

AUCHENLONGFORD FORESTRY AND FARM PORTFOLIO

AUCHENLONGFORD, MERKLAND AND UPPER HEILAR, SORN, AYRSHIRE





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A RARE OPPORTUNITY TO PURCHASE A MIXED FORESTRY AND AGRICULTURAL PORTFOLIO IN THE PRODUCTIVE TIMBER REGION OF SOUTHERN SCOTLAND

592 hectares (1,463 acres) established forestry

230 hectares (569 acres) farmland

Auchenlongford Farmhouse (2 reception rooms, 4 bedrooms)

Range of traditional and modern farm buildings

Woodside Cottage (1 reception room, 3 bedrooms) with 9 acres

1.9 miles salmon fishing on the River Ayr

About 832 hectares (2,056 acres) in total

For sale as a whole or in 5 lots

Sorn 3 miles ♦ Ayr 19 miles ♦ Glasgow 34 miles
(All distances are approximate)

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Location

The Auchenlongford Forestry and Farm Portfolio is located within East Ayrshire, an area renowned for forestry and farming. The predominant land use in the surrounding area is a mixture of farming and forestry. Whilst the locality is distinctly rural in character with its scenic rolling landscape, the portfolio benefits from close proximity to the M77, linking Glasgow to Ayr, and the M74, linking Edinburgh to Carlisle.

The property is made up of a number of individual forestry plantations and a farm brought together into a single ownership, located either side of the River Ayr.

Description

The Auchenlongford Forestry and Farm Portfolio is an established agricultural and forestry landholding located in the southwest of Scotland offering a fantastic investment opportunity, extending to 832 hectares (2,056 acres) in total, 592 hectares (1,463 acres) of which is established forestry and 230 hectares (569 acres) of which is farmland.

Auchenlongford Farm (including the farm buildings and farmhouse) sits to the north of the B743 public road, whilst Merkland farmland, sits to the south of the B743. Woodside Cottage is located adjacent to Auchenlongford Farm and includes 9 acres.

The area of commercial forestry extends to about 592 hectares (1463 acres) and comprises two larger blocks, Auchenlongford and Upper Heilar, and a more recently planted area around Merkland Farm. In addition to the area of commercial forestry there are older mixed riparian woodlands present around the River Ayr and some small woodlands within the farm.

The portfolio is available as a whole or in the following lots:

Lot Number	Lot Name	Total Hectares	Total Acres
Lot 1	Auchenlongford Farm	230.39	569.29
Lot 2	Auchenlongford Forest	338.16	835.59
Lot 3	Woodside Cottage	3.90	9.64
Lot 4	Upper Heilar Forest	254.15	628.00
Lot 5	River Ayr Fishings	5.70	14.08
TOTAL		832.3 hectares	2056.6 acres



Lot 1 Auchenlongford Farm and Merkland Farmland

Auchenlongford Farm is a compact livestock unit extending to about 230 hectares (569 acres) in total with a traditional four bedroom farmhouse. The farm is equipped with a good range of buildings including traditional byres and a modern sheep shed at Auchenlongford and a single shed at Merkland. The land is split by the public road with Auchenlongford to the north of the B743 extending to about 119 hectares (294 acres), lying from 240m to 417m above sea level. Merkland to the south of the B743 extends to 111 hectares (275 acres) and is lower lying at 150m to 220m above sea level and is split into two separate parcels by existing forestry forming part of Lot 2. There are approximately 19 hectares (48 acres) of woodland and other land within the Lot.

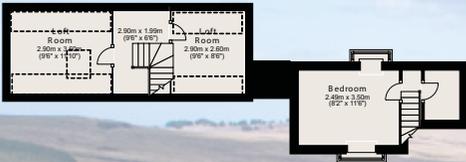
According to the James Hutton Institute, the land at Auchenlongford is classified as 5(2) on the lower ground around the steading and 6(2&3) towards the top of Auchenlongford Hill. The land at Merkland is generally class 4 with the exception of Crook Moss which is 5(3). The land at Auchenlongford and Merkland is in good heart being managed recently for sheep grazing, with silage ground at Merkland and good quality in-bye and hill ground at Auchenlongford. In addition there are parcels of woodland which provide shelter and amenity to the farmland. A field schedule and Lot 1 sale plan are available by request from the Selling Agents. All of the farmland has been let on a Short Limited Duration Tenancy for the last five years (ending 28 October 2021) with evidence of ongoing improvements such as re-seeding, application of lime and maintenance of fences. Some parts of the land have potential for forestry planting.

