

Rough Park Plantation by Cluny, Cardenden, Fife



Rough Park Plantation, by Cluny, Cardenden, Fife

Around 80 acres of mixed mainly native woodland with high amenity

Cardenden 1 mile, A92 Kirkcaldy northwest 2 miles, Kirkcaldy 5 miles , Edinburgh 27 miles, Perth 29 miles, Glasgow 53 miles

Rough Park Plantation extends to about 80.16 acres in total – approx. 77.84 acres of woodland and 2.32 acres of roads and visibility splays. It boasts a diverse array of mainly broadleaves, with some Scots pine scattered throughout this mix of species, creating a diverse wildlife habitat. The woodland would be well suited to community involvement and falls within the WIAT (Woodland In and Around Towns) grant catchment area.

Rough Park Plantation is located a mile to the east of Cardenden and has outstanding transportation links with the A92/M90 to Edinburgh and the A92 to Kirkcaldy and Glenrothes. Grid Reference NT 23544 95641.

To be sold as a whole or in two halves
Offers over £7,000/acre



TAXATION

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

SPORTING RIGHTS

Being investigated by the seller's solicitors.

BOUNDARIES

Being investigated.

MINERAL RIGHTS

Being investigated.

WOODLAND GRANTS

There are no grant schemes in place and no transfer of obligations required. For further information on current grants available please visit the Scottish Forestry and Scottish Government websites:

www.forestry.gov.scot www.ruralpayments.org/

LOCATION

There are excellent local facilities in Kirkcaldy with local golf courses including Cluny Clays which also has a clay pigeon shooting range. Kirkcaldy, Glenrothes, Dunfermline and Edinburgh are easily accessible to these woods



