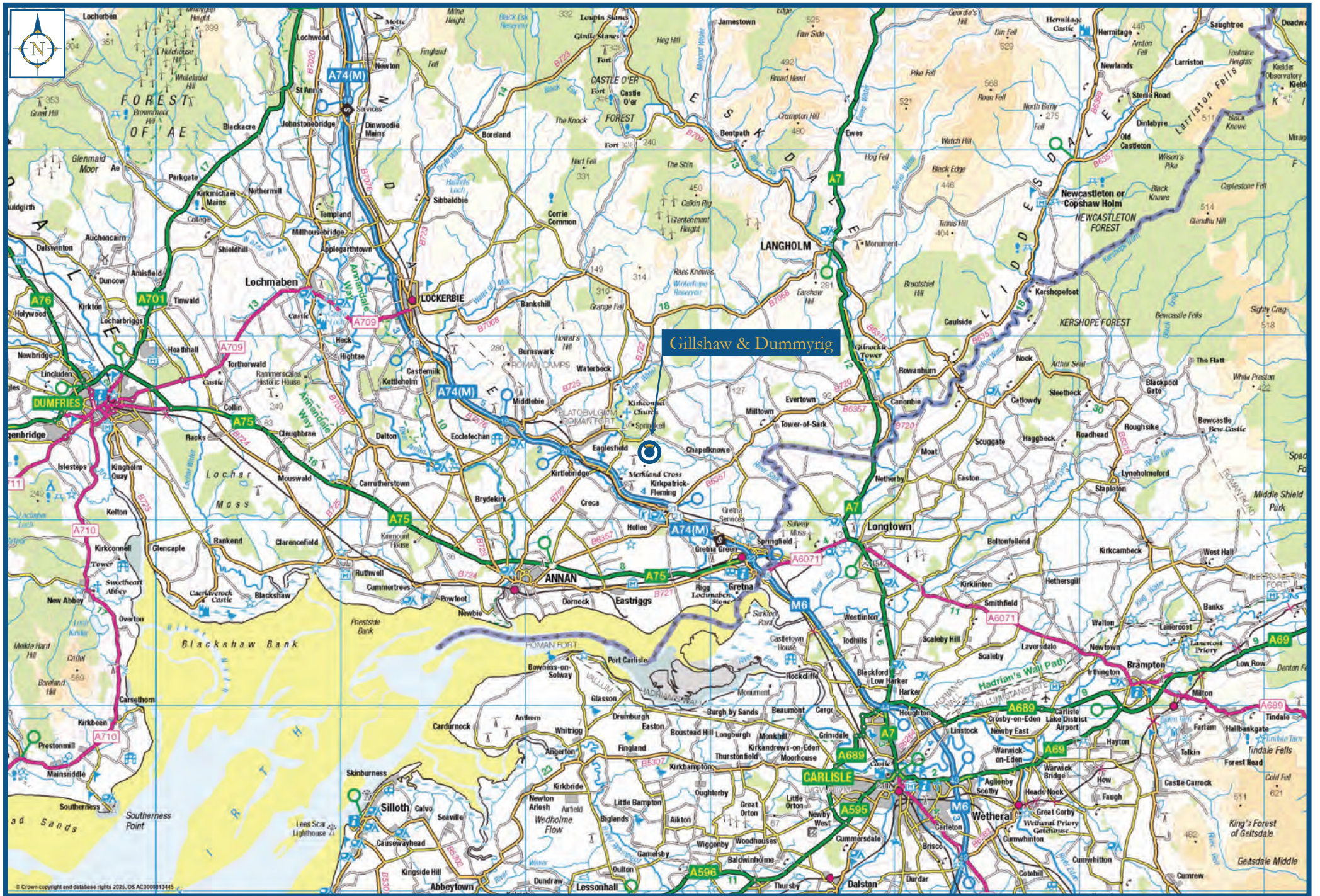


Gillshaw & Dummyrig Woods

Lockerbie | Dumfries & Galloway | DG11 3AE

52.54 Hectares / 129.82 Acres





Gillshaw & Dummyrig



Gillshaw & Dummyrig Woods

52.54 Hectares / 129.82 Acres

Two well-located commercial conifer woodlands comprising maturing and young crops, an stunning pond and an attractive area of native woodland.

Freehold for Sale as a Whole

Offers Over £500,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

Gillshaw & Dummyrig are located approximately 8.5 miles north-west of Gretna in Dumfries & Galloway. The woods are ideally located in one of the most desirable regions for commercial forestry investment in the UK—South Scotland and the North of England. This area consistently attracts strong demand for forestry properties due to several key advantages. It offers easy access to main link roads and major timber processing facilities, allowing for efficient transportation and logistics. The region also benefits from top timber prices, which are consistently achieved thanks to favourable market conditions. Additionally, the area features favourable growing conditions, soils, and climate. The local economy is strongly supported by the forest industry, ensuring a robust infrastructure and community expertise. Furthermore, established transport routes and a comprehensive network of management and contractor resources enhance the practicality and profitability of forestry operations in this location.

Access

Access to the property is taken from the U231A and U232A public roads, both of which are designated Agreed Timber Haulage Routes with a proven history of timber transport.

Gillshaw Wood is accessed via point A1 on the plan, where a well-constructed, shared farm road leads to point A2. Internally, there is a short section of internal roading and a timber stacking area.

Dummyrig benefits from access between points A3 and A4, via a good-quality route that has been recently utilised for timber extraction.

Nearest Postcode DG11 3AE What3Words:// puffed.quits.ethic





Description – Gillshaw - 45.36 Hectares | Dummyrig - 9.43 Hectares

Gillshaw and Dummyrig are two separate woodland areas situated in close proximity to one another. The first rotation was harvested between 1996 and 1998, after which both woods were restocked, primarily with Sitka spruce and Lodgepole pine.