Auchenlongford Farm steading benefits from a good range of traditional and modern buildings which currently provide general storage for machinery and farm equipment and sheep housing/handling. The layout of the buildings is shown on the accompanying plan.

The farmhouse at Auchenlongford is a traditional 1.5 storey, stone and slate dwelling with brick built, flat roof extensions. The accommodation is arranged over two floors and includes a dining kitchen, two reception rooms, four bedrooms and two bathrooms as shown on the accompanying floor plans.



First Floor
Approx. 37.0 sq. metres (398.7 sq. feet)



Ground Floor
Main area: approx. 227.5 sq. metres (2448.9 sq. feet)



Lot 2 Auchenlongford Forest (Including Merkland Woods)

Auchenlongford Forest extends to 338 hectares (835 acres). The main part is situated to the north of the B743 and was principally established over two phases in 1974 and 1994. Some restructuring has occurred in the older timber with second rotation plantings dating from 2004, 2018 and a small area in 2021. There is a good core of maturing timber and some parts of the crop have been line thinned. The forest extends south of the B743 through a series of plantations down to the River Ayr. These woodlands are generally younger and include areas planted in 2006 and 2019. The purchaser will benefit from two further years of FGS maintenance payments at £4,640 per annum, and 15.49 hectares of Region 2 BPS entitlements are available. The current weighted average age is 21 years old, so on average mid-rotation, with 42 hectares still in the establishment phase.

Growth rates vary across the site determined by soil type and are generally good, recorded at up to Yield Class 20. A detailed compartment schedule is available on request from the Selling Agents. The species composition is as follows:

Species/ Planting Year	Natural Regen	2021	2019	2006 /2019	2018	2006	2004	1994	1974		TOTAL
Sitka Spruce			13.89		20.91	19.69	3.51	120.56			178.56
Mixed Conifer LTR									5.61		5.61
Hybrid Larch								2.84			2.84
Lodgepole Pine					2.39						2.39
Mixed Conifer		1.71	1.73			2.68					6.12
Scots Pine								0.21			0.21
Native Broadleaves	7.68		1.52	1.31		0.78		0.08		0.21	11.58
Open Ground/ Broadleaf Regeneration	20.76					0.29		7.88			28.93
Open ground										87.85	87.85
Agricultural										13.98	13.98
TOTAL	28.44	1.71	17.14	1.31	23.3	23.44	3.51	131.57	5.61	102.04	338.07





Forests in southern Scotland are known to achieve excellent timber prices and the property is well located for regional timber markets. There are a range of timber milling and processing facilities with Sawmills at Troon, Dalbeattie and Lockerbie all within 80 miles and small roundwood processors at Auchinleck, Irvine, Girvan and Stirling all within 60 miles.

The north part of the property has a main access for timber transport at grid reference NS606272 onto the B743 which is an approved route for timber haulage. The track has been used for timber transport and continues north from the public road for 1,800m.

The southern section is accessed off the Merkland Farm road at grid NS596272, the solum of which is included in the Lot 2 title. This route is suitable for management purposes across the lot, and for timber access to compartments west of the Merkland Burn only. Future timber access to the east of the burn will need to be developed from the gateway at NS604271, from where a timber road can be taken down to the southern compartments.

Lot 3 Woodside Cottage

Woodside Cottage, situated to the west of Auchenlongford Farmhouse, is a modern detached bungalow of rendered blockwork and slate construction enjoying a large plot of land extending to 9.6 acres, with a detached garage. The bungalow was built in 2008 and is presented in good condition throughout. Comprising a dining kitchen with fitted units, integrated appliances such as dishwasher, fridge/freezer, electric hob and double oven, along with a generous reception area with space for a dining table. The room benefits from being dual aspect and includes doors to an attractive patio area enjoying views to the open countryside.

