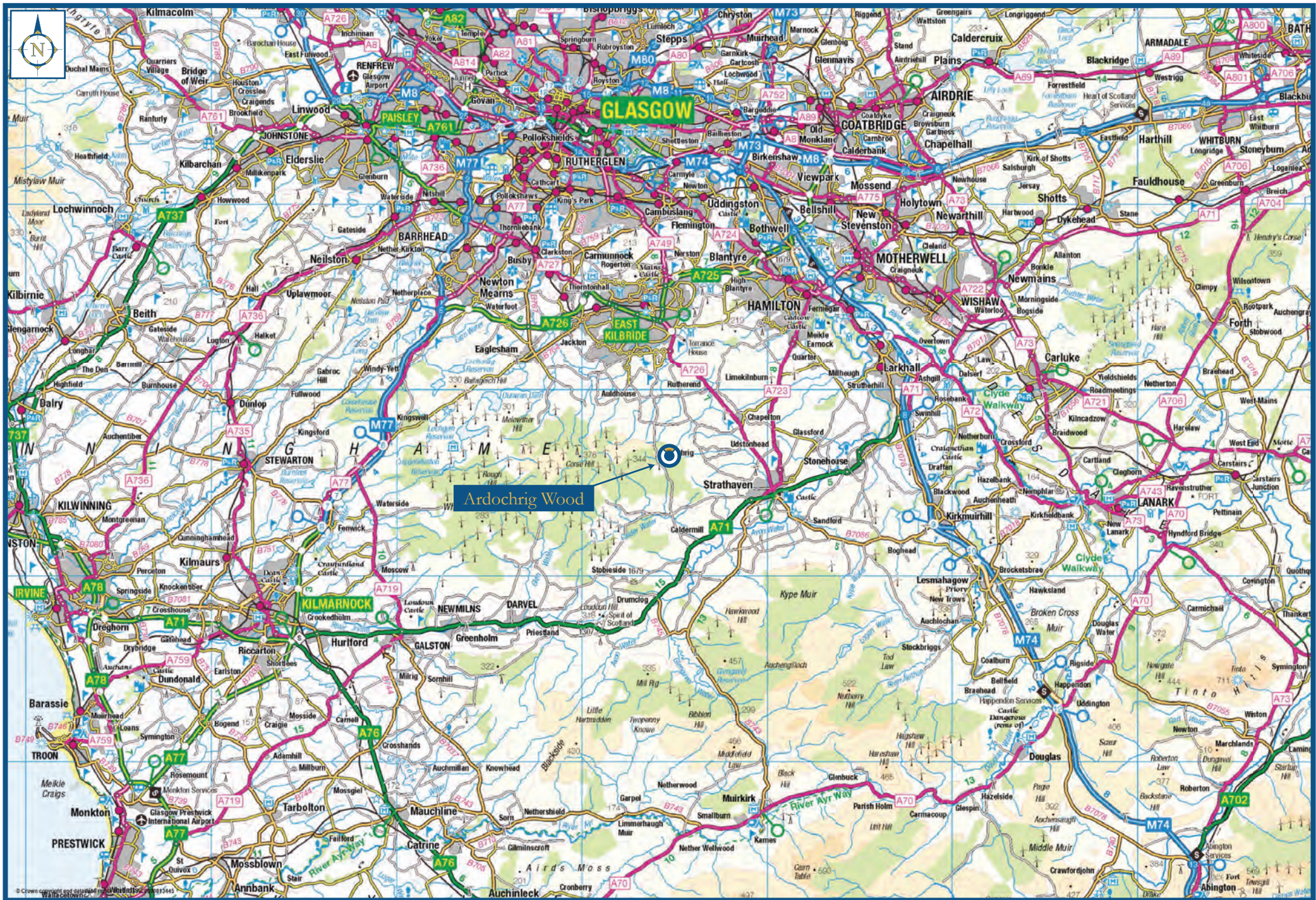


Ardochrig Wood

Strathaven | South Lanarkshire

20.68 Hectares / 51.10 Acres







Ardochrig Wood

20.68 Hectares / 51.10 Acres

High quality, compact commercial forest
Excellent investment opportunity.

- Productive and strong yielding commercial woodland
- Maturing timber profile: Average crop age of 26 years
- Recent timber survey suggests yield classes up to 34
- Some stands recently measured at over 730 m³ per hectare
- Well positioned, close to major timber processors
- Low maintenance and easy to manage

Freehold for Sale as a Whole

Offers Over £450,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jon Lambert MRICS & Jock Galbraith MRICS

Location

Ardochrig is situated approximately 6 miles northwest of Strathaven, in South Lanarkshire. Strathaven lies around 25 miles southeast of Glasgow, with excellent access via the A71 and M74. The area is renowned for its outstanding growing conditions and offers swift, convenient access to a wide range of competitive timber buyers across South Scotland.

The property is identified on the location and sale plans included in these particulars. For navigation, the nearest postcode is G75 0QN and the What3Words location is sedative.briskly.incisions.

Access

Ardochrig is accessed directly via a minor public road that is designated as a Consultation Route for timber transport.

The landowner has agreed to install a new bellmouth access at point A1, this work will be completed pre completion, further details available from the agent.



Description

Ardochrig is a high-quality, first-rotation commercial forest, well located and established in 1999. The crop is predominantly Sitka spruce, a proven commercial species in the region, which has produced an impressive volume of timber for the age of the crop.

A timber assessment carried out in June 2025 estimated the forest was holding approximately 9,400 cubic metres of timber, with an average of 640 m³ per conifer hectare. Notably, some coupes exceed 730 m³ per hectare, underlining the forest’s productivity. The survey also indicates spruce yield classes ranging from YC 24 to YC 31, reflecting strong growth potential and commercial value.

