

HOUSE OF WATER SOUTH

New Cumnock, Ayrshire, KA18 4QP

Edwin
Thompson



LAND AND ESTATE LTD.

CHARTERED SURVEYORS & ESTATE AGENTS



House of Water South

By New Cumnock, Ayrshire, KA18 4QP

Ayr 18 miles

Kilmarnock 21 miles

Irvine 27 miles

Glasgow 44 miles

- Predominantly coniferous planting scheme extending 217.5 hectares (537 acres) submitted
 - A remediated soil enriched site
 - Excellent access direct to public timber haulage routes
 - Close to established sawmills/processors
- Accessible location close to the seaport of Ayr to the west and Glasgow port to the north





SUMMARY

A rare opportunity to purchase a remediated soil enriched former opencast coal site with a fully submitted planting scheme. The site, known as House of Water South extends to approximately 217.5 hectares (537 acres) and has a good internal road network. A significant part of the reinstated land has been grassed over and the intention is that, subject to the pending consent, the land is afforested with a, predominantly conifer, planting scheme. The reinstated land is extensively grassland with pending permission for a predominately conifer planting scheme. The site is adjacent to the North Kyle wind farm.

LOCATION/TIMBER MARKETS

The land is situated in a semi-rural location 4.5 miles west of New Cumnock. The larger regional centres of Ayr (18 miles) to the west and Glasgow (44 miles) to the north are within easy reach and provide extensive communication links. The primary road access being the B7046 to the north, whilst the Timber Transport Forum classifies the A76 as an Agreed Route for timber extraction. The site forms part of a much larger contiguous area of conifer forest, privately and state owned and has the attraction of benefitting from numerous sawmills and timber processors in Ayrshire and Dumfries and Galloway including at Lockerbie, Troon, Dalbeattie and Irvine. Furthermore, large established processors in the North of England regularly source timber from this locality.

DESCRIPTION

This former opencast coal site presents an important large-scale opportunity for the creation of new productive woodland on a site benefiting from a soil enriched remediation, whilst at the same time facilitating the Scottish Government outcome of reducing the volume of vacant and derelict land and ensuring the recycling of nutrients from the waste-water industry.

The land rises gently from approximately 220m above sea level at its lowest point to 250m at the central point of the site.





REINSTATEMENT

The process of remediation using biosolids has been developed over the past 20 years and is currently being used on a number of former opencast sites across Scotland which are being returned to woodland.

Even in case studies where soil has been more deeply affected by coal mining operations land has been successfully restored and trees have proven to grow well. In these cases, compaction needs to be overcome, and organic matter and nutrients are reintroduced. This site benefits from the adoption of these proven techniques.

A trial using compost and sewage cake for remediation was initiated in one case study in Scotland back in 2008 to demonstrate their benefits in creating a soil

forming material. The trial was funded by Waste Resources Action Programme, Zero Waste Scotland, Forestry Commission Scotland and the Central Scotland Green Network and was carried out by the Technical Development branch of Forest Research.

Early monitoring of the project showed good growth of the species planted – Silver Birch, Sitka Spruce and Lodgepole Pine with an average height of 1.8m by the fifth growing season.

By 2021, the study was considered a success with condition, growth and form all examined. Results suggested that within the higher compost/ sewage cake application areas that average tree heights were observed at 1.8m in 2014, the average tree heights are now 8.5m with an average DBH (diameter at breast

height) of 10cm. Forest Yield tables show that this equates to the Yield Class of the Sitka Spruce being YC24.

Given the natural topography and aspect of the land at House of Water, there is excellent potential for woodland creation. There are no conservation or environmental designations over the land and the government objectives promote the creation of new woodlands. The species proposed for this site are commercial however if other non-commercial species were planted then they could potentially generate carbon units through the UK Woodland Carbon Code, the British standard for climate change mitigation afforestation projects.





PLANTING PROPOSAL

There is now a long and proven track record over the past two decades of successful establishment of woodland on former coalfield sites. The utilisation of key techniques to deliver good natural drainage and suitable nutrient levels have now delivered impressive yield classes on nearby land. The rates of biosolids application are determined through a Paragraph 9 Waste Exemption Licence process with SEPA, who refer to the Key Principles for the Establishment of Woodland on Former Coalfield Sites document to take into account the requirement for tree growth.

