

MOSSIDE WOODS
DALRY, NORTH AYSRSHIRE



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A block of mixed woodland extending to about 51.27 acres.

Dalry 1 mile ■ Glasgow Airport 17 miles ■ Glasgow 28 miles

About 51.27 acres (20.75 hectares)

- The plantation comprises a productive block of Sitka Spruce, Larch and mixed broadleaves.
- Planted in 2005.
- Accessible location.

Offers Over £450,000

FOR SALE AS A WHOLE



Galbraith

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 **OnTheMarket**

SITUATION

Mossie Wood is situated about 1 mile north west of Dalry, North Ayrshire and about 28 miles south west of Glasgow.

DESCRIPTION

Mossie Wood is a productive woodland extending to about 20.75 Ha (51.27 acres). The woodland was established in 2005. The plantation comprises Sitka Spruce, Larch, mixed broadleaves and open ground. The woodland is well stocked, comprising of Sitka Spruce from seed based improved stock, specifically chosen for stem straightness, superior volume/diameter per tree and an increase in wood density. The plantation can be accessed off the Fairlie Moor Road, Dalry and the woodland is on the west of this public road.

According to the Macaulay Land Use Research Institute, the underlying land at Mossie falls within Category 4.2 in terms of agricultural production. The land sits between 81.8 metres and 98.0 metres above sea level.

Further details are available from the selling agents.

The woodland composition can be broken down as follows:

Species	Hectares	Acres
Sitka Spruce	8.20	20.26
Sitka/Larch Mix	4.58	11.32
Larch Mix	1.18	2.92
Policy Woodland Mix	0.58	1.43
Native Mixed Broadleaves Mix (NVC 7)	0.63	1.56
Native Mixed Broadleaves Mix (NVC W9)	1.00	2.47
Shrub Mix	0.09	0.22
Open Ground	4.49	11.09
Total	20.75	51.27

METHOD OF SALE

Mossie Wood is offered for sale as a whole.

NITRATE VULNERABLE ZONE (NVZ)

The land at Mossie Wood is not included within a Nitrate Vulnerable Zone.

HISTORIC SCOTLAND

No parts of the property are subject to any historical or scheduled monuments.

ACCESS

Conditional Planning Permission has been granted to provide gated vehicular access into the woodland from the public road.

LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Friars Croft, Irvine, North Ayrshire, KA12 8EE, 01294 310000.

SCOTTISH FORESTRY

Central Scotland Conservancy, Bothwell House, Hamilton Business Park, Caird Park, Hamilton, South Lanarkshire, ML3 0TA, 0300 067 6006.

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

In so far as these rights form part of the property title they are included within the sale.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Glasgow, take the M8 towards Glasgow Airport, at Junction 28a take the A737 towards Irvine. Continue through Beith and on to Dalry. At Hillend roundabout, turn right onto Kilwinning Road and turn left onto Vennel Street, then turn left joining the B780 (Kilbirnie/West Kilbride/Adrossan). After the cemetery turn right onto Wingfaulds Avenue, proceed along this road onto the Fairlie Moor Road for about 0.59 miles and Mossie woodland is then on the left.

KA24 5HP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/duty.packets.disbelief>