There are three bedrooms (one with en suite shower room) and a family shower room. Two of the bedrooms have fitted wardrobes. The front door leads to the main entrance hall which provides access to all rooms. The back door leads into a useful utility room off the kitchen which is fitted with wall and floor units and a washing machine. The cottage enjoys uninterrupted views to the surrounding countryside with an attractive garden predominantly laid to lawn with some trees and shrubs. The cottage comes with grazing land extending to approximately 9 acres and providing a purchaser with the opportunity to enjoy rural living either by keeping their own animals or simply to protect the privacy of the property. The home report and Matterport 360 tour are available for this property on request from the Selling Agents.





Lot 4 Upper Heilar Forest

Upper Heilar is situated on the south side of the River Ayr and occupies an area of relatively flat land at the north edge of Airds Moss. The total forest area is 254 hectares (628 acres) and Sitka Spruce extends to 166ha or 66% of the lot area. Mixed Conifers, including Norway Spruce, Hybrid Larch and Lodgepole Pine extend to a further 42ha giving a conifer area of the forest at 208ha or 82% of the overall area, with a substantial volume of mature timber ready for harvesting.

The forest was originally established in phases between 1971 and 1974. Restructuring commenced in 2008 with areas along the river felled and replanted so the forest is mixed rotation. The current weighted average age is 35 years old, so on average late-rotation.

Timber growth rates vary across the site. To the south parts of the forest are planted on deep unflushed peat. The wettest area in the southeast is planted with Lodgepole Pine that is largely unproductive and recorded at YC6. Along the southern boundary of the forest there is a large area of YC14-YC18 mature spruce, some of which is standing at high volume and is ready for timber harvesting. This southern part of the forest lies within a SSSI designation and offers opportunities for peatland restoration as an alternative to further commercial timber production.

As you move north across the site towards the River Ayr, ground conditions and drainage improve and growth performance is better, with much of the younger spruce growing in excess of YC20 and a large area of mature spruce at YC14 and ready for harvesting. Standing volume in the mature timber is good and previous harvesting operations returned around 400t/ha. The better timber has benefitted from further growth and would be expected to yield over 450t/ha, providing a good store of value and early income potential.

The property is accessed off a minor single track public road, the U748, at grid reference NS593256. Haulage has to be undertaken in consultation with the Local Authority and there have previously been restrictions on timing, volume and lorry configuration, but the route has been used successfully for timber haulage in the past.

The forest benefits from good tracks leading from the end of the adopted highway through to the centre of the site at Compartment 14. This road is stoned to timber lorry standard. Beyond this point there are formations leading to compartments 12, 16 and 18 which are all suitable for light traffic or lorries in dry weather. There are further spurs in the northern section serving compartments 3 and 5.

Much of Upper Heilar is covered by the Airds Moss SSSI designation for peatland and moorland habitats, and provides opportunity for a purchaser to undertake a 'forest to bog' restoration programme, and this has been investigated in the draft long term forest plan.

Species/Planting Year	2016	2014	2013	2009	2005	1974	1973	1972	1971		TOTAL
Sitka Spruce	14.29	18.33	13.37	14.4	0.84	19.49	61.8	19.22	0.3		162.04
Sitka Spruce regeneration									0.1		0.1
Sitka Spruce unproductive						3.66	0.12	0.47			4.25
Mixed Conifer	0.36		4.69	3.62							8.67
Norway Spruce									2.74		2.74
Hybrid Larch			0.54						2.17		2.71
Lodgepole Pine							27.81				27.81
Native Broadleaves	0.98		4.93	1.84					3.35		11.1
Open Ground										30.14	30.14
Other Land										4.15	4.15
Unplanted										0.42	0.42
TOTAL	15.63	18.33	23.53	19.86	0.84	23.15	89.73	19.69	8.66	34.71	254.13



Lot 5 - 1.9 miles of River Ayr

Lot 5 comprises a 1.9 mile stretch of the River Ayr extending to about 14 acres, including the rights to fish for trout and for salmon from the north bank as shown between points E and F on the sale plan. For the avoidance of doubt, the seller does not hold title to the salmon fishing on the south bank of the river adjacent to Upper Heilar but these have been enjoyed during the period of ownership without challenge. The fishings have been leased on an annual basis to the local angling club for nearly 90 years. Fishing records are available upon request to the Selling Agents. The lot comprises the river bed, in part to the medium filum, and an un-delineated 1 metre strip of the river bank. Access is from the south via Upper Heilar forest.