The proposed planting scheme is based around large blocks of commercial Sitka Spruce and Lodgepole Pine planted across the central sections of the site. The proposed planting density being 2,700 stems/Ha with smaller sections of lower density planting of native broadleaves such as by Downy Birch, Rowan and Hazel suggested to soften edges.

The northern boundary is delineated by the upper reaches of the River Nith; it is here that sympathetic riparian planting has been proposed. This includes the creation of a native broadleaf scheme encompassing appropriate Alder, Aspen and Willow at a density of 1,600 stems per Ha.

The combined proposals amount to 134.68 hectares of conifers, 21.95 hectares of broadleaves and 48.87 hectares open ground.



DIRECTIONS

For sat nav purposes the postcode is KA18 4QP.
What Three Words [/// crabmeat.refers.cupcake](https://www.what3words.com/crabmeat.refers.cupcake)

SERVICES

We are not aware of any mains connections to the site. The River Nith delineates the northern boundary of the property. Riparian rights are included as far as they are owned.

TENURE AND POSSESSION

The land is sold freehold with vacant possession upon completion.

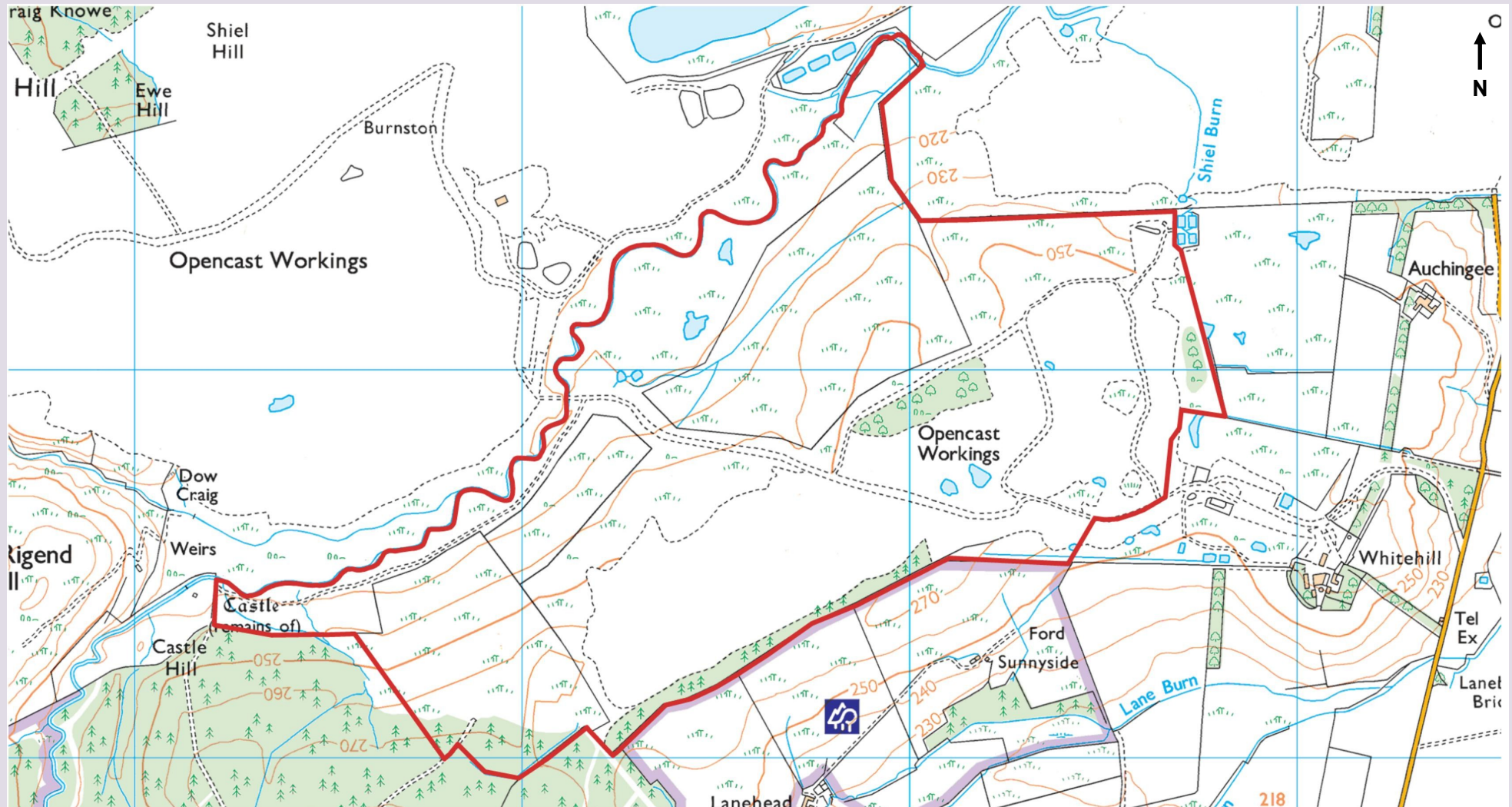
SPORTING AND MINERAL RIGHTS:

The sporting rights are included with this property. We understand the mineral rights are included as far they are owned.

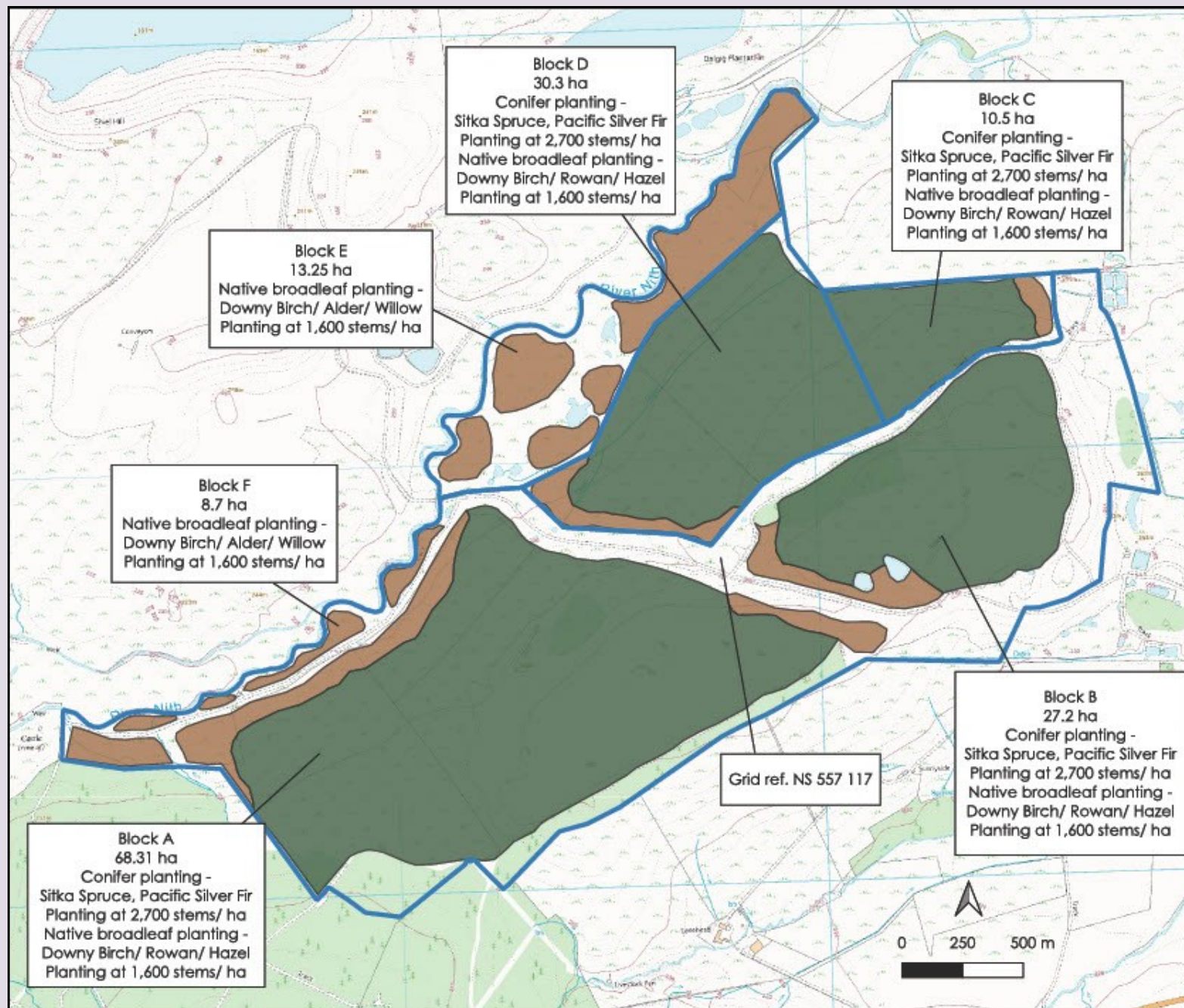
VIEWING

By appointment only.

Site Plan - House of Water South



Forestry Planting Plan



House of Water South

BRN 243271

MLC 83/529/0006

Planting species map

Site boundary

Conifers -
Sitka Spruce/
Pacific Silver Fir
134.68 ha
Native
broadleaves -
Downy Birch/
Alder/ Aspen
Willow
21.95 ha

1:20,000

Caledonian Rural Ltd

Lagmhor
Little Dunkeld
PH8 0AD

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RESTRICTIVE COVENANT

Please note that the land will be subject to a restrictive covenant for agriculture and forestry only. Further details of this can be provided on request.

HEALTH & SAFETY

Given the potential hazards of the site we request that appropriate caution should be exercised at all times during inspection to ensure your own personal safety.

OVERSEAS PURCHASERS

Any offers by a purchaser(s) who is a resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the seller.

PLANS

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of the prospective Purchaser only. Their accuracy is not guaranteed.

GUIDE TO INTERESTED PARTIES

Interested parties should contact the joint selling agents to arrange access to the online data room which contains additional background information.

Whilst we use our best endeavours to make our sales details accurate and reliable please contact us if there is any point which you wish to clarify. We would be

pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property.

CLOSING DATE

A closing date may be fixed. Prospective purchasers who have notified their interest to Edwin Thompson or Land and Estate in writing, will be advised of the 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.

OFFERS

Written offers should be submitted in formal Scottish legal form the Selling Agents, all offers must be clearly marked with 'House of Water South' and sent to the following:

Edwin Thompson LLP
76 Overhaugh Street
Galashiels
TD1 1DP

Or

Land and Estate
Craighead Farm
Blair Drummond
Stirling
FK9 4XA





- a. On conclusion of missives a non-refundable deposit of 10% will be paid by the Purchasers to the Vendors Solicitors, with the balance of the purchase price being paid on completion, failing which interest will become payable on the outstanding amount at 4% above the Bank of Scotland base rate.
