

CROOKEDSTANE RIG SOUTH



REVIEW 1983-2010

Purpose of Review

Crookedstane Rig South (CRS) belongs to Elizabeth Roberts, trading as “Forestry Purposes”.

The purpose of this review is to give a full description of the property in preparation for the next phase of development.

CRS is currently an investment asset and over the medium to long term the aim is to convert it into a business asset for IHT purposes which means generating trading income.

The vision of Elizabeth Roberts is to develop the property in order that it can operate profitably and sustainably whilst offering opportunities for social inclusion, selective public access and partnerships/cooperation with other local businesses.

View from CRS to Green Lowther



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The Property

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National Location

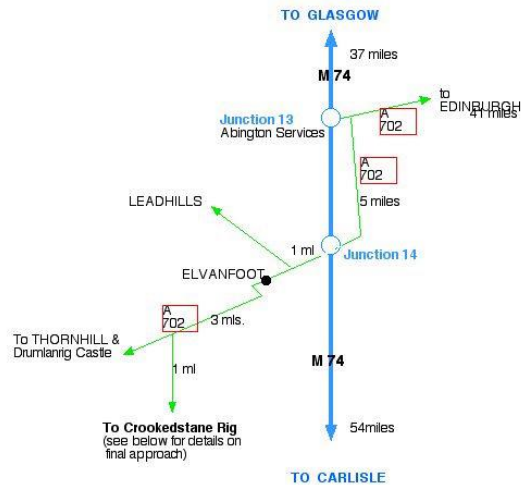


Directions

Location of CRS

ROUTE TO CROOKEDSTONE RIG, ELVANFOOT, BIGGAR, LANARKSHIRE, ML12 6TJ

TEL: 01864 505233 e-mail: liz@crookedstone.com



Three miles southwest of Elvanfoot on the A702 take a minor road on the left hand side, signposted to DAER Waterworks. This road crosses in quick succession, two river bridges with splayed iron railings. About 50 yards beyond the second of these, there is a 'bell-mouth' on the left with a metal bar field gate. Go through this gate and up the track. The first 50 yards are steep and swing to the right before straightening and levelling out. After a quarter of a mile the track passes through a field gate into a forestry plantation. From the gate the track leads briefly downhill and then uphill again. On the rise, just after a bend to the left, there is a turning off to the right which in a few yards lead to the house and barn.

Key points of the Location

The property is in a remote rural area (see picture) but it is within easy access of Glasgow, Edinburgh and Carlisle (see diagram and directions).

The Central Belt region including Edinburgh and Glasgow contains approximately 2.3 million people, 41% of Scotland's population.

Other important strategic locations nearby:

- The National Grid
- The main West Coast rail line
- The River Clyde starts below CRS where the Daer & Potrail Waters meet.
- Clyde Windfarm (152+ turbines) at time of report the largest landbased windfarm in Europe.
- Daer Reservoir

The Land

Area and Elevation:

Crookedstane Rig South comprises 130ha (321 acres) of remote rural hill land, at 300m altitude in the southern uplands of Scotland (lat. N55:22:28 long.W3:38:04 OS X 296 525 Y 610 141). There are four burns and two ponds. (see map)

Access:

Access is via a road 'for forestry purposes' across neighbouring Nunnerie Farm land.

SSER Lease: (Outlined in red on the map overleaf)

85ha (210 acres) are leased for 25 years to Scottish & Southern Energy Renewables (SSER) for three wind turbines which form part of the 152-turbine Clyde windfarm.

Habitat Management Plan:

ER/CRS/FP have the option to manage the land the turbines are located on, subject to certain restriction; e.g. tree height under a Habitat Management Plan to be agreed with the developers and Scottish Nature.

Organic Certification:

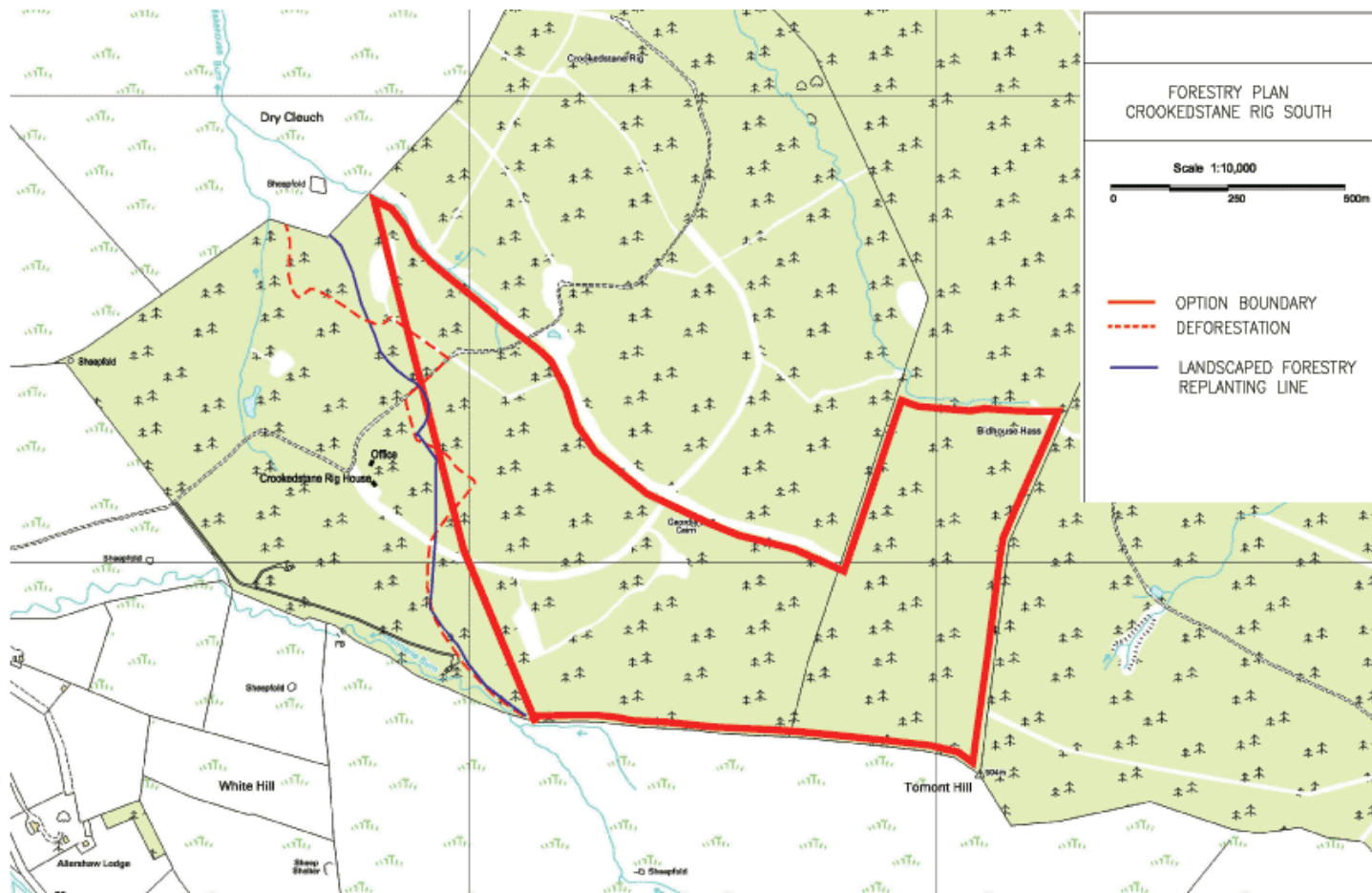
The property is certified organic by the Soil Association

Farm Code:

The property has a Scottish Executive Department of Rural Affairs Farm Code number 521/0045.

This code allows applications for land-based grants, e.g. from the European Union and the Scottish Executive.

Map showing plantation



Commercial Timber Crop

- 1983: 100ha bought and developed as a commercial forestry investment ie fenced, ploughed, drained and planted with a commercial timber crop: Sitka spruce, Japanese larch and a few other exotic conifers such as Douglas fir and Scots Pine, together with thousands of native broadleaves.
- 1995: At the end of the original 10-year management contract with Fountains plc, a further 3 year grant-aided 'environmental improvement scheme' was entered into. This resulted in new planting (more native broadleaves and a variety of conifers) along ride edges to encourage insects and birds, two areas of restructuring and one big new pond with wetland area.
- 1996 30ha bought (planted by Forestry Commission 1973) on Tomont Hill (Crookedstane Craig)
- 2005-2009 Soil Association organic certification.
- 2010 85ha felled. (55ha) remaining (planted 1983/4) no Forestry Management Plan yet registered with the Forestry Commission.

Comment [M.I.1]: Can we have a word of explanation about Fountains

Bio-diversity

No pesticides or chemicals are used in the management of the property.

Extensive surveys have been carried out. See www.crookedstane.com summary table below.