General Remarks and Information

Viewing

Viewing of Lots 1 and 3 is strictly by arrangement with the Selling Agents to gain access into the properties. Viewing of Lots 2, 4 and 5 may be undertaken at any time during daylight hours so long as viewers are in possession of a set of these sale particulars. There are locked gates into Lots 2, 4 and 5 and viewing parties will need to obtain the padlock codes from the Selling Agents. For your own personal safety please be aware of potential hazards on farmland and within the forests when viewing.

Dataroom

An online dataroom is available with full details of the property, title information, forest management records, etc. Login information can be obtained from the Selling Agents on request.

Entry and Possession

Vacant possession and entry by arrangement. The SLDT, Short Assured Tenancy of the farmhouse and occupancy licence for Woodside Cottage all end in October 2021.

Directions

From the M74 northbound take junction 12 (junction 11 for southbound) and follow the signs for the A70 for Ayr. Head west on the A70 through the villages of Douglas and Muirkirk / Smallburn. Follow the A70 for a further 2 miles and turn right on to the B743 towards Sorn. Auchenlongford Forest entrance is approximately 3.9 miles on the right hand side. Merkland entrance is the next on the left hand side and Auchenlongford Farm entrance is further along the B743 on the right hand side.

What3words:

Lot 1 and 3 access from B743: lyricism.slogans.variously

Lot 2 access from B743:

- south section: feels.protests.showcases
- north section: prospered.salads.credible

Lot 4 and 5 access from public road: acids.fixated.memo

Services, Council Tax and Energy Performance Rating

Property	Occupancy	Services	Council Tax	EPC Rating
Auchenlongford Farmhouse	SAT	Private water, private drainage, oil fired central heating	Band E	F
Woodside Cottage	By Licence	Mains water, private drainage, oil fired central heating	Band D	C

Fixtures and Fittings

Those items mentioned in these sales particulars are included in the heritable sale. All other fixtures, fittings and furnishings are expressly excluded.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

The portfolio is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

1. Access to Auchenlongford Farm is over a 3rd party owned track with rights of access reserved to the owner of the farm and maintenance on a per user basis
2. Access to Woodside Cottage is via the same shared track to Auchenlongford Farm and a servitude right of access will be granted over the section of track coloured green within Lot 1, with maintenance on a per user basis
3. Fairfield Cottage (third party) has a servitude right of access over the shared track coloured green within Lot 1, with maintenance on a per user basis
4. Access to Merkland Farm is owned by Lot 2 with rights of access to the residential properties at Merkland. Rights of access will be granted to the purchaser of Lot 1. Maintenance is on a per user basis
5. Access to Upper Heilar is taken from the public road over a 3rd party owned track with rights of access. Within Lot 4 the area of track coloured green is owned by the property with rights of access in favour of a 3rd party to the south of the forest
6. Access from the B743 to Crook Moss is within Lot 2 with rights of access to be granted to Lot 1, should the lots be sold separately, as

shown on the sale plan, marked A - B. Maintenance will be on a per user basis.

7. If Lots 1 and 2 are sold separately, the purchaser of Lot 2 will be granted the right to create an access track for forestry purposes across that part of Crook Moss as shown on the sale plan marked as C - D, by any reasonable route to a maximum working width of 20 metres
8. If Lot 5 is sold separately the purchaser will be granted a right of access through Lot 4.

Where appropriate, all rights of access, together with any rights to services, will be reserved to third parties. If sold in lots, appropriate rights of access and rights to services will be granted and reserved as necessary, including the right to install new services for development opportunities.

Environmental Designations

The southern two-thirds of the Upper Heilar forest area are designated under the Muirkirk Upland Site of Special Scientific Interest and Muirkirk and the Airds Moss Special Area of Conservation. The moorland surrounding the property is also designated under the North Lowther Upland Special Protection Area, primarily for breeding raptors and moorland ecology.

