

# Toward Woodland

Dunoon | Cowal Peninsula | Argyll & Bute

49.07 Hectares / 121.25 Acres





# Toward Woodland

49.07 Hectares / 121.25 Acres

An attractive and compact woodland with commercial timber reserves nearing maturity.

- Good quality commercial crop ready to fell.
- Timber harvest will provide tax free income.
- Located in a stunning and secluded area, close to the coast.
- Attractive mixed broadleaves with high amenity.
- Well suited for a cabin/chalet.

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**Freehold For Sale As A Whole**

**Offers Over £525,000**

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**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)

Jock Galbraith MRICS & Emily Watson



## **Location**

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Toward Woodland is nestled within the picturesque southern part of the Cowal Peninsula, a region known for its stunning natural beauty and diverse landscapes. Situated approximately 3 miles to the north of Toward Woodland is the charming village of Innellan, offering a tranquil coastal setting and local amenities. Further north, about 7.5 miles away, lies Dunoon, a bustling town with a range of shops, restaurants, and attractions.

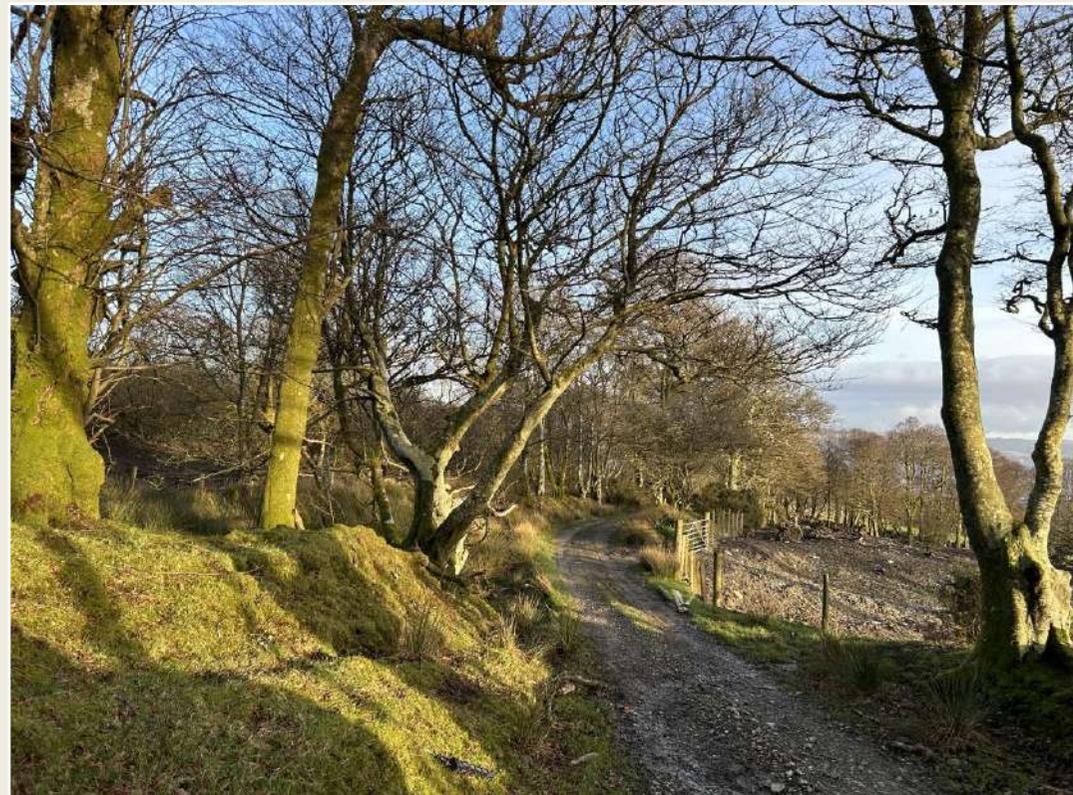
Detailed location and sale plans are provided within the property particulars. The property's nearest postcode is PA23 7UG. Alternatively, the What3Words address "relishing.groomed.daydreams".

## **Access**

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Toward Woodland is accessed via the A815 public road at point A1 as marked on the Sale Plan. A servitude right provides access over land owned by Toward Farm and leads to the woodland entrance which is marked A2. There is a forest track that leads to a Telecoms mast at point A3 on the Sale Plan. Note, the mast is not included in the sale and the owner/operator has a servitude right from A2-A3.





# Description

## Toward Woodland – 49.07 Hectares / 121.25 Acres

The timber crops were mostly planted in 1987. In addition, there are 18.59 hectares of highly attractive mixed broadleaves and a small area of open ground. The conifers are performing well with estimated Yield Classes between 18 and 20 and an incoming purchaser could consider harvesting in the near future.

The property is south facing, rising from 90 to 200 meters above sea level. It comprises gently undulating terrain which is easily worked with conventional harvesting machinery. The area is well suited for conifer growth, with a warm climate and an average rainfall in the region of 1,7436mm per annum. The attractive location and surrounding scenery make this woodland well suited for a cabin/hut, it would act as an excellent base to explore Argyll and further afield.

Species	Planting Year			Area (Ha)
	1940	1987	N/A	
Sitka spruce		23.34		23.34
Japanese larch	0.08			0.08
Sitka / Mixed broadleaves		2.69		2.69
Mixed broadleaves	18.59			18.59
Open ground			4.37	4.37
<b>Total</b>	<b>18.67</b>	<b>26.03</b>	<b>4.37</b>	<b>49.07</b>



## **Sporting Rights**

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Toward Woodland provides good stalking opportunities for Red & Roe deer. The sporting rights are leased annually. The current lease is available from the Selling Agents.