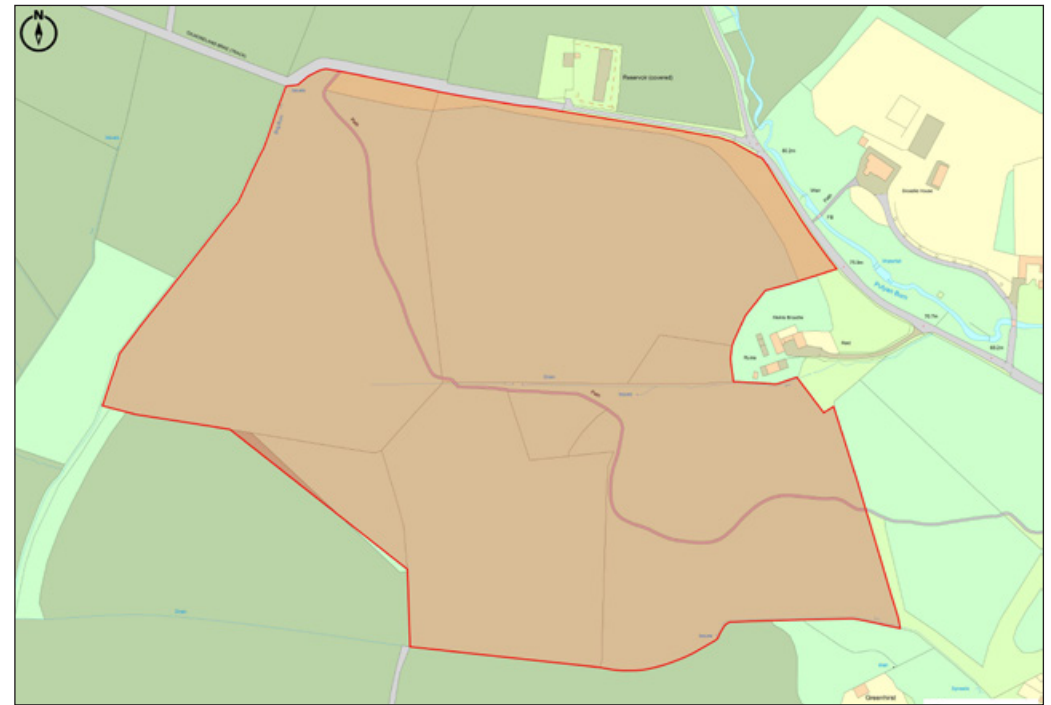
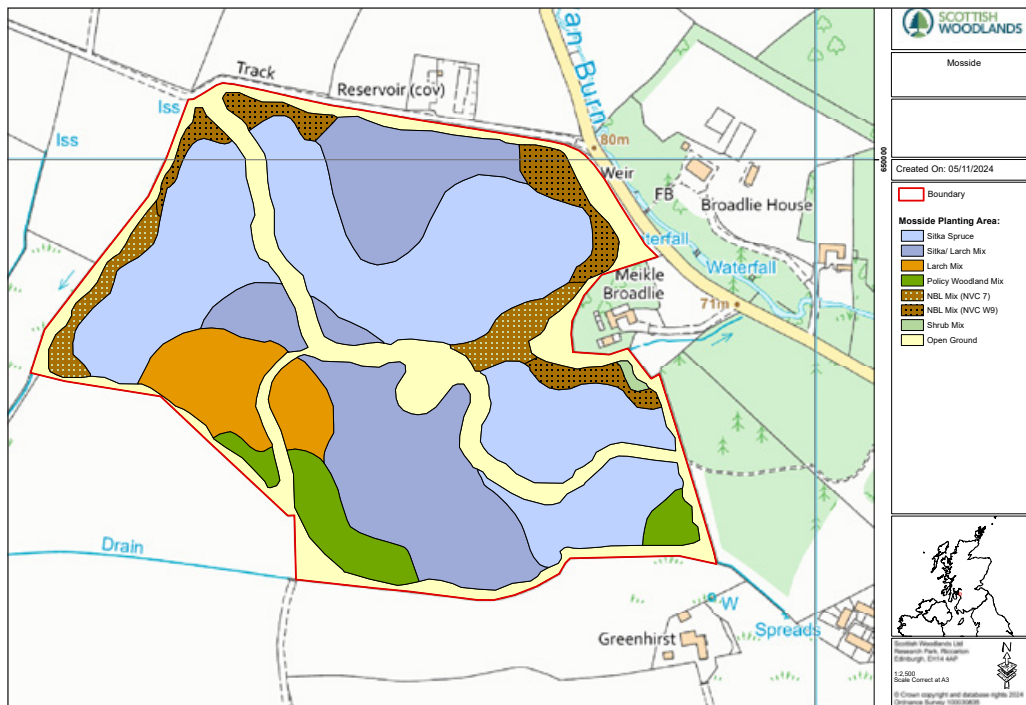
SOLICITORS

Hall Baird Solicitors Ltd, The Old Exchange, Castle Douglas, DG7 1TJ

VIEWING

Strictly by appointment with the Selling Agents.





POSSESSION AND ENTRY

Vacant possession and entry will be given on completion.

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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

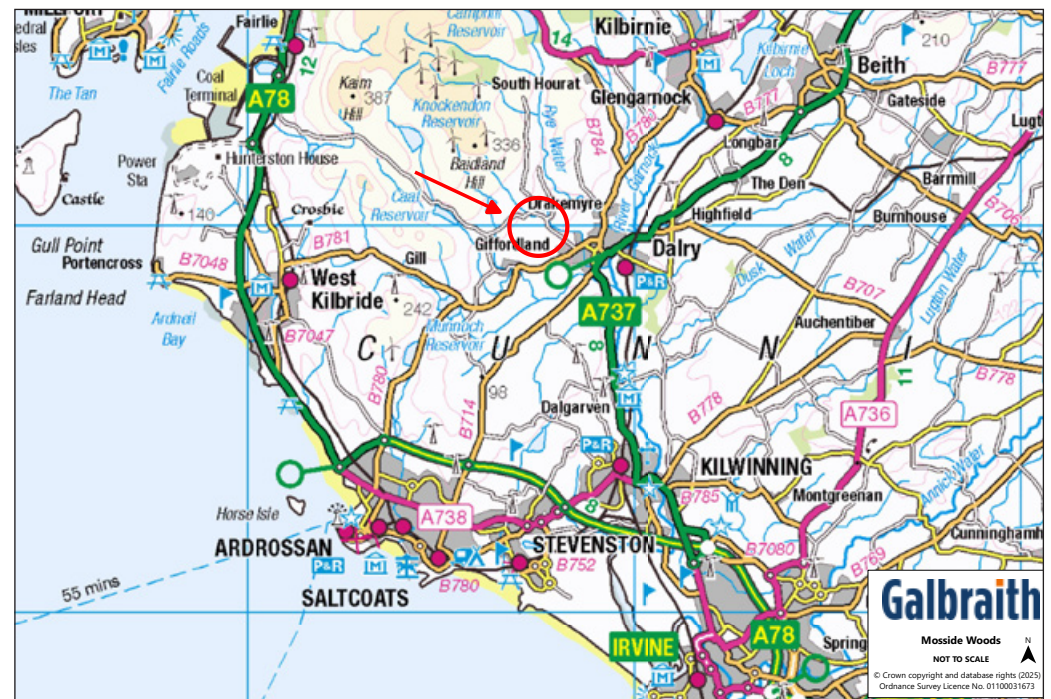
Appropriate caution should be exercised at all times during inspection, in particular to the forestry, land and water courses.

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.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr office on 07920 724906 Email: alice.wilson@galbraithgroup.com





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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2025.



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