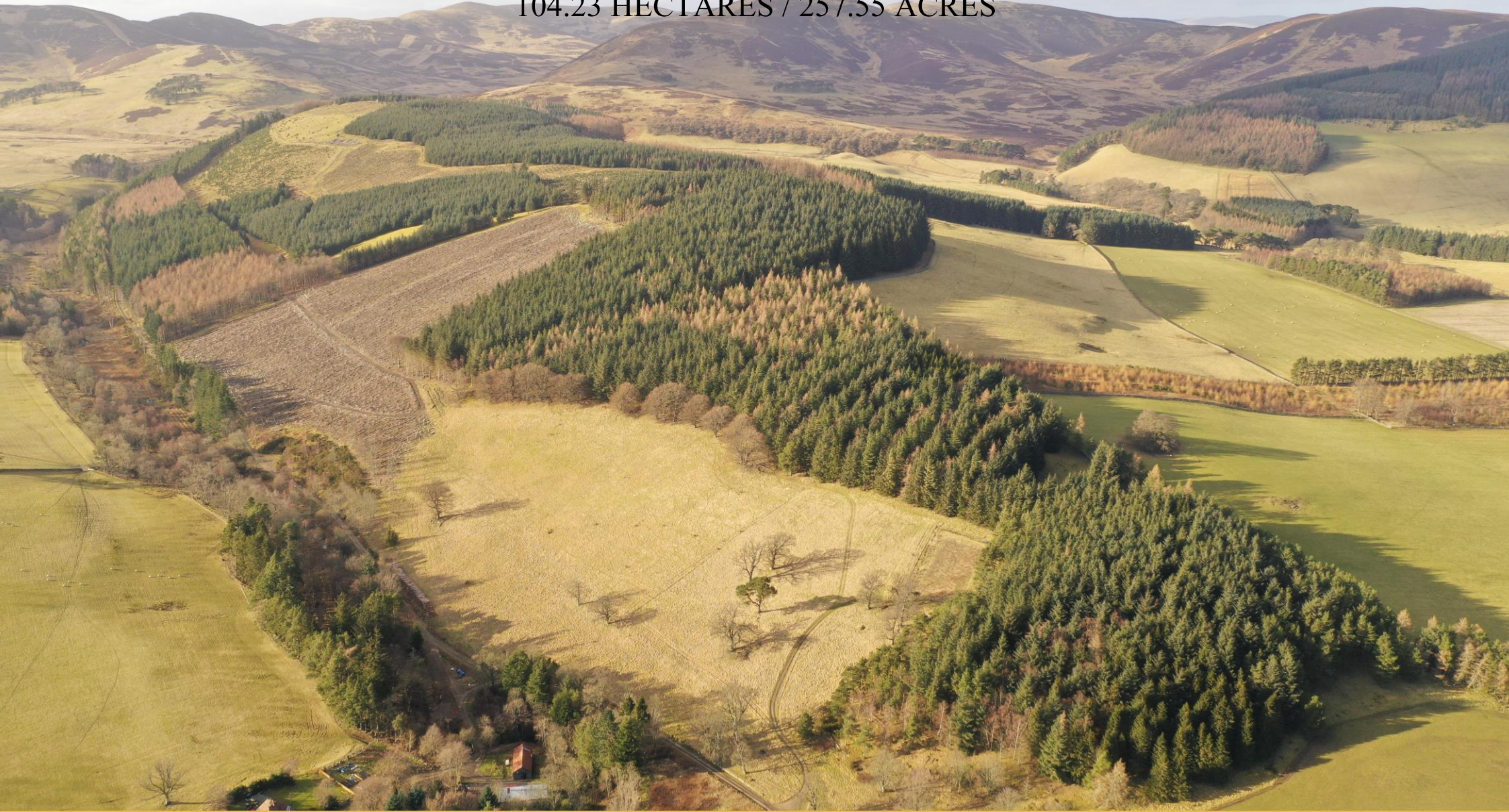


TARCREISH HILL

Nr PEEBLES, SCOTTISH BORDERS

104.23 HECTARES / 257.55 ACRES





TARCREISH HILL

104.23 HECTARES / 257.55 ACRES

A highly attractive mixed commercial conifer woodland. Variety of age classes. Located in stunning Scottish Borders scenery.

- Fast growing, high-yielding conifer crops.
- Area of quality timber now ready to harvest.
- Varied age structure.
- Excellent access to timber markets.
- Located in an area of stunning natural beauty.

