer they buzz with insect life, being hotspots for pollinators, such as bees, and other insects. Brisbane Mains Farm has attractive mature woodland, some of which was established over 130 years ago, and indeed, includes pockets of remnant ancient oak, ash and hazel woodland. It is home to a wide variety of species, from the rare Giant horsetail to bats, fungi and rich in birdlife, including Spotted flycatcher, Garden warbler and Great spotted woodpecker.

Species	Planting Year				Area (Ha)
	Pre 1980s	1980	2021	N/A	
Native broadleaves			64.83		64.83
Mixed broadleaves	7.81	4.64	25.12		37.57
Mixed conifer			2.32		2.32
Open ground				39.78	39.78
Total		12.45	92.27	39.78	144.50

[Link to owners informative video](#)



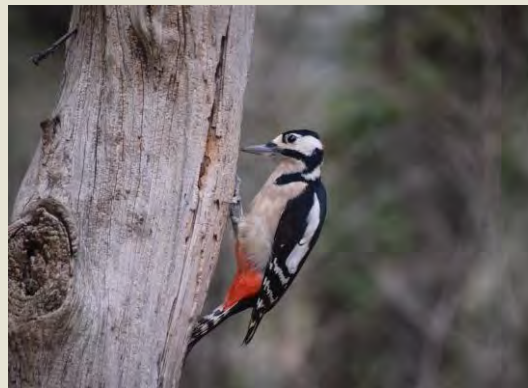
Selection of species found at Brisbane Mains Farm



Ringlet Butterfly



Hoverfly



Great Spotted Woodpecker



Sphagnum and Lichens



Bog Asphodel Red



Heath spotted-orchid



Wild Sorrel



Wild Pansy

Boundaries

All of the new planting and the majority of the property is enclosed within a deer fence. The boundaries are to be maintained in a stock-proof condition at joint mutual expense with adjoining proprietors.

Sporting Rights

Sporting rights are included with vacant possession.

Mineral Rights

Mineral rights are excluded from the sale and are reserved by a previous title.

Historical Note

On the west side of the property is The Knock Hill Fort. A fascinating historical landmark which dates back to the medieval era.



Wayleaves & Third-Party Rights

The property is sold subject to and with the benefit of all servitudes, Title conditions and others affecting the property. Copy of the title documents are available from Goldcrest Land & Forestry Group.

The UK Woodland Carbon Code



The UK Woodland Carbon Code (WCC) is a government backed scheme that facilitates the creation of tradeable carbon credits from new woodland creation projects in the UK. The demand for carbon credits has increased significantly since the WCC was introduced in 2011 with the London Stock Exchange launching its voluntary carbon market in October 2022, indicating the level of market demand.

There are 55,338 independently validated Pending Issuance Units (PIUs) assigned to the Brisbane Mains project. Over the lifetime of the 100 year scheme there will be 10 verification surveys, at each survey PIUs will be converted to Woodland Carbon Units (WCUs) in line with the measured carbon stock on site. WCUs can be used to offset carbon emissions.

Future Management

The establishment of the young woodland and creation of Woodland Carbon Code Credits has been undertaken by The Future Forestry Company, who would be keen to carry on managing the property post sale. Please contact the Selling Agents to discuss further.

Forest Grant Scheme

As previously mentioned, the woodland was planted under a Forestry Grant Scheme (Contract Ref: 20FGS54024-001). This will be transferred to an incoming purchaser. A copy of contract available from Goldcrest Land & Forestry Group upon request.

Ownership

The Sellers comprise two entities. One party owns the land and trees and the second the Pending Issuance Units. Potential Purchasers are encouraged to speak to the Selling in advance of bidding to discuss the apportionment of price between the two assets. It is understood that Land and Buildings Transaction Tax will only be incurred on the purchase of the land and trees.

VAT

Based on current HMRC policy and guidance, HMRC are of the view that the sale of PIUs is outside the scope of VAT. Should HMRC's position on the VAT treatment of PIUs change the seller would issue a VAT invoice to the buyer.