- b. No claims will be made in respect of the residual manurial values of fertiliser and lime or for unexhausted manurial values
- c. The Purchasers will not be entitled to make any claim or set-off whatsoever in respect of any dilapidation or other item or matter.
- d. The Vendor shall be responsible for any rates, taxed and other burdens up to the date of the completion of Sale. Where necessary all rates, taxes and other burdens will be apportioned between the Vendor and the Purchaser as at the completion date.
- e. The Vendor will retain the right of holdover in respect of any unharvested crops at the date of completion.

IMPORTANT NOTICE

The joint agents Edwin Thompson and Land and Estates for themselves and for the Vendor of this property, whose Agent they are, give notice that:

- a. The particulars are set out as a general outline only for the guidance of intending Purchasers and do not constitute, nor constitute part of, any offer or

contract.

- b. All descriptions, plans, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending Purchaser should not rely upon them as statements or representations of fact but must firstly satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c. Nothing in these particulars is to be regarded as a statement that the subject of sale is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that any services, appliances, equipment, installations or facilities on the subject for sale are in good working order. Prospective Purchasers should satisfy themselves as to the condition of all such matters.
- d. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendor or their Agent.
- e. No person in the employment of either the Vendor

or their Agent have any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into any contract on behalf of the Vendors.

- f. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold or withdrawn.
- g. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors or their Agents will be held responsible for such faults and defects.
- h. The Purchasers shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors or their Agents in respect of the subject of sale.
- i. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchasers to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause for civil

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