



FLEET FOREST
DUMFRIES

Galbraith



FLEET FOREST, DUMFRIES

A large predominantly naturally regenerated conifer and birch woodland in South West Scotland.

Dumfries 3 miles ■ Carlisle 32.5 miles

Acreage 800.84 acres (324.11 hectares)

- Excellent network of internal tracks.
- High conservation and amenity interests.
- Potential to harvest a biomass crop.
- A natural capital asset.
- Current felling permission for 13.25 ha of standing conifer.
- Sporting opportunities.

FOR SALE AS A WHOLE

Offers Over £900,000

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com

 OnTheMarket





DESCRIPTION

Located 3 miles south east of Dumfries, Fleet Forest, which is also locally known as Craig's Moss, occupies part of the Lochar Moss. Access to the A75 trunk road is nearby, with the M6 south and A74(M) north located 22 miles east of the property.

The woodland is predominantly comprised of naturally regenerating birch, with some conifer species throughout which has established at different years and rates since 2010 after a large restructuring of the woodland took place between 2009 and 2013 removing much of the existing standing crop. There are pockets of mature conifer throughout the site which remain to provide a seed source. Since then, there has been one further felling operation in 2018 which removed a further 30 hectares of standing timber, which has also naturally regenerated.

There is one active felling permission on the subject property which was granted 26th July 2023 and expires 26th July 2025. This felling permission covers a further 16 hectares of standing timber which is predominantly spruce. The restocking plan for this is currently to also regenerate naturally. We understand from the sellers that there are various pockets of remaining mature standing conifers across the property which provides a seed source. A copy of this permission is available on request from the selling agents.

The property benefits from an excellent network of internal tracks which have been maintained by the current owners allowing for ease of access to all areas of the sizeable woodland.



METHOD OF SALE

Fleet Forest is offered for sale as a whole.

FORESTRY GRANT SCHEME

There are currently no grants or grant obligations on the land. The current vendors have one active felling permission which was granted 26th July 2023 and expires 26th July 2025. The vendors have not carried out any felling under this current permission and, depending on the date of sale, it will be transferred to a purchaser. The restocking obligations are to naturally regenerate in keeping with the remainder of the woodland.

NITRATE VULNERABLE ZONE (NVZ)

The land is included within the Lower Nithsdale Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Dumfries and Galloway Council
109-115 English Street
Dumfries
DG1 2DD

SCOTTISH FORESTRY

South Scotland Conservancy
55-57 Moffat Rd
Dumfries
DG1 1NP

MINERALS

The mineral rights are included insofar as they are owned.

TIMBER

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

SPORTING RIGHTS

Sporting Rights are included in the sale. There are roe deer present in the woodland.

BOUNDARIES

These are not fenced against existing forestry, elsewhere the boundary runs to Lochar water and there is a short length of boundary stock fence in the southern corner of the property which has been maintained mutually with the adjacent owner.

DIRECTIONS

From the A75 heading west, take the A780 towards the centre of Dumfries passing Denton Tyre Services on the right, then taking an immediate left. Continue on this road for approximately 1 mile, crossing the railway tracks midway and passing the Dundas Chemical Co Ltd. At the end of this road there is a gate adjacent to a white cottage. Passing through that gate and through the further field gate on the track continue onto the third gate which will bring you to the northeast entrance to the woodland. This access point is the main entrance exercised by the current owners. There is a code on the access gate which will be provided to parties with genuine interest.

The main access grid reference is NY 011 746.

There are two accesses into the woodland from the south of the property which are marked on the sale plan. One, which passes the house 'Lochnagar' is owned.



POST CODE

DG1 4PH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///waving.swaps.person

SOLICITORS

Henderson & Mackay, Lockerbie
35 High Street
Lockerbie
Dumfries and Galloway
DG11 2JP

VIEWING

The property can be viewed at any time within daylight hours. However, viewers must inform the selling agents of their intended visit in advance. Access gates are locked for security purposes.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

HEALTH & SAFETY

As the property is a woodland, care should be taken underfoot. The selling agents must be notified of any viewings. Accesses should not be blocked when viewing.