FREEHOLD FOR SALE AS A WHOLE
Offers Over £1,250,000

SOLE SELLING AGENTS

GOLDCREST Land & Forestry Group

46 Charlotte Square, Edinburgh EH2 4HQ

0131 3786 122

www.goldcrestlfg.com

Jon Lambert MRICS & Jock Galbraith MRICS

LOCATION

Tarcreish Hill is located 6 miles to the west of Peebles, in the Upper Tweed Valley, Scottish Borders. It is close to the main transport arteries of Southern Scotland/North England. The area is renowned for good growing conditions producing high quality commercial timber. It is extremely well located for a number of competitive timber markets. Nearest Post Code EH45 8NX.



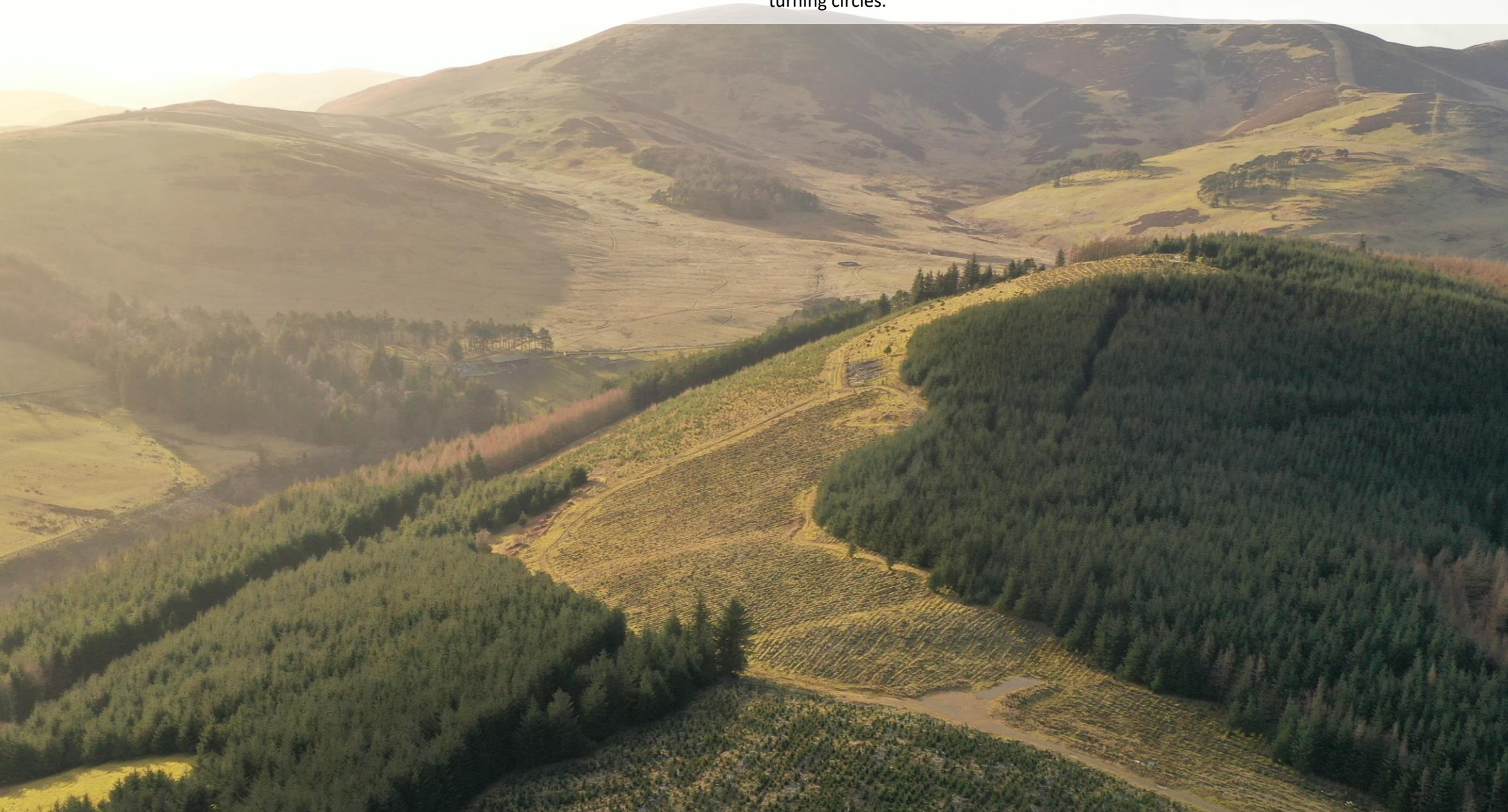
ACCESS

From Edinburgh head south on the A701 to the village of Broughton. 0.5 miles south of Broughton turn left, east, on to the A712 through the small hamlet of Drumelzier. Cross the river Tweed and point A1 which is the start of the access is found 4.5 miles from the A701.

