



**SW**  
STANLEY  
WRIGHT

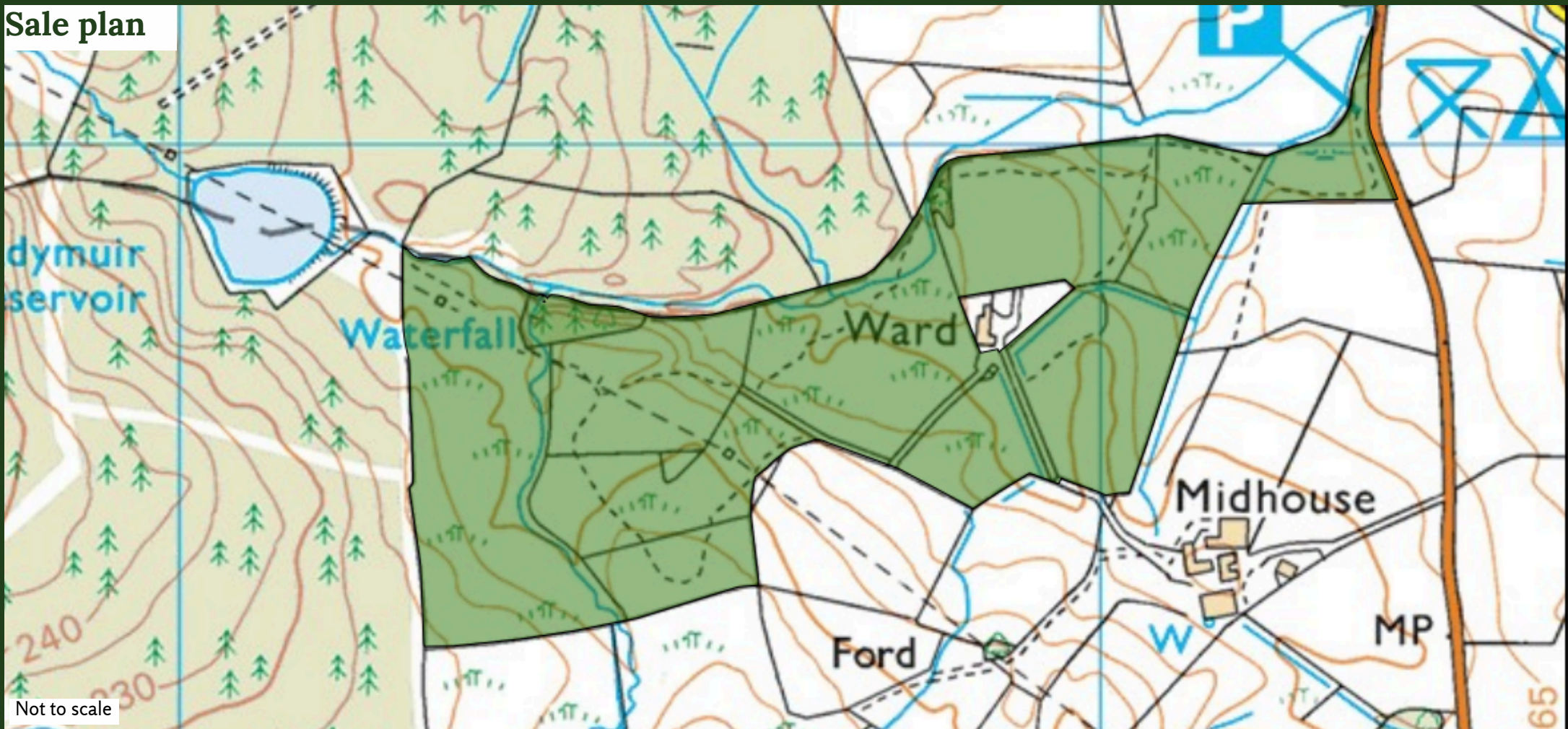
**Locher Wood**  
Lochwinnoch  
Kilmacolm  
Renfrewshire

An attractive Natural Capital investment with some potential for timber income.

- 4.4 miles from Kilmacolm
- about 70.2 acres
- 52.20 acres established woodland
- 18 acres broadleaves, scrub land and open ground
- potential for leisure, sporting or amenity use



## Sale plan



Locher Wood covers around 70.2 acres and is located to the south west of Kilmacolm. Offered for sale as a whole, it comprises an attractive mixed woodland with a variety of broadleaf trees and spruce, offering income potential and significant natural capital value. Both the broadleaves and conifers were planted around 30 years ago. The wood is home to a variety of flora and fauna including a resident roe deer population and a variety of other wildlife.