There are two colonies of bats, one in house, one in barn.

<u>Bryophytes</u>	<u>Liverworts</u>	<u>Lichens</u>	<u>Wild flowers</u>	<u>Wild birds</u>	<u>Mammals</u>
10 Uncommon	4 Uncommon	165 varieties	116 varieties	70 species	10 species
26 Rare	6 Rare				



Infrastructure/Utilities/Amenities

2km roads

Fences

Land Drains

Water supply from Nunnerie burn

2 water butts

Septic tank

Mains electricity

LPG gas to house & barn

2 x BT landlines + Broadband

Water pumped & filtered

Oil fired boiler in house

2x satellite dishes + TV Sky boxes



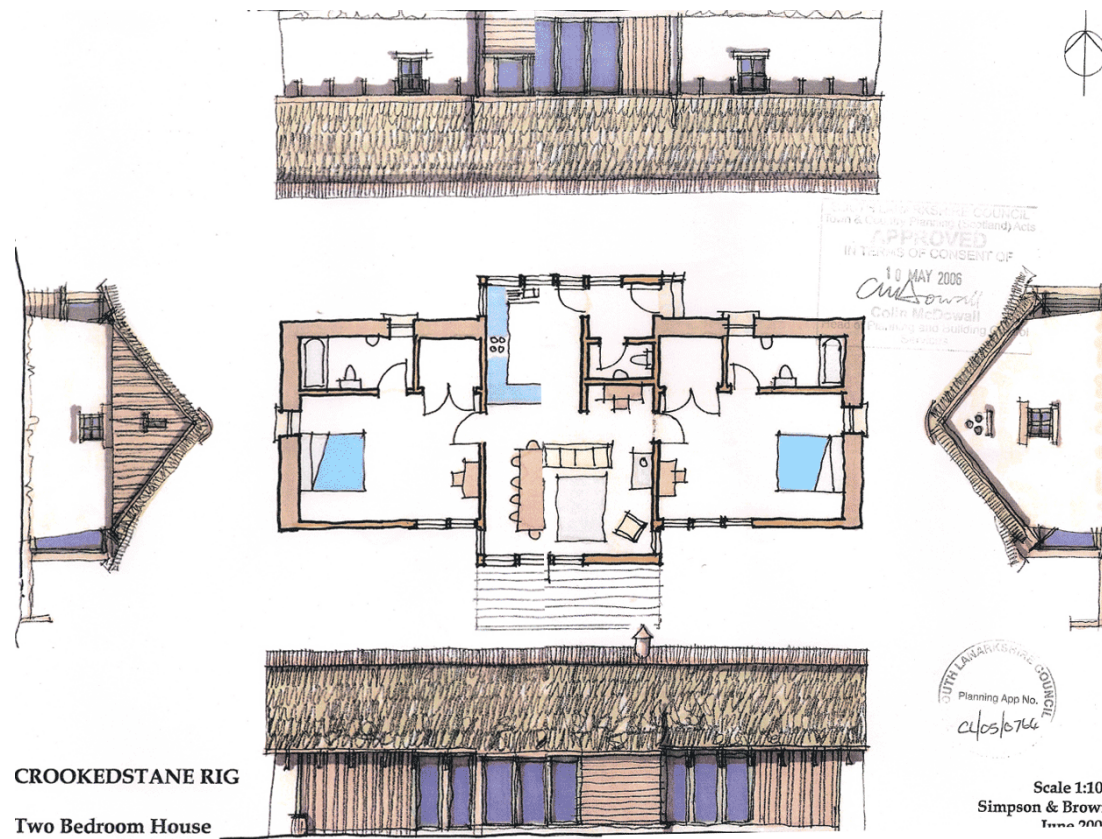
Buildings

- Buildings: 1 x 2-bed 2-bath house (1994); 1 x barn with large open office/living/kitchen/sleeping-area/shower & wc; store; bedsit with shower & WC (1996). Both well insulated timber frame construction triple glazed windows etc.
- Outbuildings: greenhouse with electric supply; 1 large shed, 1 small shed; fenced vegetable patch & 3-bay compost boxes
- Equipment: quad bike; shredders; large commercial sized freezer; strimmer; tools



Planning permission

Planning permission for two eco houses was obtained from South Lanarkshire Council in 2006 (see designs).



