

# Reres Wood

Leuchars | St Andrews

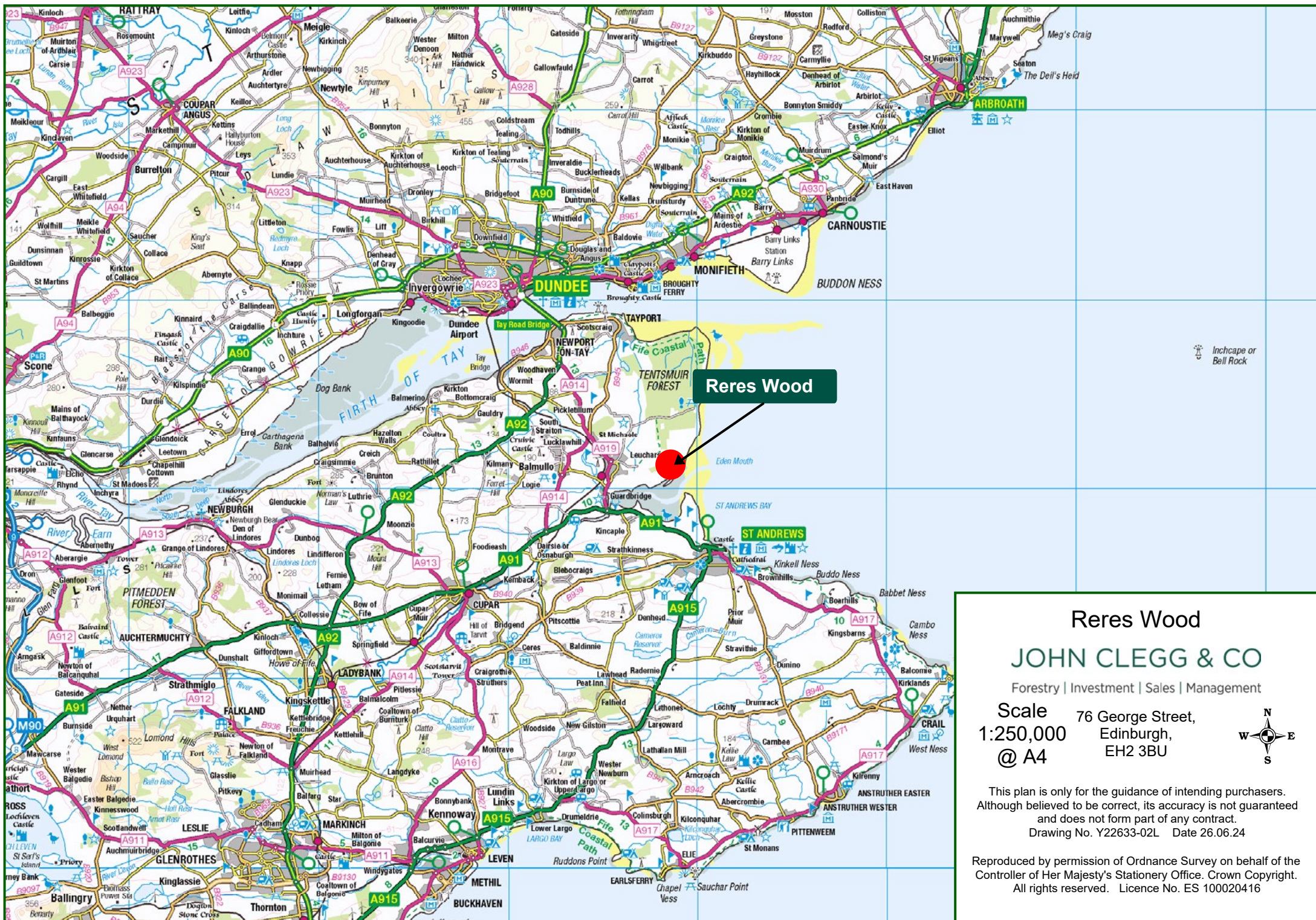
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Reres Wood

## Reres Wood

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Scale 1:250,000 @ A4

76 George Street,  
Edinburgh,  
EH2 3BU



This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and does not form part of any contract. Drawing No. Y22633-02L Date 26.06.24

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## Reres Wood, Leuchars, St Andrews

About 67.74 Ha (167.38 Acres)

Leuchars (2.4 miles), St Andrews (8.3 miles), Edinburgh (59 miles)  
(Distances are approximate)

*A wonderfully located mature pine woodland with direct access to your own secluded beach providing breathtaking views over the River Eden and St Andrews Bay*

**An attractive and productive pine woodland with good volumes of mature timber ready to harvest**

**Spectacular location overlooking the River Eden and the world renowned “home of golf” St Andrews**

**Direct access to over five acres of secluded and unspoilt beach offering a range of leisure opportunities**

**Well located for a range of timber processor in the region**

**Freehold for sale as a whole**

**Offers Over £500,000**







### Location

Reres Wood is located in a truly spectacular and rare setting to the east of the tranquil town of Leuchars in Fife. The property lies adjacent to the former Royal Air Force Base, Leuchars Station and enjoys breathtaking views over St Andrews Bay and the River Eden.