Throughout the sale area there is a network of footpaths and stream crossings allowing public access, along with the carpark to the north.

- c. 41 ac Mixed broadleaf
- c. 19 ac Mixed broadleaf & mixed conifer
- c. 10 ac Open amenity ground



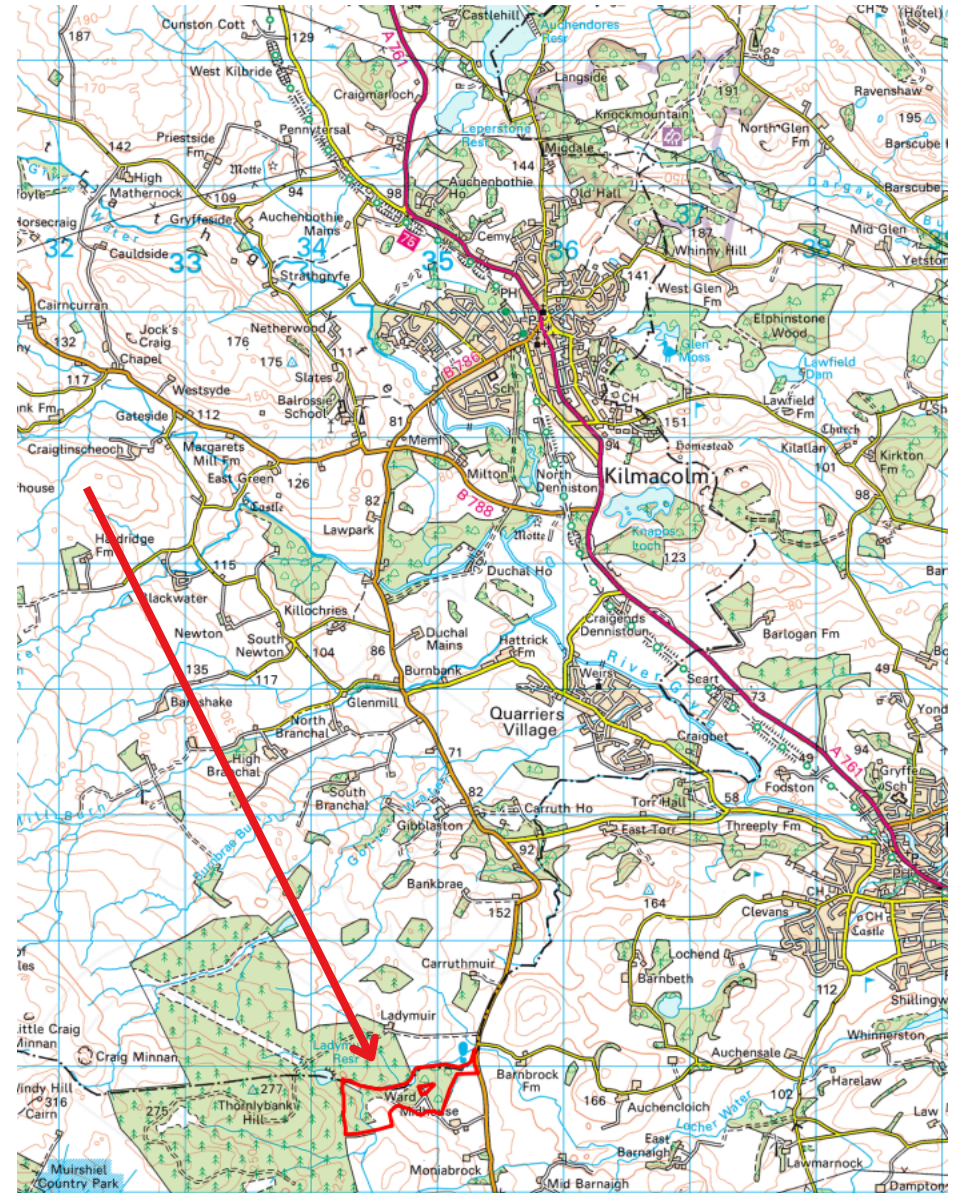


## Location

Locher Wood is located between Kilmacolm and Lochwinnoch on the B786.

## What3Words

Using the What3Words app, enter the following 3 words to find the car park at the northern edge of the land ///distracts.inspector.areas



Not to scale



# Sale information

## Viewing

Please advise Stanley Wright on 0165958697 if you wish to view the woodland, viewings will only be accepted during daylight hours.