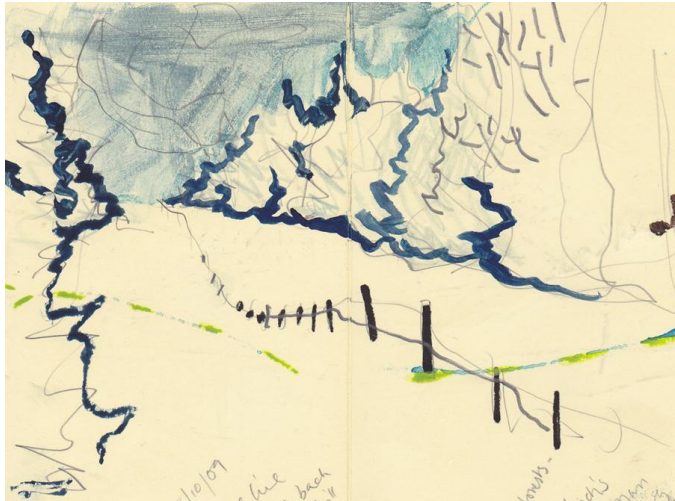
The Arts and Research Facilities at CRS

Artist in Residence 2010

Argyll-based landscape artist, Lizzie Rose is undertaking a year's residency 2009-2010 at CRS under the general heading of 'Documenting Change'. As a trained geographer, she plans to make maps of the walks at CRS part of her work.

A video and DVD has been made about CRS and Sitka spruce with original music sound track with Carluke-based film maker Douglas Miller

There is an extensive library in the barn at CRS containing a collection of books, pamphlets, maps etc in English and Russian on the history of Sitka, and the spruce tree, forestry, archaeology, botany, history etc.



Development Ideas and Business Possibilities

List of researched development ideas

Pigs in woodland	Building of Visitor Centre based around renewables
Extensive line of luxury kindling gift boxes	Cattle Grids & Solar Powered Gates
Re-printing of Shewell-Cooper gardening books	Access Road Servitude
Purchase of further forestry to develop (Trow Hill/Brown Hill)	Commercial Hens
Development of industrial units to let	Meditation Walks
Leasing of areas of forest to other interested parties	Onsite kindling/firewood/biomass
Building 2 luxury camping units – Bothy Lodges/Featherdown/Wigwam/	Water Supply Improvements
Letting of house & barn – B&B or self-catering	Purchase and conversion of derelict buildings alongside A702 into farm shop
Swimming Pool and Jacuzzi	Development of online shop for forest related products
Use of buildings for events – Weddings/Business Centre	Opening of shop within the Hammerlands complex
Use of barn for studio/rehearsal space	Forest Survival courses
Alternative Energy supplies	Birdwatching
Sale of ER's Russian book	Mountain Biking
	Sponsor a tree
	Carbon sequestration

Commercial Possibilities being progressed/further scoping

1. Spruce by-products:

History	<u>2002</u>	'Sitka Spruce' booklet based on 3 years research by Elizabeth Roberts in North Russia, North America and Western Europe published by Sage Press
Company	<u>2007</u>	Zacharry's Ltd established to exploit the commercial possibilities of spruce by-products (see Zacharry's Ltd report May 13 th 2010)
Going Forward	<u>2010</u>	Zacharry's Drinks Situated in the forest using water from new borehole. (Business plan available)
		<div><div>Spruce tea Spruce essential oil Spruce jelly</div><div>}</div><div>Business plans in preparation</div></div>

2. Eco tourism

Wild Camping/venue for Forest Schools/Forest Leaders/equestrian/walking/pedal biking holidays

3. Elizabeth Roberts – consultancy

Contacts

CRS has taken advice from the following companies and people.

Alan Stannet	(CARA) - SRDP application for essential oil equipment/ business plan
David Galloway	(Forestry Commission Scotland) - permission to fell timber to restore view from house
Gerald McGill	(Farries, Kirk, McVean) – accountant
Paula Steele	(The John Lamb Partnership) Independent Financial Advisers - overview of resource allocation; access to venture capital e.g. Braveheart
Mike Potts	(Ashwood Design Associates Ltd) - design of possible CRS development; eco-houses
Karen Mitchell	(Encompas) Renewables
Tom Dixon	(Canopy & Stars – Alisdair Sawday - outdoor/camping holidays)
Pip Tabor	(Southern Upland Partnership)
Trevor Jones	(Barony Business Development)
June Gilles	(Semple Fraser) – lawyer
Tom Grassie	(Napier University Edinburgh) - renewables; Wiston Lodge
Mike Brady	(SLC Countryside Ranger – Forest Schools etc)
Nigel Kinniburgh	(Kinniburgh Pools)
Lizzie Rose	Artist in Residence