The woods from the South West



View to the East



View to the North East



View to the West



View to the West



View to the South



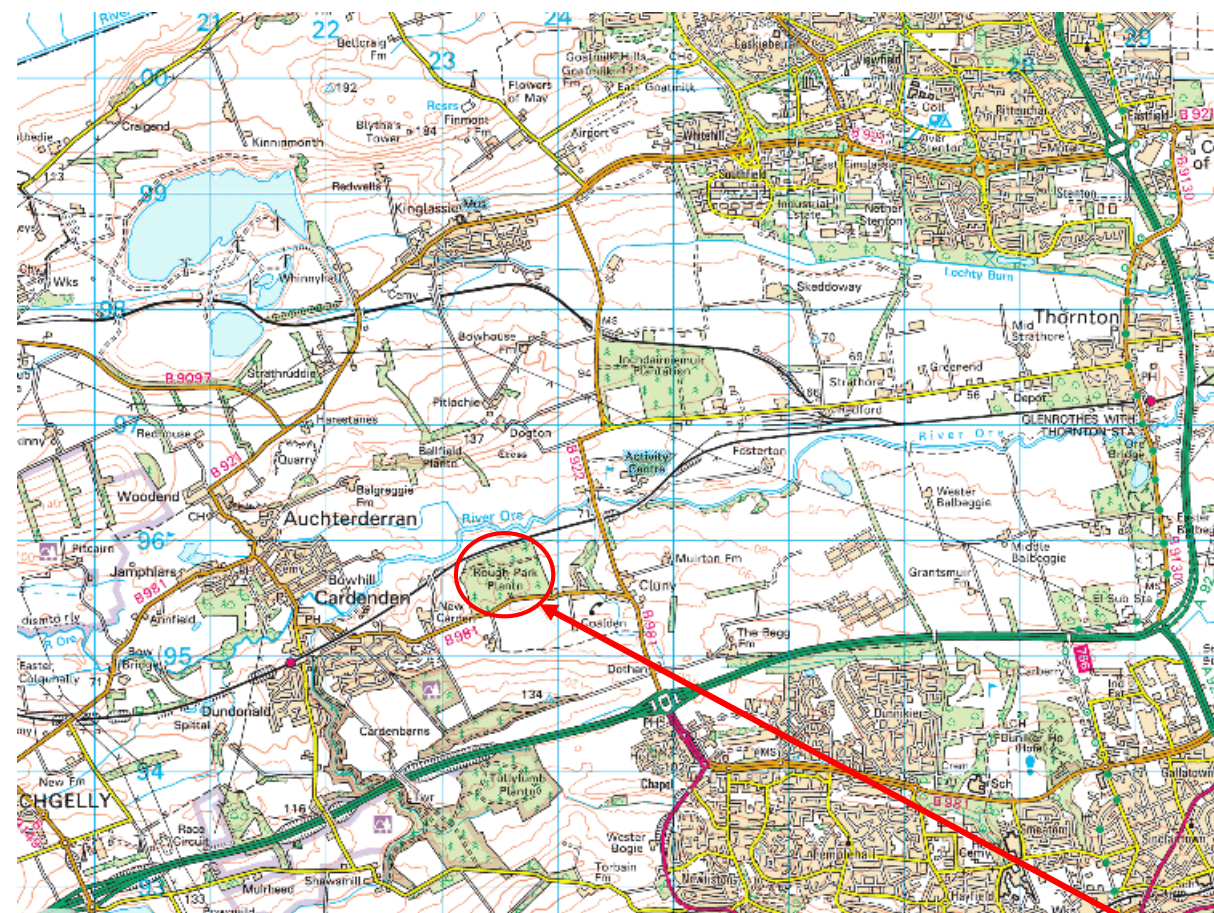
View to the East



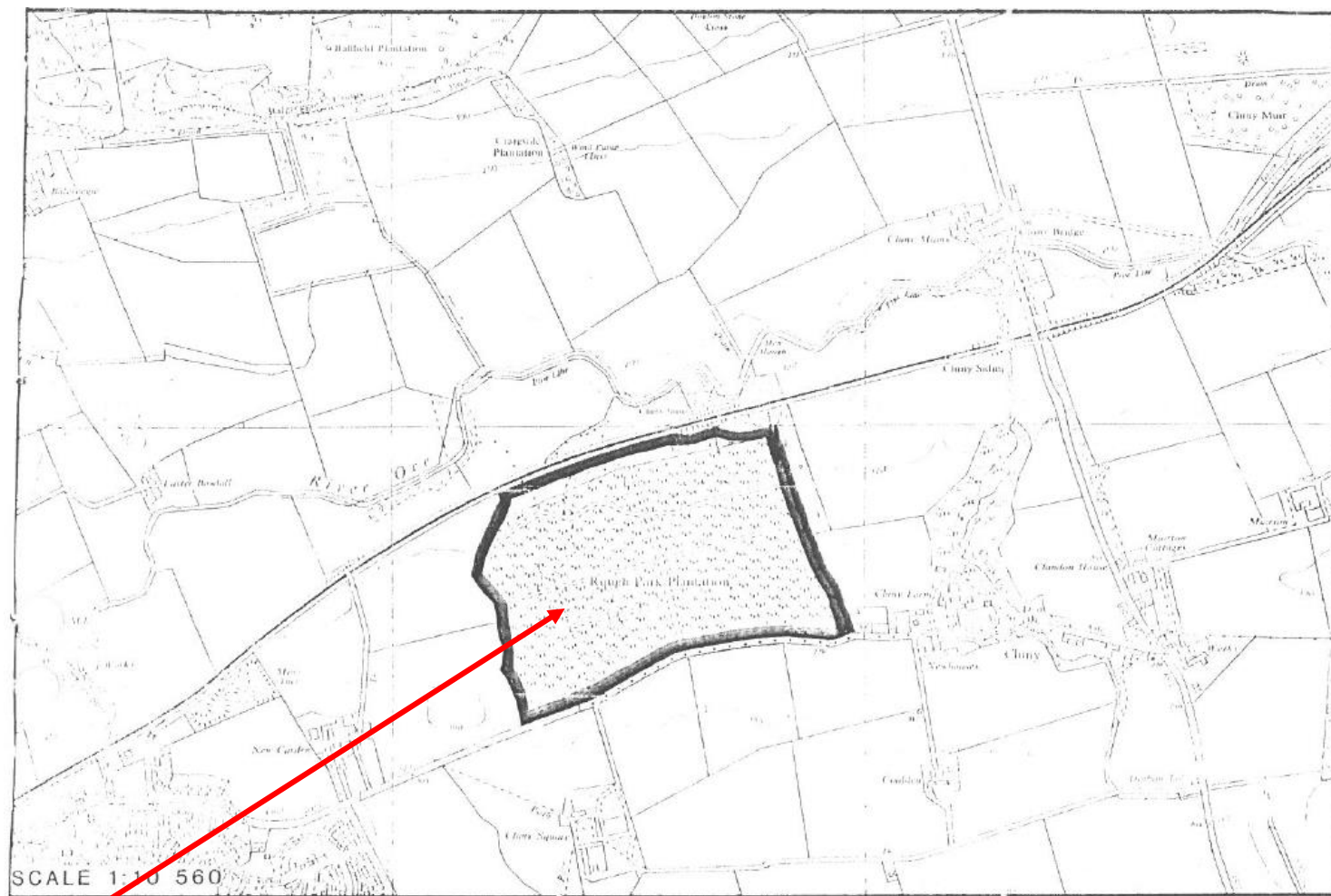
View to the North



View to the North



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Rough Park Plantation

Directions

From the south:

Following the M90 north take junction 2a towards Kirkcaldy/Glenrothes. Continue onto A92 then take the A910/B981 exit towards Kirkcaldy West/Cardenden then at the roundabout take the first exit on to the B981. Follow the B981 then at the mini roundabout take the first exit and stay on the B981 for about a 0.5 mile. The woodland will be on the right.