## Entry and Possession

Vacant possession will be given on completion or such mutual time to be agreed by the seller and the purchaser.

## Offers

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

## Third Party Rights & Servitudes

The property 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.

## Anti Money Laundering 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. 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.

## Mineral Rights

In so far as they are owned, the mineral rights are included in the sale.

## Sporting Right

In so far as they are owned, the sporting rights are included in the sale.

## Method of Sale

The property is for sale as a whole. It is intended to offer the property for sale as described, but the sellers reserve the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

## The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

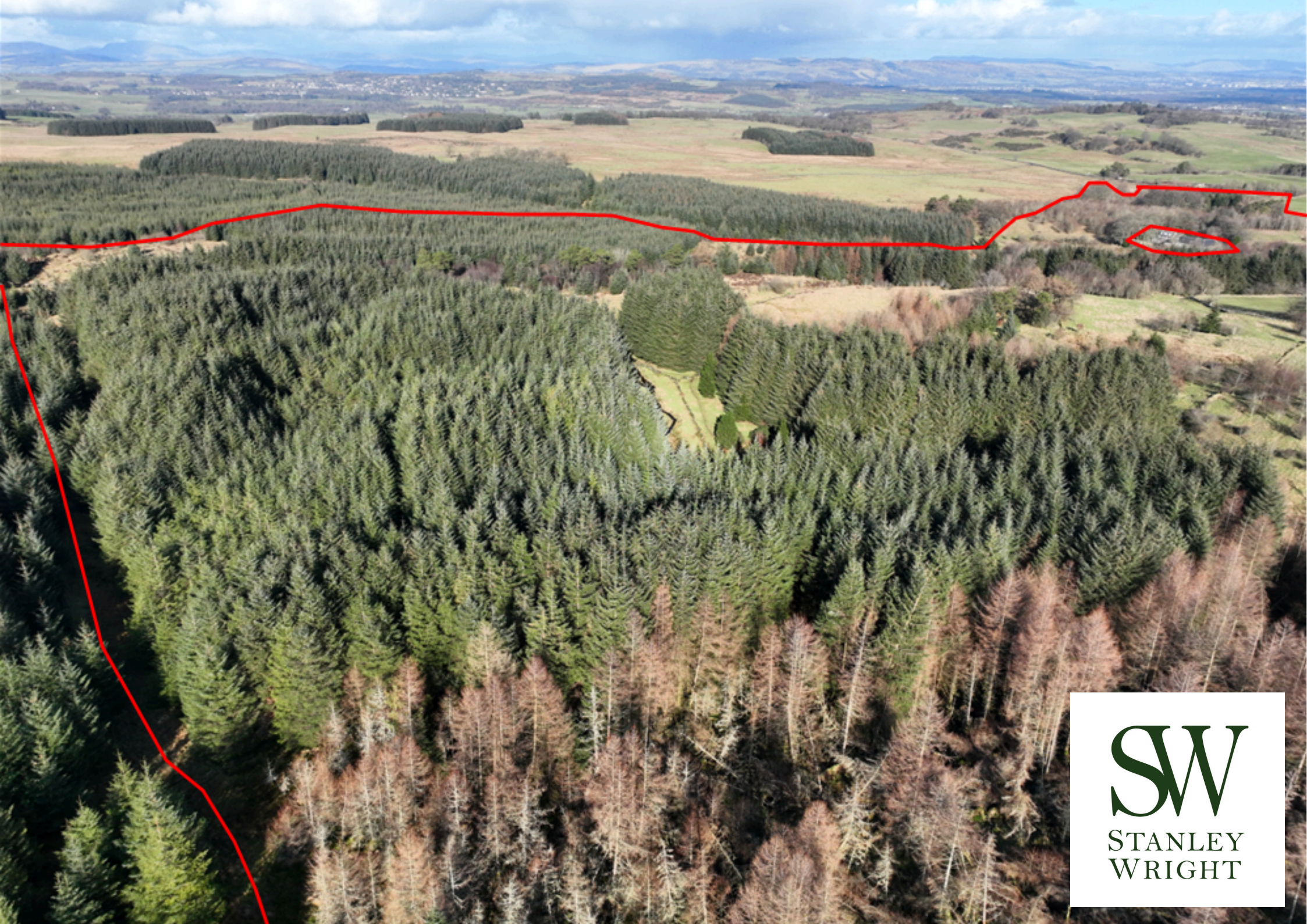
All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



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