Occupying a wonderful position on the east coast of Fife, Reres is surrounded by picturesque countryside, woodlands and beautiful coastline that offers much for the outdoor enthusiast with pleasant walk and cycle routes minutes away, as well as opportunities for sailing, riding and days spent on the beach.

There is also a selection of world-renowned golf courses to enjoy including The Old Course at St Andrews, the Championship Course at Carnoustie and the private members Eden Club, all of which are within a 25-minute drive from the woodland.

Please refer to the location and sale plans to locate the property and use the what3words reference bypasses.passion.daunted to locate the forest access point at A1.

### Access

To access Reres Wood from the town of Leuchars, head west on Earls Hall Road for approximately 0.8 mile to point A1 as indicated on the sale plan. Continue on this private shared road for about one mile and access to the woodland is taken through a locked gate at A2 as per the sale plan.

The road has been used for the previous thinning operations and the woodland benefits from a servitude right of access. Maintenance of the road according to use and some upgrading works may be required prior to any harvesting operations.

Internally, vehicular access is provided via a well-constructed road to point A3.

### Video



### Virtual Tour









Description

Reres Wood – About 67.74 Ha (167.38 Acres)

Reres Wood was originally established in 1927 and 1929 on former agricultural ground with a commercial crop of Scots pine accompanied by pockets of native birch. Further planting of Scots and Corsican pine took place in 1937 and 1980 to create what is today a wonderfully presented mature conifer woodland.

Yield class of the Scots and Corsican pine is estimated to be in the region of 8-10 and, following a number of thinnings, the most recent taking place in 2003, there remains a substantial volume of timber ready for harvesting, providing purchasers with the opportunity for immediate tax-free income.

The woodland has suffered from a small area of windblow at the eastern end; however, the remaining crop contains an excellent proportion of sawlog material suitable for range of timber market.

The commercial core of this woodland is only a small part of this extremely rare offering. Reres Wood sits in an idyllic location on the east coast of Scotland providing spectacular and unspoilt views of St Andrews Bay and the River Eden. To enjoy these breathtaking views, purchasers can enjoy over five acres of secluded beach that the woodland had direct access to, providing ownership of one of Scotland’s hidden gems.

The following table summarises the current composition of the woodland. Compartment schedules and maps are available on request from the selling agent.

PLANTING YEAR						
Species	1927	1929	1937	1990	N/A	Total
Scots pine	5.48	25.84	17.15	0.38		48.85
Corsican pine			2.83			2.83
Corsican pine – Windblow			4.22			4.22
Birch	1.15					1.15
Beach					2.82	2.82
Open Ground					7.87	7.87
Grand Total	6.63	25.84	24.2	0.38	10.69	67.74

Click here for 3D Model









## Environmental Designations

The secluded and attractive beach that is located at the eastern end of the woodland forms part of wider Eden Estuary Site of Specific Scientific Interest (SSSI). Extending to over 1000 hectares and designated due to a variety of bird species and marine habitat, this SSSI adds to the peaceful and tranquil nature of the woodlands surrounding.

## Development Clawback

A Standard Security is to be granted by the purchaser in favour of the seller for clawback of 50% of any uplift in value resulting from any residential, commercial or renewable development given planning consent. The development clawback shall apply for a period of 15 years from the date of purchase.

## Sporting Rights

The sporting rights are included with vacant possession as far as owned.

## Mineral Rights

Mineral rights are included in the sale, except as reserved by statute or in terms of the Titles.

## Wayleaves & Third-Party Rights

The woodland benefits from a servitude right of access for all forestry purposes over A1-A2, as shown on the sale plan. This road is shared with the adjoining landowners and maintenance is according to use.

There is also a registered right of way that goes through the woodland to allow local access.

The woodland is sold subject to, and together with, all existing rights of way, servitudes, wayleaves and any other rights as outlined in the Title Deeds. Purchasers will be deemed to have satisfied themselves in all respects thereof.

## Authorities

Forestry Commission Scotland  
Perth & Argyll Conservancy  
Upper Battleby  
Redgorton  
Perth  
PH1 3EN  
Tel: 01738 442830

Fife Council  
Fife House  
North Street  
Glenrothes  
KY7 5LT  
Tel: 03451 555555

## Plans and Areas

The sale plans are based on the Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof. The property will be sold as per the title.