From the south, leave the M74 at Junction 15 (Moffat) and continue on the A701 for 24 miles before turning right, east, onto the B712.

A full servitude right of access extends from A1-A2-A3-A4 through Home Farm as per the enclosed sale plan. The main forest road commences at A4 and continues along to A5, A6 and A7. There is a further servitude right of access between point A7 and A8.

In addition, there are numerous other tracks and rides within the woodland providing easy access to the majority of the property. The gold rings on the sale plan indicate turning circles.





DESCRIPTION

Tarcresh Hill – 104.23 Hectares / 257.55 Acres

Tarcresh Hill was established between 1970-1990 with some compartments now on their second rotation.

The summary chart below illustrates the attractive mix of species and age classes. This variety adds interest for a potential owner, providing future income at various times.

The overriding objective of the forest is one of timber production. However as can be seen by the species table, this is not a sitka spruce “wall to wall” plantation. It is an attractive inspired mixture which will yield large volumes of high-quality timber in the future but also give considerable biodiversity benefits sitting attractively in the Borders landscape. The Peebleshire hills are well-known for heavy timber crops at the time of maturity and Tarcresh Hill is an excellent example.

Shortly after entering the property on the righthand side of the forest road is an attractive area of open fertile permanent pasture. There are a few specimen trees creating a parkland feel. This area could be planted with further trees or simply left depending on a new owners objectives.

At the south east end of the property there is a small elderly storage shed of timber construction.