## **Designations**

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There are no designations on the property from our searches,



## **Forest Grants & Management**

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 inspecting.

## **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 Agent**

**GOLDCREST Land & Forestry Group LLP**

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Watson

## **Seller's Solicitor**

**Thorntons Solicitors**

3rd Floor, Citypoint, 65 Haymarket Terrace, Edinburgh EH12 5HD

Tel: 0131 624 6808

Ref: Cameron Mathieson

## **Measurements**

Measurements stated in the brochure are from recent management records. The property will be sold as per the Titles.

## **Authorities**

**Scottish Forestry**

Perth and Argyll Conservancy

Upper Battleby

Redgorton, Perth PH1 3EN

Tel: 0300 067 6004

**Argyll & Bute Council**

Kilmory

Lochgilthead

PA31 8QN

Tel: 01852 500 652

## **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.

## **Additional Information**

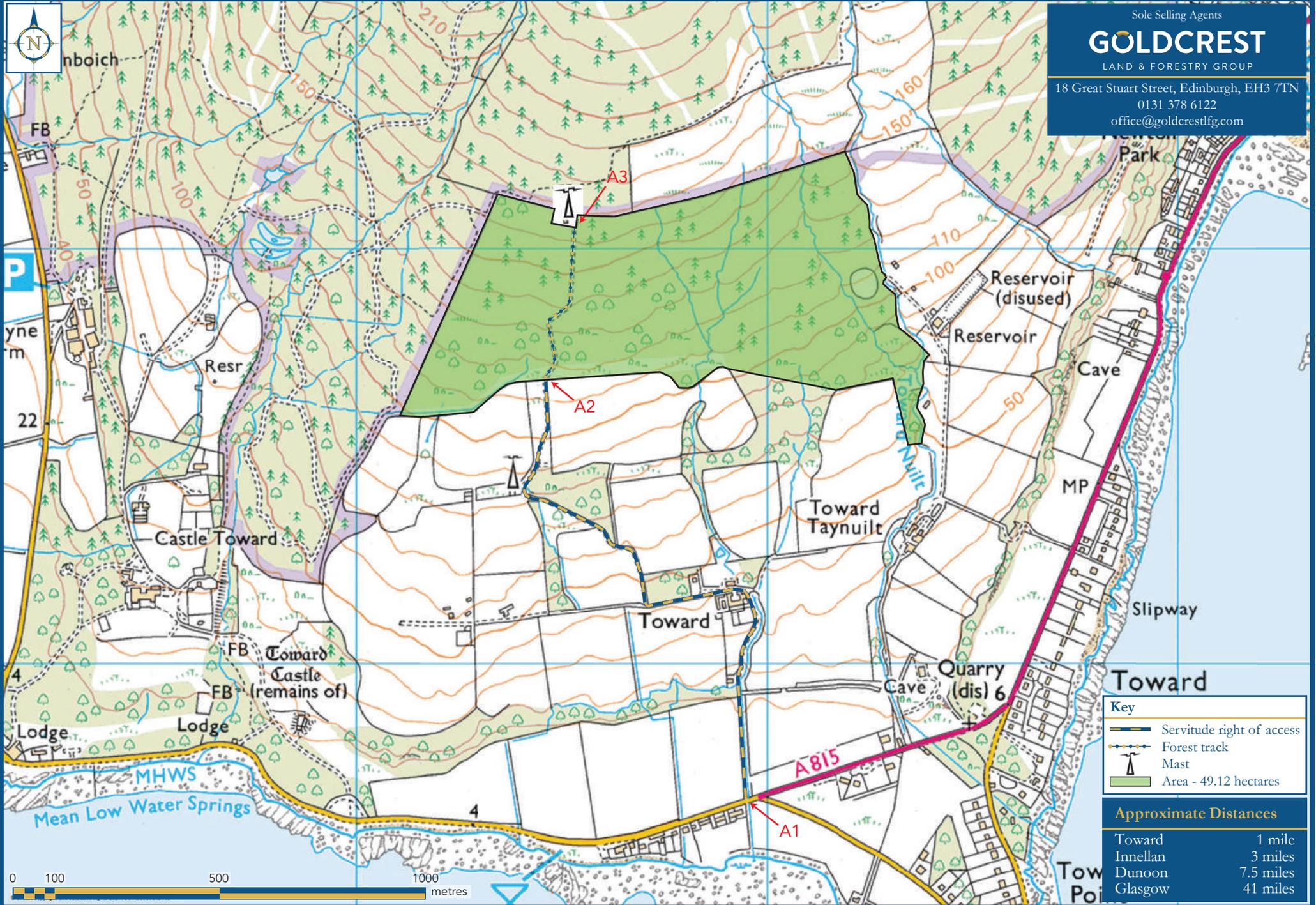
Additional information is available from GOLDCREST Land & Forestry Group upon request.

## **Wayleaves & Third-Party Rights**

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

## **Boundaries**

The property is bounded by existing fencing.



Sole Selling Agents  
**GOLDCREST**  
 LAND & FORESTRY GROUP  
 18 Great Stuart Street, Edinburgh, EH3 7TN  
 0131 378 6122  
 office@goldcrestlfg.com



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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 March 2024) 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 Environment (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.

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