## Viewing

Please contact the Selling Agents in advance of your visit to arrange a viewing and to obtain the access gate padlock code. Please close and lock the gates at all times 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 seller reserves 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

Purchasers should have their solicitor submit a letter of intent at closing date detailing the price, date of entry and any conditions that they require to attach to their offer. The solicitors acting on behalf of the vendor will then issue an offer to sell to the successful purchaser.

## Sole Selling Agents

John Clegg & Co  
76 George Street  
Edinburgh  
EH2 3BU  
Tel: 07787 221422  
Email: [harry.graham@johnnclegg.co.uk](mailto:harry.graham@johnnclegg.co.uk)  
Ref: Harry Graham

## Seller's Solicitors

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

## Taxation

After two years' ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. 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.







## John Clegg & Co

76 George Street  
Edinburgh  
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Tel: 0131 229 8800

Tel: 07787 221 422

Ref: Harry Graham

E: [Harry.Graham@johnclegg.co.uk](mailto:Harry.Graham@johnclegg.co.uk)



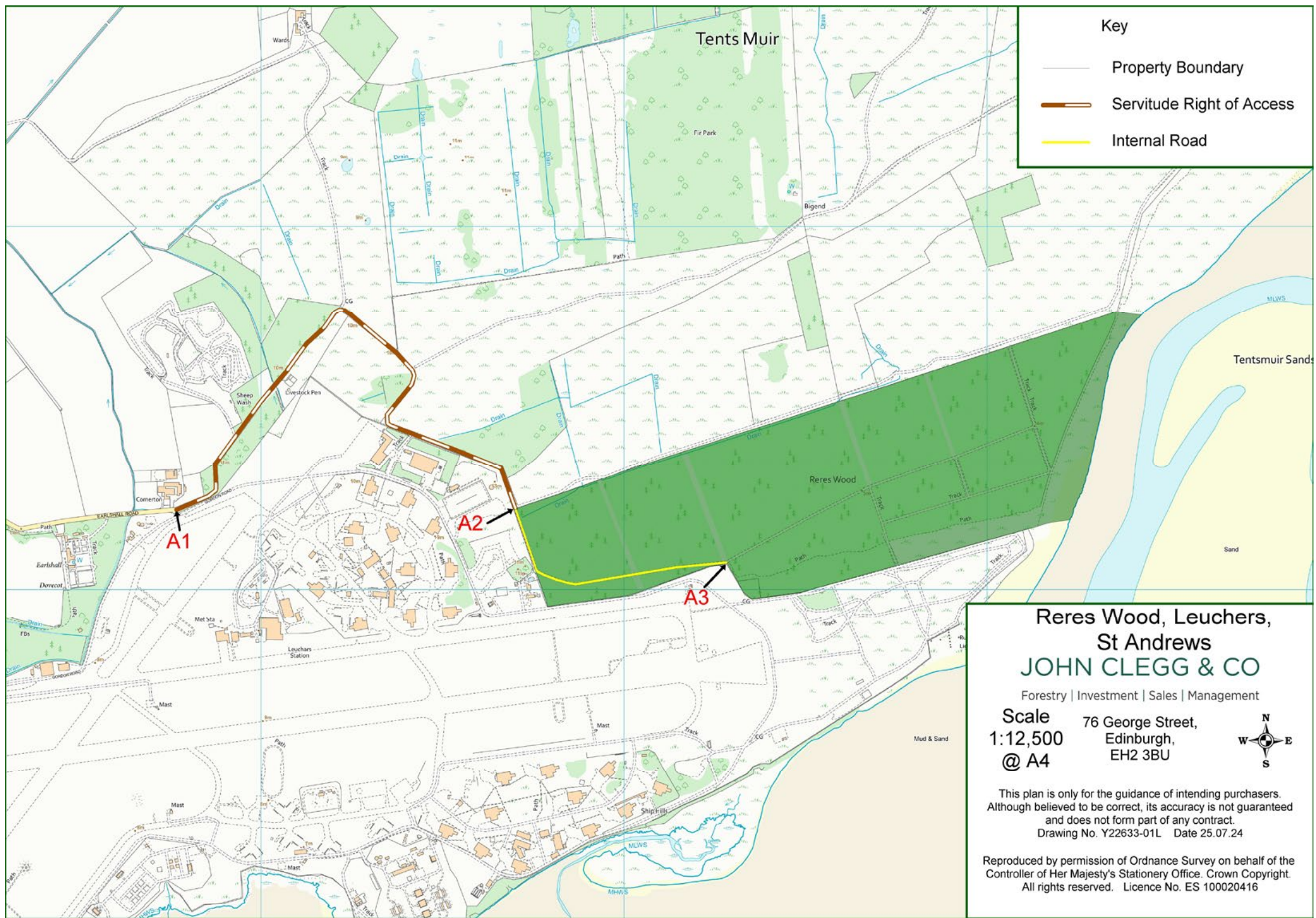
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