Sole Selling Agents

GOLDCREST Land & Forestry Group LLP
18 Great Stuart Street, Edinburgh, EH3 7TN
Tel: 0131 3786 122
Ref: Jon Lambert & Jock Galbraith

Seller's Solicitors

Gillespie MacAndrew
1 Exchange Crescent, Edinburgh EH3 8UL
Tel: 0131 228 9900
Ref: Alan White

Authorities

Scottish Forestry
Central Scotland
Saughton House
Edinburgh EH11 3XD
Tel: 01313 705 250

North Ayrshire Council
Cunninghame House
Irvine
KA12 8EE
Tel: 01294 310 000

Financial Guarantee/Anti Money Laundering

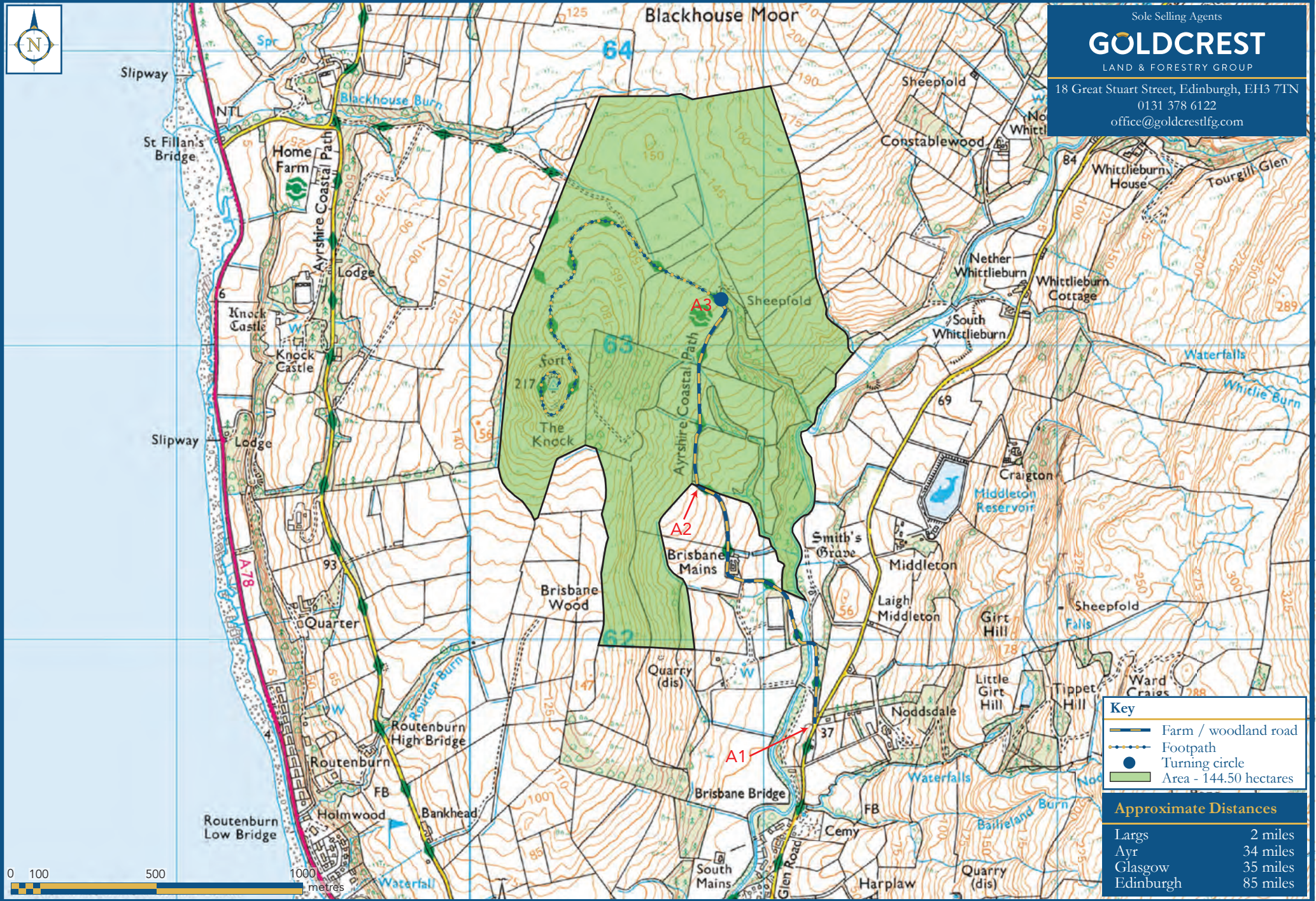
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

Viewing

Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest 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. Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.



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