THIRD PARTY RIGHTS AND SERVITUDES

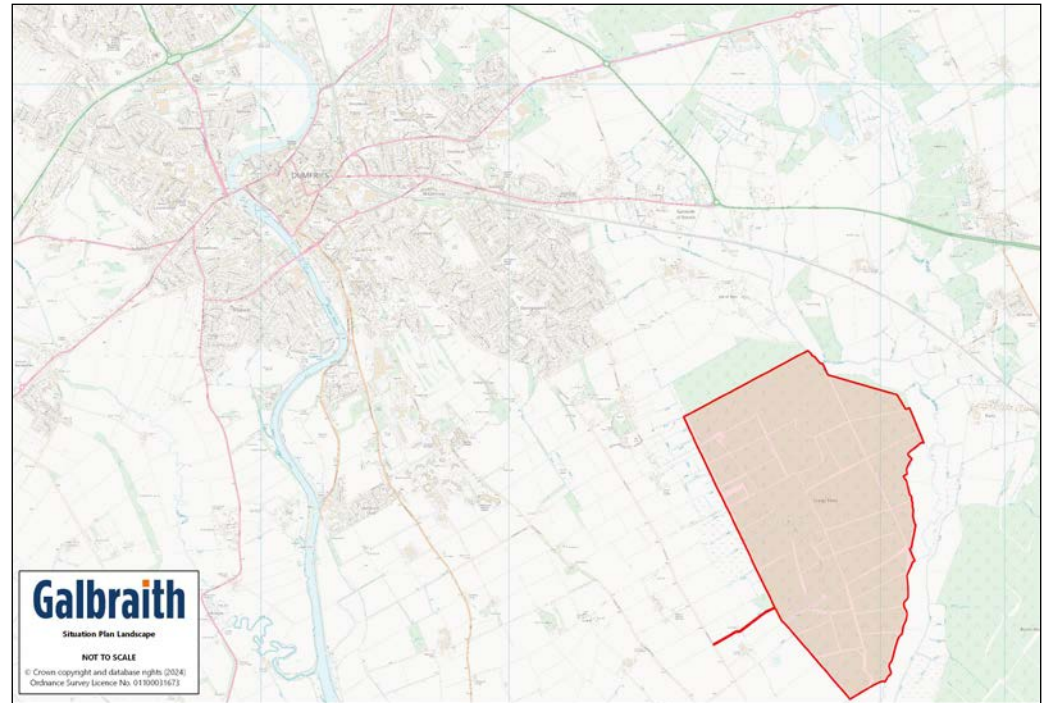
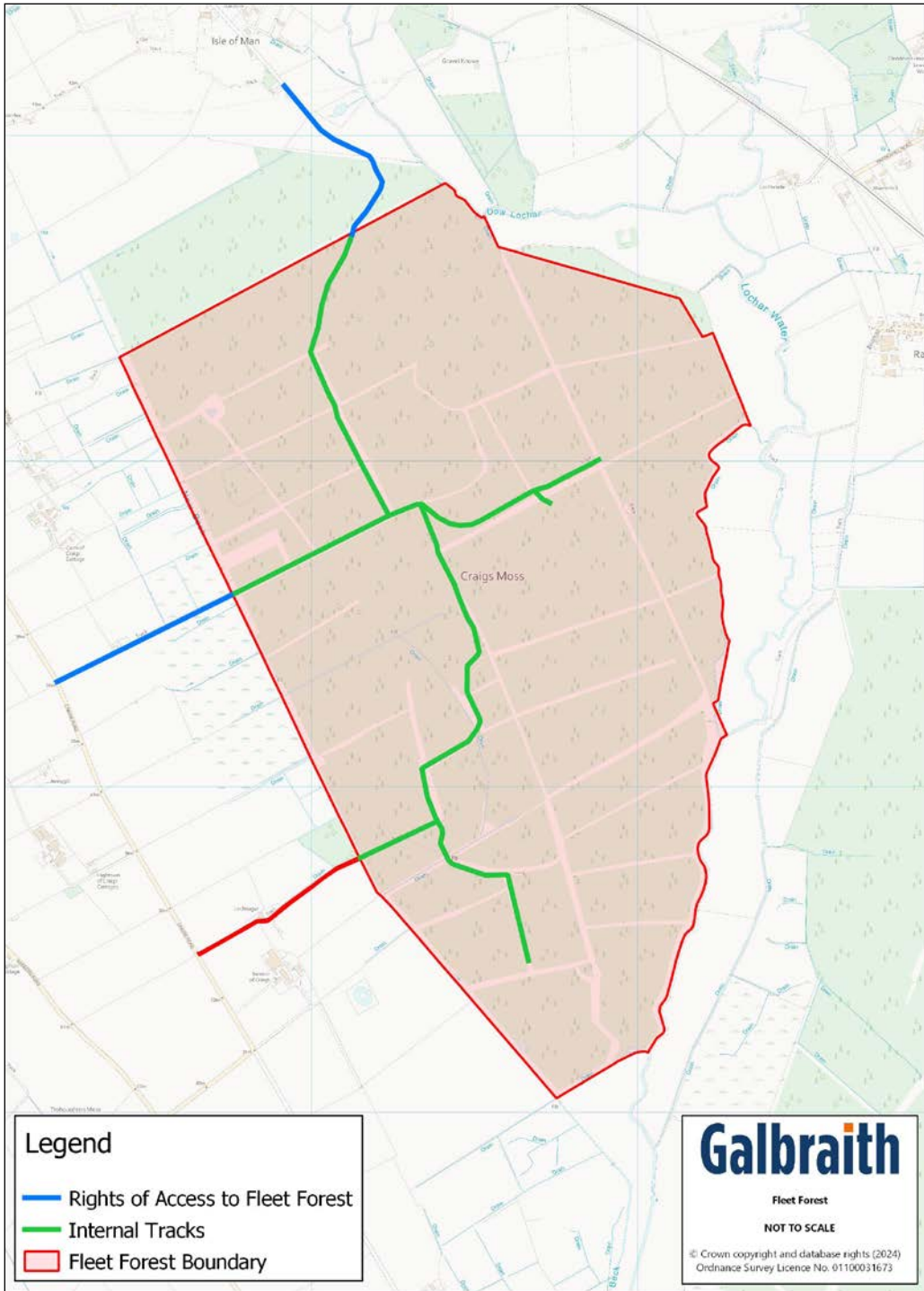
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

The current owners pay between £350 to £400 annually for a water charge directly to the Lochar Water Improvement Committee which is an annual subscription to keep the surrounding lochan dredged.



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, together with proof of funding and Identification. 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. No appraisal or valuation has been carried out on the viability or quality of a biomass crop, this is up to the purchaser to investigate. 8. Photographs taken in August 2024.





Galbraith



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