

# Burnhouse Moor

South Lanarkshire | ML12 6HU

130.54 Hectares / 322.56 Acres





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130.54 Hectares / 322.56 Acres

A prime commercial forest with excellent access and a large volume of mature timber. An exceptional investment opportunity.

- Highly productive and commercial, 88% of the forest is stocked with Sitka spruce
- Mature timber profile: Average crop age of 41
- Recent timber survey suggests yield classes up to 28
- Some stands measured at over 900 m<sup>3</sup> per hectare
- Strategically positioned close to major timber processors

**Freehold for Sale as a Whole**

**Offers Over £4,750,000**

**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

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

Jon Lambert MRICS & Jock Galbraith MRICS

## Location

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This forest enjoys an excellent position near the A74 and A702, approximately 6 miles north of Abington. 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 ML12 6HU and the What3Words location is rabble.ethic.puppets.

## Access

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Access to Burnhouse Moor is taken from an unnamed public road, with timber extraction taken via the B7055, a designated Agreed Timber Transport Route, offering efficient connections to nearby sawmills.

The main access gate is marked A1 on the sale plan. From this point, a well-constructed internal forest road extends through the property to points A2 and A3. There is also plenty of easily won stone available on site to support future road construction and ongoing maintenance.





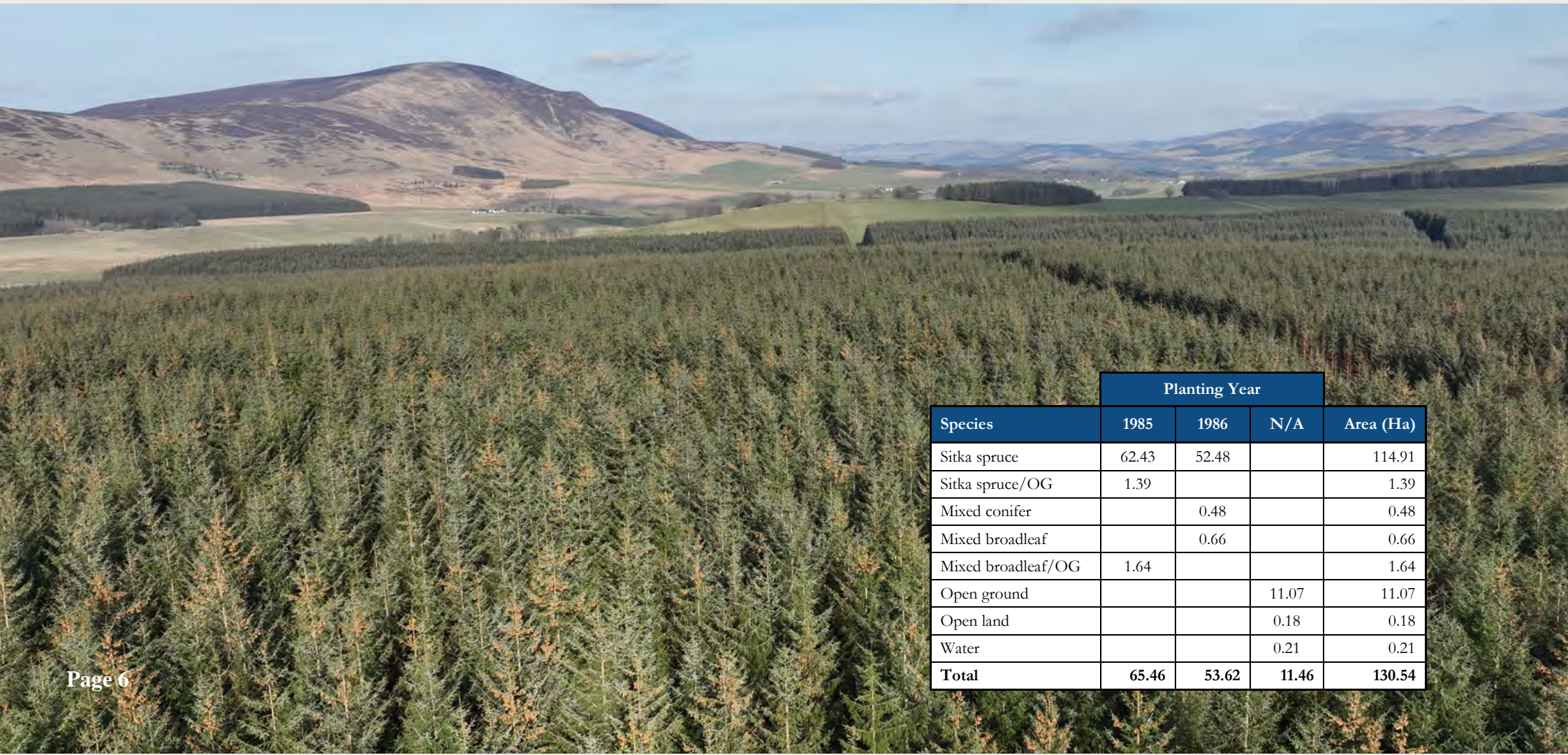
## Description

Burnhouse Moor is a high-quality, first-rotation commercial forest, exceptionally well located and established between 1985 and 1986. The crop is predominantly Sitka spruce, a proven commercial species in the region, which has produced an impressive volume of timber.