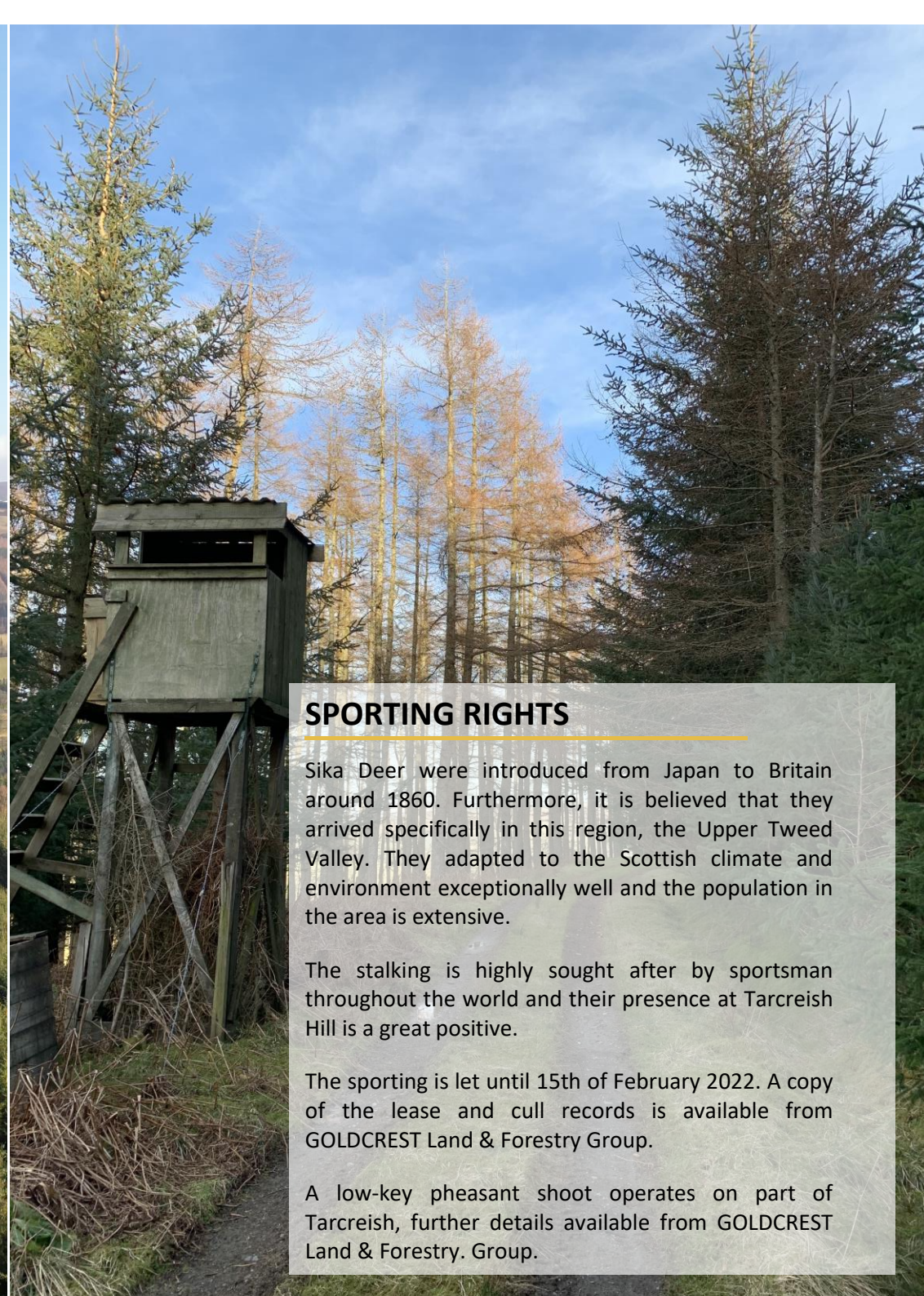
Species	Planting Year									Area (Ha)
	1950s	1960s	1970s	1980s	1990s	2000s	2010s	2020s	N/A	
Sitka spruce mix			10.77	2.18	1.58		8.61	6.52		29.66
Sitka spruce			4.90	4.38	8.46	1.06	4.48			23.28
Hybrid larch	0.54		3.60			1.84				5.98
Mixed broadleaves		1.98	1.03	0.27	0.99					4.27
Scots pine	1.60		2.09							3.69
Douglas fir/SP							3.24			3.24
Hybrid larch mix			3.15	1.46						4.61
Sitka spruce/OG				0.37		1.55				1.92
Mixed conifer						0.74				0.74
Scots pine/MC			0.20							0.20
Beech				0.19						0.19
Open ground									16.45	16.45
Grass field									5.25	5.25
To be restocked									2.77	2.77
Scrub & pond									1.98	1.98
Total	2.14	1.98	25.74	8.85	11.03	5.19	16.33	6.52	26.45	104.23

Areas are taken from updated historic management schedules and although believed to be correct, purchasers should satisfy themselves as to their accuracy.



TIMBER MARKETS

Leaving Tarcreish, having crossed Home Farm future timber lorries will join the B712, an Agreed Timber Haulage Route. From there The M74 at Moffat is 28 miles to the south west. Tarcreish Hill is extremely well located for a wide selection of competitive sawmillers and other end users.



SPORTING RIGHTS

Sika Deer were introduced from Japan to Britain around 1860. Furthermore, it is believed that they arrived specifically in this region, the Upper Tweed Valley. They adapted to the Scottish climate and environment exceptionally well and the population in the area is extensive.

The stalking is highly sought after by sportsman throughout the world and their presence at Tarcreish Hill is a great positive.

The sporting is let until 15th of February 2022. A copy of the lease and cull records is available from GOLDCREST Land & Forestry Group.

A low-key pheasant shoot operates on part of Tarcreish, further details available from GOLDCREST Land & Forestry. Group.



BOUNDARIES

Boundaries are maintained to stockproof condition at joint expense with neighbouring properties.

WAYLEAVES & THIRD-PARTY RIGHTS

The adjoining property has a full servitude right of access for all purposes through the forest. Further details available from GOLDCREST Land & Forestry Group.

The Solum of the Weston Burn is not owned and Purchasers attention is drawn to the boundary with the reservoir to the north west of the forest. Further details available from GOLDCREST Land & Forestry Group.

There is a legal agreement in place for the existing track between point A2 and A4 to be upgraded by the owner of Home Farm (if they so choose). If this work is completed it will form the route of a new servitude right of access and the existing route shown A2-A3-A4 will be extinguished.

MINERAL RIGHTS

Mineral rights are included except as reserved by Statute or in terms of the Titles.