The majority of the timber is nearing maturity and may be considered ready for harvesting in the next 2-5 years.

The underlying soils are productive. Looking ahead, the second rotation is expected to benefit from improved tree genetics and enhanced ground conditions, with the potential for higher yield classes and increased productivity.



Species	Planting Year	
	1999	Area (Ha)
Sitka spruce	13.43	13.46
Norway spruce	0.36	0.36
Scots pine	0.11	0.11
Mixed broadleaves	0.42	0.42
Windblow	0.46	0.46
Open ground	5.91	5.91
Total	20.69	20.69



Sporting Rights

Sporting rights are included in the sale.

Boundaries

The property is bounded by a stock fence. Maintenance with the neighbouring land owners is on mutual basis.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens within the Land Certificate.

Designations

We are not aware of designations impacting the property. Interested parties should carry out their own searches.



Forestry Management

The property is not subject to any current forestry grant schemes. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewing is possible at any time. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert & Jock Galbraith MRICS

Seller's Solicitors

Hall Baird Solicitors

The Old Exchange, Castle Douglas, DG7 1TJ

Tel: 01556 502764

Ref: David Hall

Measurements

Recent management data indicates a total area of 20.69 hectares. The property will be sold as per the Title area.

Authorities

Scottish Forestry

Bothwell Hosue,

Hamilton Buisness Park

Hamilton, ML3 0QA

Tel: 0300 067 6006

South Lanarkshire Council

Hamilton

Almada Street

ML3 0AA

Tel: 0303 123 1015

Financial Guarantee/Anti Money Laundering

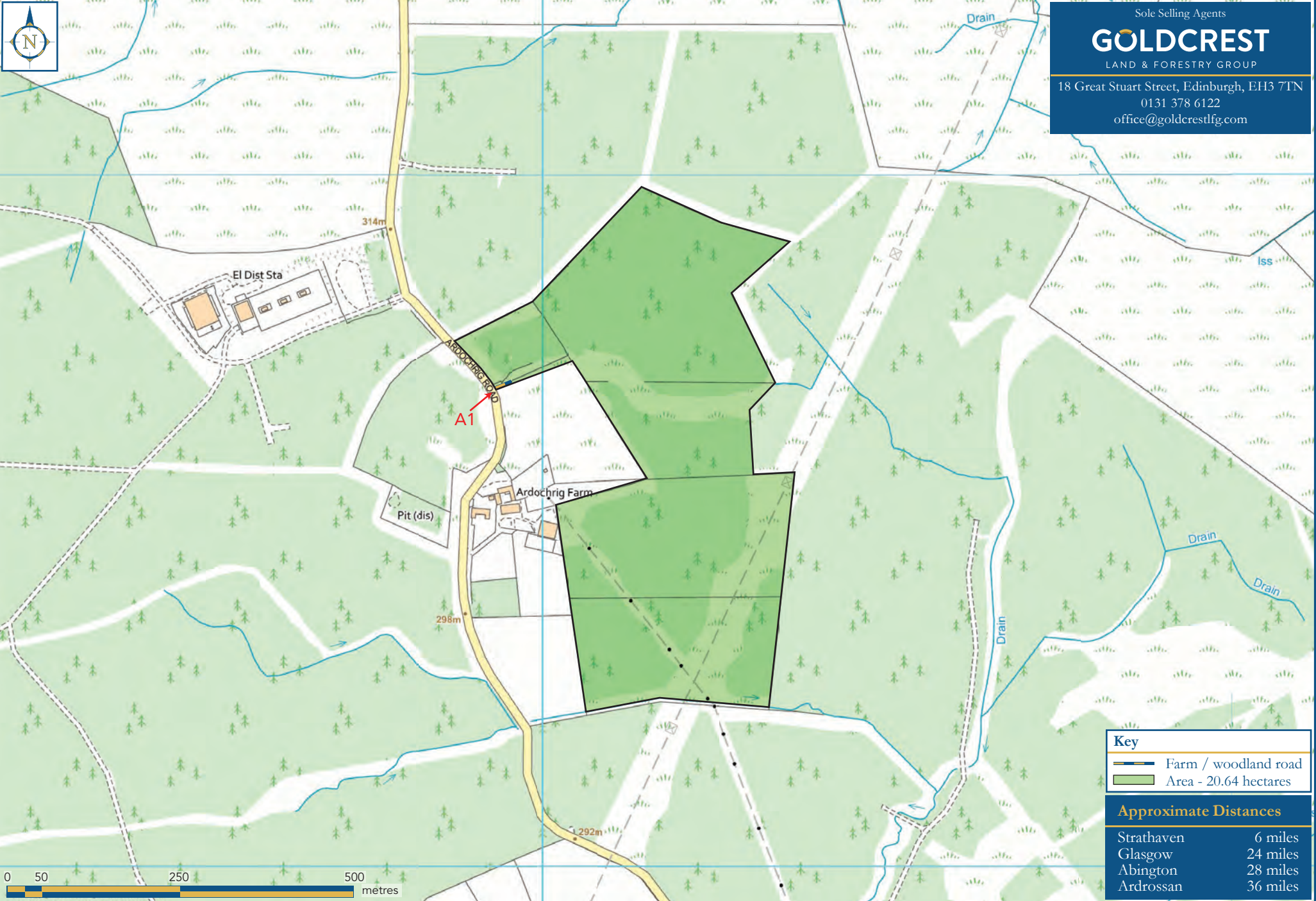
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

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.



Sole Selling Agents

GOLDCREST

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18 Great Stuart Street, Edinburgh, EH3 7TN

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IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in July 2025) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

www.goldcrestlfg.com