Part of Auchenlongford Hill is designated under the Muirkirk Upland Site of Special Scientific Interest.

Archaeology

There are no Scheduled Monuments on the property although a number of non-scheduled archaeological sites are recorded, mainly relating to cairns or evidence of historic agricultural activity.

Basic Payment Scheme Entitlements (BPSE)

The Basic Payment Scheme entitlements are expressly excluded from the sale of Lot 1. 15.49ha of BPS Region 2 entitlements are available with Lot 2.

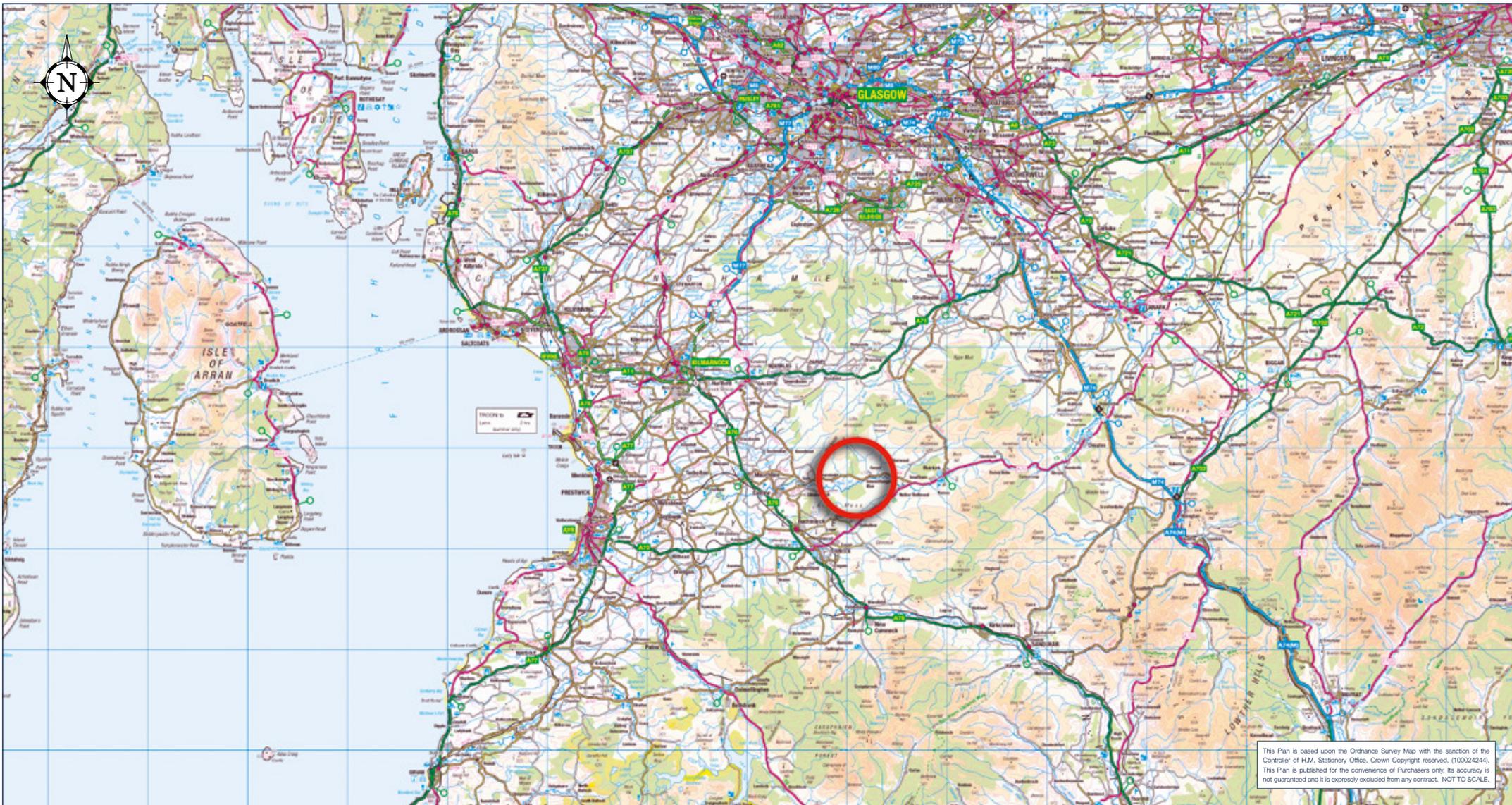
Minerals, Timber and Sporting Rights

Timber - All timber is included in the sale. All woodland grant schemes and other forestry obligations will transfer to the purchaser on sale.