FOREST GRANTS

There are no grant schemes or Forest Plans in place and no transfer of obligations required. Copies of previous felling licences are available from the Selling Agents. For further information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

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

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. There is a locked combination lock, the code is available from GOLDCREST Land & Forestry Group. 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.

SOLE SELLING AGENTS

GOLDCREST Land & Forestry Group

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TAXATION

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

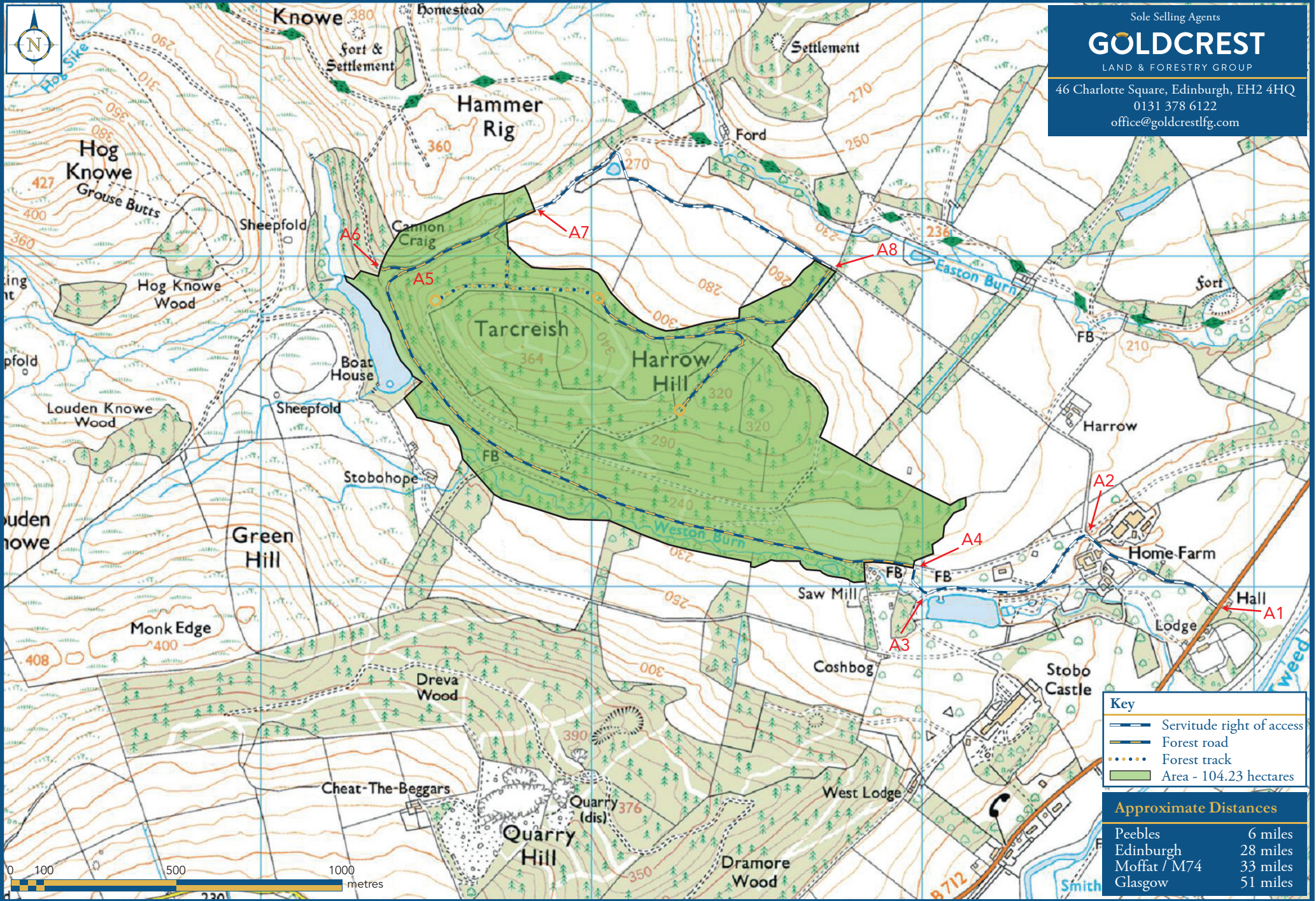
FINANCIAL GUARANTEE/ANTI MONEY

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.

TARCREISH HILL, NR PEEBLES, SCOTTISH BORDERS



Sole Selling Agents
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