A timber assessment carried out in March 2025 estimated the forest was holding approximately 86,000 cubic metres of timber, with an average of 738 m<sup>3</sup> per conifer hectare. Notably, some coupes exceed 900 m<sup>3</sup> per hectare, underlining the forest's productivity. The survey also indicates yield classes ranging from YC 20 to YC 28, reflecting strong growth potential and commercial value.

The majority of the timber is now mature and may be considered ready for harvesting. Alternatively, it could be retained to take advantage of further volume growth over the next 3 to 5 years.

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			Area (Ha)
	1985	1986	N/A	
Sitka spruce	62.43	52.48		114.91
Sitka spruce/OG	1.39			1.39
Mixed conifer		0.48		0.48
Mixed broadleaf		0.66		0.66
Mixed broadleaf/OG	1.64			1.64
Open ground			11.07	11.07
Open land			0.18	0.18
Water			0.21	0.21
<b>Total</b>	<b>65.46</b>	<b>53.62</b>	<b>11.46</b>	<b>130.54</b>





## **Sporting Rights**

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Sporting rights are included in the sale. The current owner has in place a deer management agreement.

## **Boundaries**

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

## **Mineral Rights**

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

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

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

## **Designations**

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



## Forestry Management

Burnhouse Moor is currently managed by Tom Clark of DGA Forestry.  
Email - tomc@dga-forestry.co.uk  
Mobile – 07825 357 415

## 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

**Anderson Strathern**  
58 Morrison St, Edinburgh EH3 8BP  
Tel: 0131 270 7708  
Ref: Karen Craig

## Measurements

Recent management data indicates a total area of 130.54 hectares. The property will be sold as per the Title area which totals 131.80 Hectares.

## 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

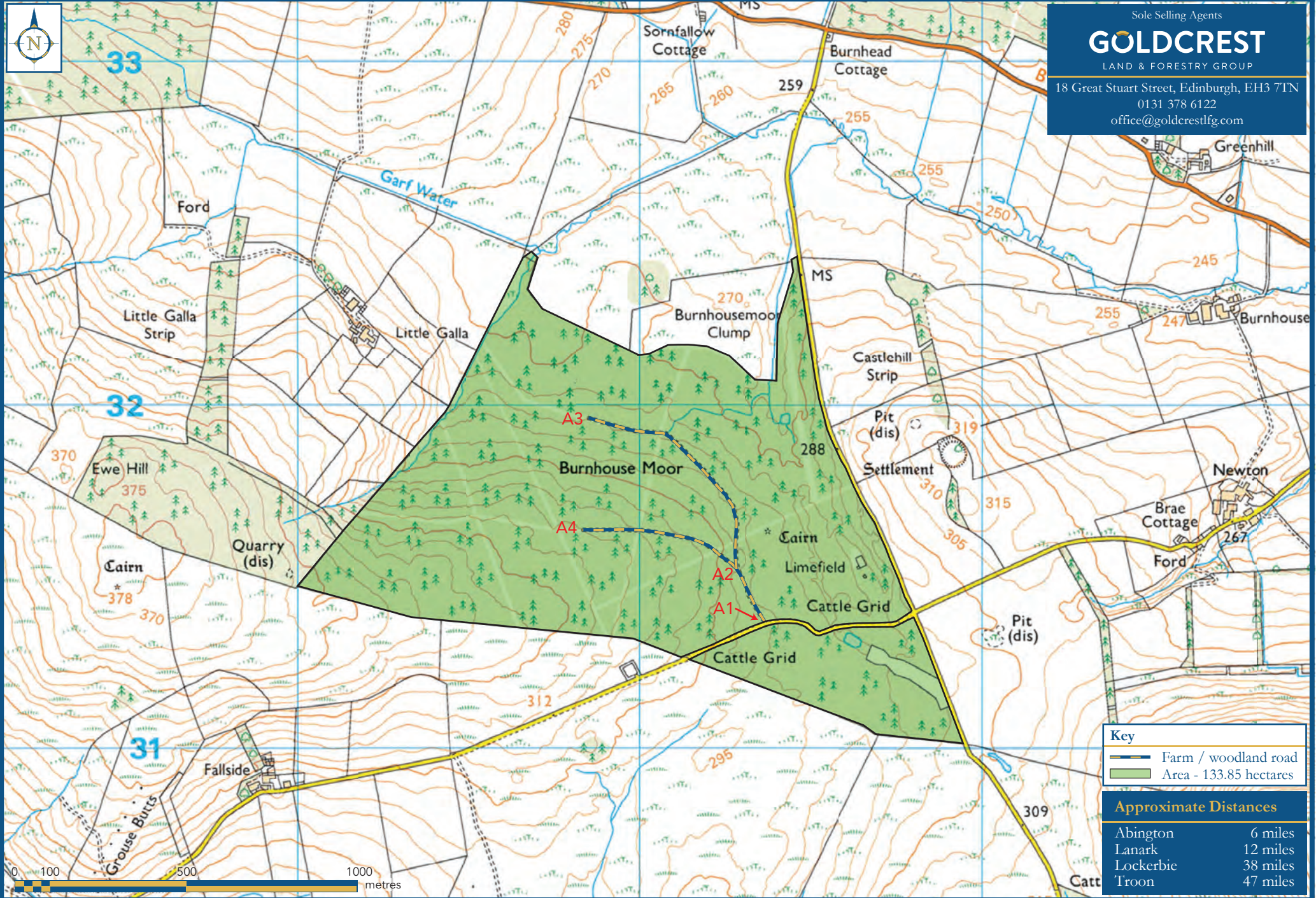
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

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@golderestlfg.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.

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