Minerals - All mineral rights, in so far as they are owned, are included in the sale.

Fishing and Sporting - All fishing and sporting rights, in so far as they are owned, are included in the sale. The following sporting leases are in place:

- Fishing - An annual licence granted to the local angling club
- Shooting - No active agreement
- Stalking - Stalking licences that can be terminated on sale



Important Notice Savills and their clients give notice that: 1. These particulars are produced as a guide only and must not be relied on as a statement of fact. 2. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
 Brochure dated: July 2021. Photographs taken: May 2021. Ref: SH 210504.



Woodland Grants

Auchenlongford is subject to a Long Term Forest Plan and a Forestry Grant Scheme over parts of the site south of the B743 on Merkland. Upper Heilar forest plan has expired and a draft revision is now well developed. A Statutory Plant Health Notice was served on infected larch trees in 2020, which have been felled. Details of relevant documents are contained in the dataroom.

Authorities

Scottish Forestry
South Scotland Conservancy, 55/57 Moffat Road,
Dumfries, DG1 1NP

Tel: 0300 067 6500

Email: southscotland.cons@forestry.gsi.gov.uk

Estate Managers

Andrew Dixon
RDS Forestry Ltd, 45 Enterprise House,
Springkerse Business Park, Stirling, FK7 7UF

Tel: 01786 464 085

Email: adixon@rdsforestry.co.uk

Local Authority

East Ayrshire Council
Council Headquarters, London Road,
Kilmarnock, East Ayrshire, KA3 7NU

Solicitors

Murray Snell LLP, 10 George Street, Edinburgh EH2 2PF
Tel: 0131 625 6625 Email: gail.clarke@murraysnell.com

Offers

Offers in Scottish Legal Form are to be submitted to the Selling Agents. A closing date for final offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Taxation

Potential investors should be aware that, at present in the United Kingdom, 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 commercially managed woodlands.

Stipulations

Deposit

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the Selling Agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Financial Reference

Any offer by a purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller.

If you wish to make an offer please contact the Selling Agents to confirm the Anti Money Laundering requirements for purchasers that need to accompany an offer.

Lotting

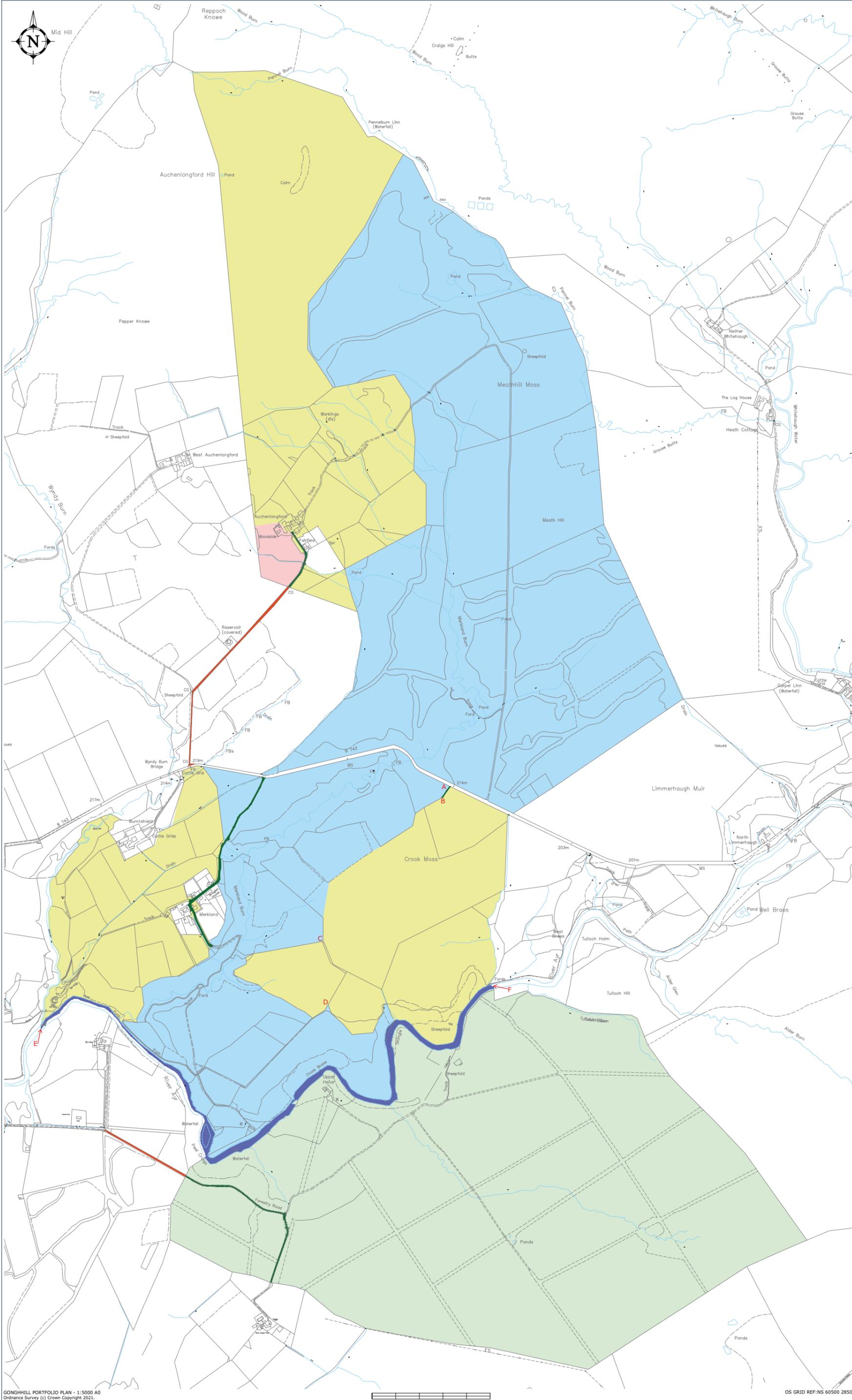
It is intended to offer the property for sale as described, but the seller reserves the right to amend the lotting, or to withdraw the property, or to exclude any part of the property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.



- NOTES**
Do not scale from this drawing unless for Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any disparity between drawings is to be brought to the attention of Savills prior to the commencement of any fabrication or building works. This drawing is the property of Savills and may not be reproduced without their expressed permission.
- REVISIONS**
- | REV | NOTE / DRAWN BY | DATE |
|-----|---|------|
| | LOT 1: AUCHENLONGFORD FARM | |
| | LOT 2: AUCHENLONGFORD FOREST | |
| | LOT 3: WOODSIDE COTTAGE | |
| | LOT 4: UPPER HELLAR | |
| | LOT 5: RIVER AYR | |
| | OWNED BY 3RD PARTY WITH RIGHTS OF ACCESS RESERVED | |
| | OWNED WITH RIGHTS OF ACCESS TO 3RD PARTY | |
| | WATERCOURSE | |
- A-B ACCESS RIGHTS TO CROOK MOSS FOR PURCHASER OF LOT 1
C-D RIGHTS FOR LOT 2 PURCHASER TO CONSTRUCT FORESTRY TRACK
E-F NORTH BANK FISHING ONLY



PROJECT TITLE
THE AUCHENLONGFORD FORESTRY AND FARM PORTFOLIO

CLIENT

DRAWING TITLE
LOTING PLAN

SCALE PAPER SIZE DRAWING NUMBER REVISION
1:5000 @A0 PER21004/1.0 ---

DRAWING STATUS
FINAL

DRAWN BY CR **CHECKED BY** **DATE** 16-07-2021





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