During the 2023/24 season, 6.94 hectares of Gillshaw were harvested and restocked. At the same time, Dummyrig was entirely clear-felled and replanted. Both areas were restocked with a species mix comprising approximately 70% Sitka spruce, maintaining the site's emphasis on productive conifer forestry.

Approximately 10.03 hectares of maturing crops remain within Gillshaw Wood, primarily composed of Sitka spruce and Lodgepole pine.

Both Gillshaw and Dummyrig are planted on predominantly peaty gley soils, supporting crops growing at an estimated yield class of 12–16.

Gillshaw also benefits from a highly attractive pond, fringed with birch, Scots pine, and areas of continuous cover forestry. This feature adds considerable amenity value, while also enhancing the property's biodiversity and visual appeal.





Sporting Rights

The mixture of cover and open ground present opportunities for deer stalking. Sporting rights are included in the sale.

Boundaries

The properties are bounded by a stock fence. Maintenance is on a mutual basis with the neighbouring land owner.

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 with the Titles.

Designations

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



Forest Grants & Management

The property has been well managed by Mark Seed Forest and Land Management. They have full records of the property and can be contacted by email: mark@seedforestandland.co.uk or phone: 07437015753

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: Jock Galbraith MRICS & Emily Moore

Measurements

The properties will be sold as per the Title areas which are as follows: Gillshaw – 45.52 hectares and Dummyrig – 9.52 hectares. Any red line boundary on the photographs within this brochure are for illustration purposes only and may not be accurate.

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

Financial Guarantee/Anti Money Laundering

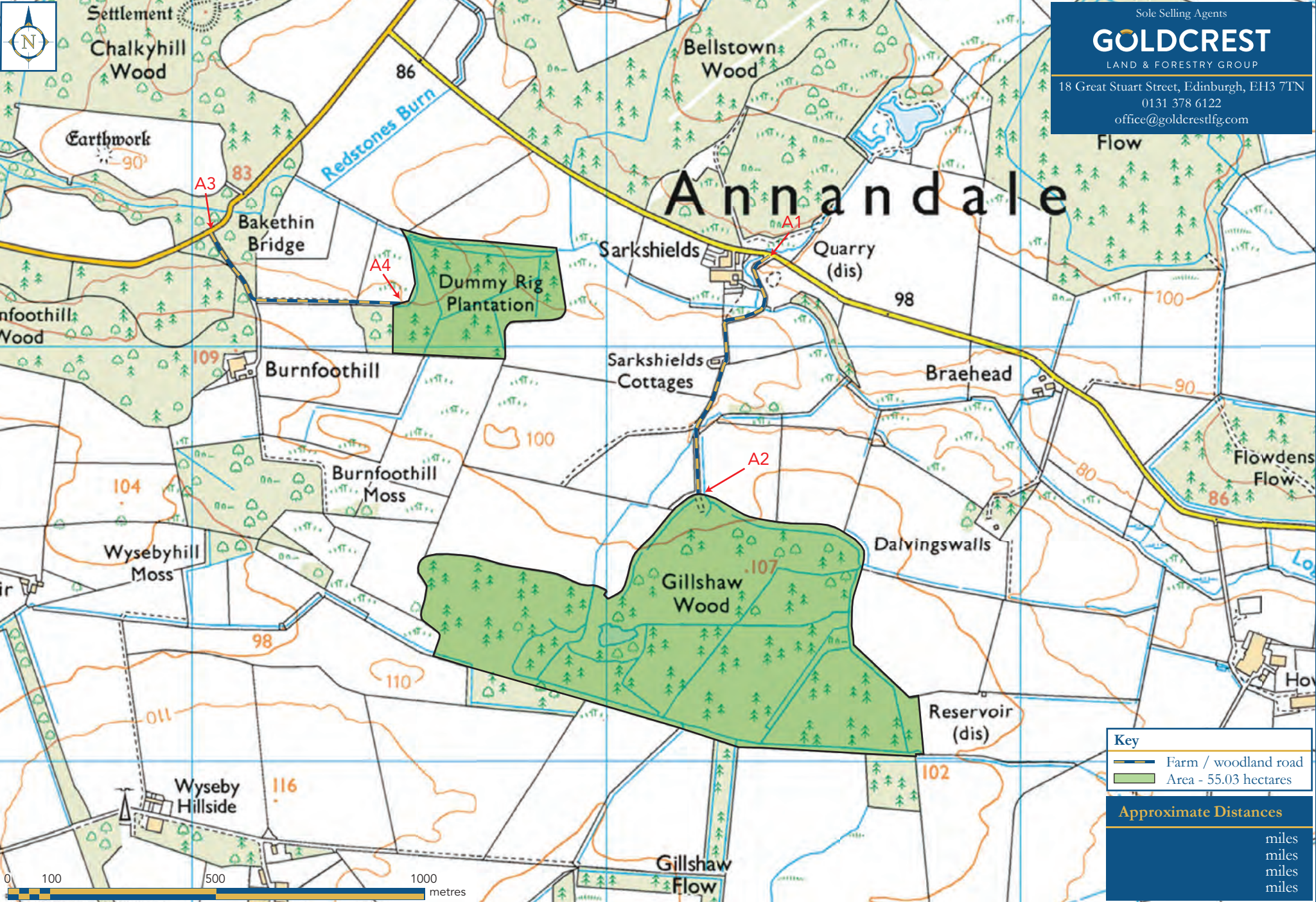
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

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
LAND & FORESTRY GROUP

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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 May 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.