From the north:

Following the M90 south at junction 5, just south of Kinross, take the B9097 exit to Glenrothes/Crook of Devon then turn left on the B996. Turn left again onto the B996 then turn right on to the B9097. Follow the B9097 for 3.4 miles past Loch Leven then turn right onto the B920. Turn left onto the B9097 and follow it for 2.3 miles. Turn left onto the B921 and follow this road until the roundabout then take the first exit onto Main St/B981. Turn left onto Cardenden Rd/B981 and follow it for 1.2 miles and the woodland will be on your left.

Viewing and registering an interest

Viewers can inspect the property without appointment but they view at their own risk. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

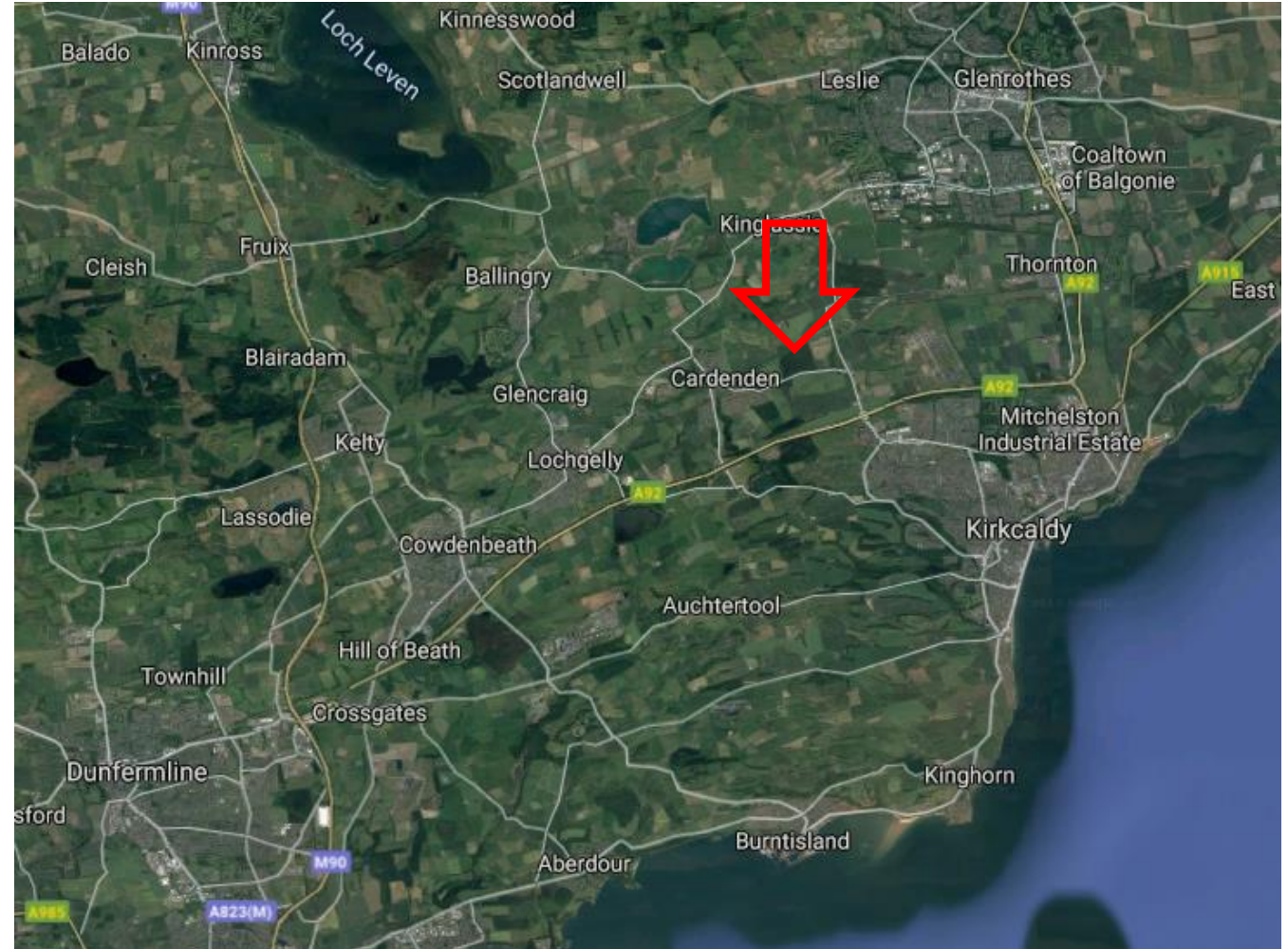
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk