

Din Moss Woodland

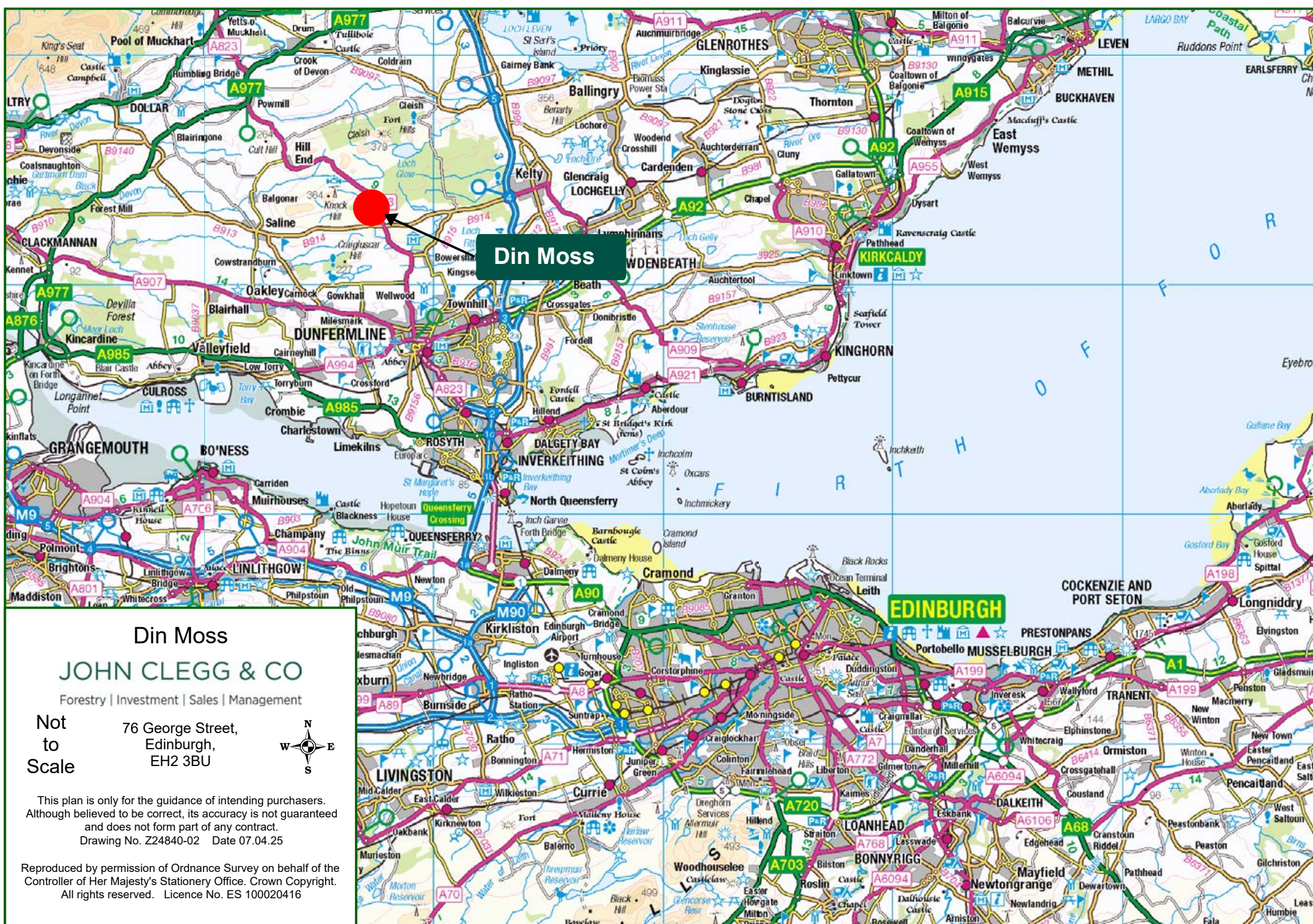
Blairadam Forest | Kelty | Fife

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Forestry | Investment | Sales | Management

Part of





Din Moss Woodland, Blairadam Forest, Kelty, Fife

35.22 Ha (87.03 Acres) in total

Dunfermline (7 miles), Edinburgh (27 miles), Glasgow (42 miles)
(Distances are approximate)

*Din Moss provides an opportunity to acquire
a commercial woodland, located a short
distance from Edinburgh*

**An excellent forestry investment opportunity with Native broadleaves,
Sitka spruce and Lodgepole pine**

Suggested Yield classes are 12 for Sitka spruce and 8 for Lodgepole pine

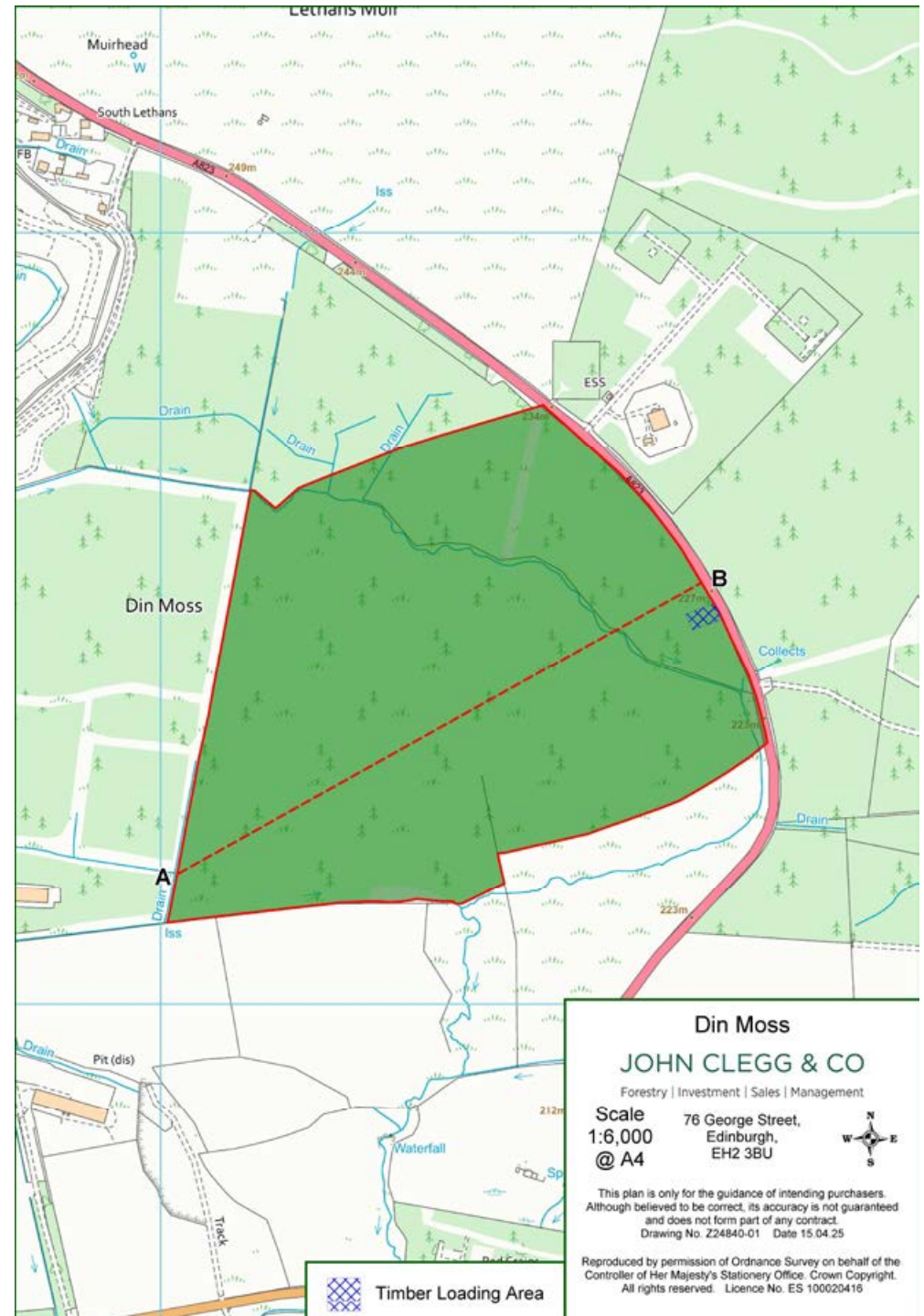
**Easily accessed from Central Scotland and close to a number
of popular towns and villages in Fife**

Available as a whole

Offers Over £250,000



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Location

Din Moss woodland is situated to the southeast of the famous Knockhill Racing Circuit, with the A823 running along the eastern boundary. The property is located on the western edge of Blairadam Forest about 4 miles north of Dunfermline.

Access

A timber loading area has been constructed off the A823. This was used when the previous rotation was felled and is shown hatched blue on the sale plan.





Description

The northern and eastern side of the woodland has been planted with native broadleaves and is managed as long-term retention. Stocking is variable, but the crops are now getting away from deer damage and will add to the amenity and conservation value of the woodland.

