

# FOR SALE

## Poneil Woodland

Douglas, LANARK, ML11 ORL

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

Poneil is a diverse woodland extending over 36.84 hectares in total, with the potential to create future timber revenue. The woodland is split into 3 compartments; the largest compartment of the woodland mainly comprises commercial Sitka Spruce. There is 1.83 ha of mixed broadleaf including Silver Birch and Oak and 1.63 ha of clear fell that requires re-stocking.

Douglas 4 miles Lanark 25 miles  
Glasgow 30 miles Carlisle 70 miles

**For sale as a whole by Private Treaty.**

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### Selling Agents

Davidson & Robertson  
62 Bannatyne street  
Lanark  
ML11 7JS

Tel: 01555 66 66 55  
Email: [sales@dr rural.co.uk](mailto:sales@dr rural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)





Offices across Scotland and Northern England

**Poneil Woodland,**  
Douglas, Lanark, ML11 0RL

[www.drrural.co.uk](http://www.drrural.co.uk)

#### Situation

Situated approximately 30 miles south East of Glasgow sitting due West of the M74 Motorway in close proximity to Cairn Lodge Motorway Services by Junction 11.

#### Access

The woodland can be accessed from the M74 at Junction 11 with access directly from the former Dalquhandy Haul Road.

#### Directions

The post code for the location is misleading and should only be used as a guide with Sat Nav.

Travelling south from Glasgow on the M74, exit at junction 11, at the roundabout take the 2nd exit and follow the road under the bridge to the second roundabout. Take the second exit and follow the road until past the warehouses, the woodland is on the left.

Travelling North come off the motorway at junction 12 and turn right onto Ayr Road, at the roundabout take the first exit onto the B7078, at the next roundabout take the first exit under the bridge, at the final roundabout take the second exit. Follow the road past the warehouses.

#### Description

The woodland is ideally located and is easily accessible from the M74 with good transport links for harvested timber. Planted in 1996, the woodland consists mainly of Sitka Spruce with a small compartment of broadleaves. All compartments have recently been thinned with the smallest compartment clear felled in 2019. The trees are of good stem form and on a whole have grown well and will benefit from the recent thinning. It is expected that the crop would yield well at maturity. A small compartment was cleared felled and there is an obligation under the felling permission (Licence number FLA03666) for this compartment to be restocked. Restocking is due to be completed by 30th June 2020. Further details of this can be obtained from the seller's agent.

Compartment	Description	Area	Planted
1	Clear Felled 2019	1.63 ha	To re stock 2020
2	Broadleaves	1.83 ha	1996
3	Sitka Spruce	33.38 ha	1996

#### Woodland Grant Schemes

It is understood that the woodland was planted in 1996 with Woodland Grant Scheme (WGS) assistance. Any obligations under that contract have now expired.

#### Sporting & Mineral Rights

They are included in the sale in so far as they are owned.

#### Boundaries

Boundaries are made up of stock proof fencing.

#### Restrictions of Use

The sellers would expect any purchaser to accept a restrictive covenant limiting use of land to only agriculture or forestry.

#### Solicitors

CMS Cameron McKenna Nabarro Olswang LLP  
1 West Regent Street  
Glasgow  
G2 1AP

#### Local Authorities & Contacts

South Lanarkshire Council  
Almada Street  
Hamilton  
South Lanarkshire  
ML3 0AA  
Tel: 0303 123 1015

#### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

#### Viewing

Viewing is possible at any time during daylight hours so long as potential purchasers hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

#### Date of Entry

By mutual agreement.

#### Important Notes

##### Offers

All offers should be submitted to the selling agent, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, to the Selling Agent.

##### Exchange of Contracts & Completion

It is anticipated that exchange of contracts shall place within one month of an offer being accepted. The Buyer will be required to pay a 10% deposit of the purchase price on exchange of contracts. The deposit will be non-refundable in the event the Buyer being unable to complete the sale for any reasons not attributable to the Sellers or their Agents. Completion will take place within three weeks of exchange of contracts.

##### Closing Dates

A closing date may be fixed so prospective buyers should register any interest with the Selling Agent so that they may be informed. This is on the basis that the property has been sold previously. The Seller is not bound to accept the highest or any offer.

##### Method of sale

The property is offered for sale by Private Treaty. It is intended to offer the property for sale as a whole, but the Seller reserves the right to divide the property into further lots, or to withdraw the property, exclude any property shown in these particulars or to generally amend the particulars.

##### Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



**PARTICULARS AND MISREPRESENTATION** - These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.