

Mark Farm

Creetown | Dumfries & Galloway

165.20 Hectares / 408.21 Acres







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An upland grass farm with potential to establish a commercial conifer woodland. Located in a prime area of South Scotland.

- Livestock farm with productive and free-draining soils.
- Excellent potential for afforestation and creation of Carbon Credits
- Highly desirable location
- Direct access from public road
- Close proximity to timber processors

FREEHOLD FOR SALE AS A WHOLE

Offers Over £1,250,000

Sole Selling Agents
GOLDCREST Land & Forestry Group
18 Great Stuart Street, Edinburgh, EH3 7TN
0131 3786 122
www.goldcrestlfg.com

Location

Mark Farm is situated in a region widely recognised for high-quality commercial forestry production. Located approximately 3 miles north-east of Creetown and 8 miles north-west of Gatehouse of Fleet, the property benefits from excellent ground and climatic conditions, supporting strong timber growth.

Its strategic location offers quick and efficient access to major timber processing facilities across southern Scotland and northern England, enhancing its commercial viability.

The property location and boundaries are shown on the sale and location plan within this brochure. The nearest postcode is: DG8 7ES and What3Words: [anguished.anchorman.hissing](#)



Directions & Access

From Gatehouse of Fleet, head north on the B796 for approximately 6 miles. At New Rusko, turn left towards Creetown and continue for a further 1.6 miles to reach the main gateway, marked as point A1 on the sale plan.

While the Timber Transport Forum classifies the B796 as a ‘Severely Restricted’ route for timber haulage, it is important to note that upgrading works, funded through the Strategic Timber Transport Fund, have been carried out. As a result, the road now supports access to several active commercial forestry operations in the surrounding area, showing its suitability for timber transport.



Description

Mark Farm comprises a substantial area of productive grass hill-land, currently utilised for livestock grazing and circa 2 hectares of mature conifer forestry on the west of the property. The land rises from approximately 130 metres to 380 metres above sea level, featuring a north-westerly aspect and gently undulating terrain. According to the James Hutton Institute Land Capability for Agriculture classification, the farm is graded between 4.2 and 6.3, indicating moderate to poor-quality agricultural land.

Given its location and physical characteristics, Mark Farm is considered well-suited to commercial afforestation, subject to consent from Scottish Forestry. Recent approvals for woodland creation on neighbouring properties to the south provide a positive precedent.

The property is bounded by established commercial forestry to the east, with grazing land to the south and west. A public road runs along the northern boundary, offering direct access to Gatehouse of Fleet and the A75, facilitating efficient timber transport. The farm is also well positioned in relation to key regional timber processors located at Lockerbie, Dalbeattie, Girvan, and Troon.

In addition to its commercial potential, the upper hill ground and eastern flank of the property offer challenging deer stalking opportunities, with both roe and red deer known to frequent the area.



Boundaries

The boundaries are assumed stock-proof and are to be maintained in a stock-proof condition at joint mutual expense with adjoining proprietors.

Wayleaves & Third-Party Rights

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

Mineral Rights

Mineral rights are included except as reserved by Statute or in terms of the Titles.

Sporting Rights

The sporting is included in the sale and unlet.



BPS Entitlements & Forest Grants

BPS entitlements are included in the sale. For further information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

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

Designations

According to our searches, there are no designations affecting the property. The Pibble Lead Mine SAM is located on the neighbouring property.

Viewing

Viewings are by appointment only. Please contact the Selling Agents.

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.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

Sole Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 3786 122

Ref: Jock Galbraith MRICS

Seller's Solicitors

Stewart & Watson Solicitors

2 Main St, Turriff AB53 4AD

Tel: 01888 563773

Ref: Douglas Purdie

Authorities

Scottish Forestry

South Scotland Conservancy

55/57 Moffat Road

Dumfries, DG1 1NP

Tel: 0300 067 6500

Dumfries & Galloway Council

109-115 English Street

Dumfries

DG1 2DD

Tel: 0303 333 3000

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.