The remainder of Din Moss wood has been planted with an intimate mix of Sitka spruce and lodgepole pine (although the components are shown separately in the compartment schedule). There are some excellent growth rates, particularly on the south side where the crop is self-thinning to pure Sitka. Growth rates are variable on the peatier soils.

The table opposite summarises the current crop composition by area. Compartment schedules and map are available on request from the selling agent.

What3words: [///expand.copper.link](https://www.what3words.com/expand/copper.link)

PLANTING YEAR			
Species	2010	2015	Total
Sitka spruce	11.29		11.29
Lodgepole pine	7.52		7.52
Mixed broadleaves		4.73	4.73
Oak		1.34	1.34
Alder		0.83	0.83
Open ground		9.51	9.51
Grand Total	18.81	16.41	35.22

Sporting Rights

The woodland may provide opportunities for roe deer stalking and some rough shooting. Sporting rights are included in the sale, insofar as they are owned.

Mineral Rights

Mineral rights are included in the sale insofar as they are owned.

Boundaries

The boundaries are clearly identified by either stock fences or stone walls, as per the sale plan.

Wayleaves & Third-Party Rights

All woodlands are sold subject to and together with all existing rights of ways, servitudes, wayleaves and any other rights as outlined in the Title Deeds and purchasers will be deemed to have satisfied themselves in all respects thereof.

The sellers are in the process of granting a servitude right of access to a third party for the construction of a road between points A and B, as shown on the sale plan. The precise line of the road is to be agreed. Any road construction will be at the sole cost of the third party. The woodland owner will have the right to use the newly created road with costs of maintenance on a shared basis according to usage. Any payment relating to the granting of this servitude will be retained by the sellers.



Authorities

Scottish Forestry
Central Scotland Conservancy
Bothwell House
Hamilton Business Park
Caird Park
Hamilton
ML3 0QA
Tel: 01698 368 530
Email: centralscotland.cons@forestry.gsi.gov.uk

Fife Council
City Chambers
Kirkgate
Dunfermline
Fife
KY12 7ND
Tel: 03451 55 00 77
www.fife.gov.uk

Plans and Areas

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

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. Please contact the Selling Agents in advance of your visit to arrange a viewing. There are no locked gates and, for your own personal safety, please be aware of potential hazards.

Financial Guarantee/Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchaser's questionnaire before the transaction can proceed. For further information, please contact the Selling Agents.

Closing Date

A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of the property ahead of a notified closing date and will not be obliged to accept the highest or any offer for the subjects of sale and reserves the right to withdraw the property from the market at any time.

Offers

If you wish to make an offer on this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Purchasers should have their solicitor submit a Letter of Intent, detailing the price, date of entry and any conditions which they require to attach to their offer. The solicitor acting on behalf of the vendor will then issue an offer to sell to the successful bidder(s).

All offers will be assessed on the basis of the best value themes in terms of overall public benefits. To allow assessment of any wider public benefit, interested parties should submit a statement of intent outlining their proposed use of the site and any associated public benefits.

The assessment will take into account whether the proposed use would be likely to improve:

- Economic Development
- Regeneration
- Public Health
- Social Wellbeing
- Inequalities from socio-economic disadvantage
- Any other benefits that might arise

Sole Selling Agent

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EH2 3BU
Tel: 07920 813 225
Office: 0131 718 4590
Ref: Douglas Orr
Douglas.Orr@struttandparker.com

Sellers Solicitor

Harper Macleod LLP
The Ca'd'oro
45 Gordon Street
Glasgow
G1 3PE
T: 0141 221 8888

Taxation

Investment in UK commercial forestry offers significant tax benefits. At present, timber income from commercial forestry is currently exempt from Income or Corporation Tax. Forestry businesses currently attract 100% relief from Inheritance Tax (IHT) after two years ownership. Under the IHT regime, 100% Business Property Relief (BPR) should be available on commercial woodlands. This will change from 6 April 2026, when only the first £1 million will be subject to full IHT relief, the value above this receiving 50% relief (an effective IHT rate of 20%, not 40%). In addition, forests have a low exposure to Capital Gains Tax because the value of the growing crop is excluded from the assessment. In certain circumstances it is possible to roll over Capital Gains into the proportion of the purchase price attributable to the value of the land.

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 apart from farm woodland subsidy payments.

Prospective purchasers are strongly advised to consult their Financial/ Tax Advisors to ascertain how these tax concessions may be of benefit.



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IMPORTANT NOTICE: John Clegg & Co for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of John Clegg & Co or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither John Clegg & Co nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared April 2025.

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