Financial Guarantee/Anti Money Laundering

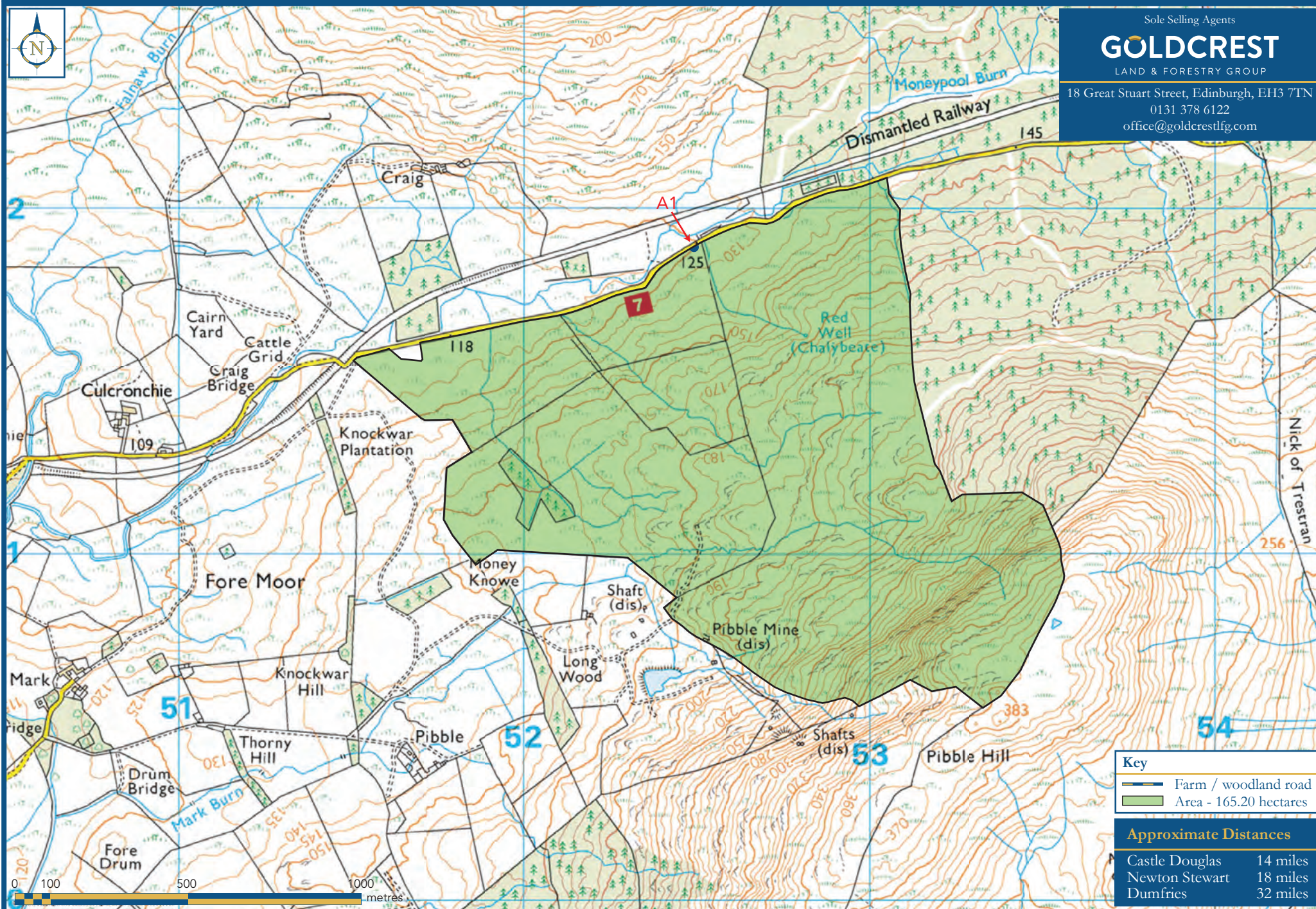
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.



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