

Ghriama Wood

By Loch Shin | Sutherland
57.00 Hectares / 140.84 Acres





Ghriama Wood

57.00 Hectares / 140.84 Acres

A compact commercial conifer woodland overlooking Loch Shin and Loch Ghriama, with public roadside frontage and surrounded by dramatic scenery. Sporting rights included.

- Highly desirable conifer woodland
- Stunning location
- Potential for cabin or chalet
- Exciting Roe and Red stalking
- Attractive lochan in the wood
- Riparian fishing rights on Loch Shin
- Tax free timber harvestable in the next 5 – 10 years

Freehold for Sale as a Whole

Offers Over £295,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

The property lies on the south western slope of Overscaig, overlooking Loch Shin and Loch Ghriama, with fantastic mountainous views across to Ben More, Assynt and the surrounding hills. Lairg is just a 15-minute drive east on the A838 and Inverness is only 1.5 hours away, providing access to all amenities, including the timber markets in the south. The Overscaig House Hotel sits just 1 mile to the south and provides good overnight accommodation in the summer months.

The property is shown on the location and sale plans to the rear of these particulars and can be found on OS Sheet 1:50,000, Number 16, Grid Reference NC 400 250. What3Words: reprints.wipes.expansion

Access

From Lairg, head north and along the A838 single-track public road for approximately 18 miles. The locked access gate will be on your left, as shown as point A1 on the sale plan. The nearest postcode is IV27 4NY. From here there is a short internal forest road which leads to A2.

The A838 is classified as a Timber Transport Consultation Route for approximately 15 miles south until the Dalchork junction. Timber has been successfully transported along this road and the Council is keen to monitor frequency of timber traffic. Thereafter, the main road south is an approved Timber Transport Route.





Description

Ghriama Wood was established in 1982 as part of the much larger Overscaig Forest Complex. Sitka spruce is the main crop species in mixture with Lodgepole pine as an intimate self-thinning mixture. The Sitka spruce, which is now the dominant species, will continue to overshadow the Lodgepole pine and develop into the final timber crop within the next 5-10 years.

There is a highly attractive loch within the property with stunning views of the surrounding hills. Although the current owner has not explored the opportunity for development, it would be the ideal location for a log cabin or hut. There are no crop records for this property and, from our assessment of aerial photography, we estimate there is approximately 47.88 hectares (115.73 acres) of Sitka/Lodgepole mix and approximately 9.12 hectares (22.53 acres) of open ground, water and rides.





Sporting Rights

The sporting rights are included and although the woodland is enclosed within a deer fence, Red and Sika deer do get into the woodland, thereby providing some challenging stalking. The loch within the woodland offers the opportunity to catch Brown trout; and it could be stocked. The property also includes the strip of land down to the edge of Loch Shin with riparian fishing rights on Loch Shin.

Boundaries

The property is enclosed by a deer fence. The deer fence is set back from the legal boundary along the edge of the A838 public road. Maintenance costs are shared with the other proprietors enclosed within the ring fence and calculated on the proportion of stocked woodland.

Mineral Rights

Mineral rights are included except as reserved by statute or in terms of the title.

Wayleaves & Third-Party Rights

There is currently an overhead electricity pylon line and a pole line intersecting the western part of the property parallel with the public road. SSE have confirmed that the overhead powerlines are to be removed from the property in the near future.



Forest Grants & 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: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Gillespie Macandrew

5 Atholl Crescent, Edinburgh EH3 8EJ

Tel: 0131 225 1677

Ref: Lizzie Mcfadzean

Measurements

The property will be sold as per the Title area which totals 52.54 Hectares / 129.82 Acres. Any red line boundary on the photographs within this brochure are for illustration purposes only and may not be accurate.

Authorities

Scottish Forestry

Highland & Islands Conservancy

Fodderty Way

Dingwall

Ross-shire IV15 9XB

Tel: 0300 0676 950

Highland Council

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886 606

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.

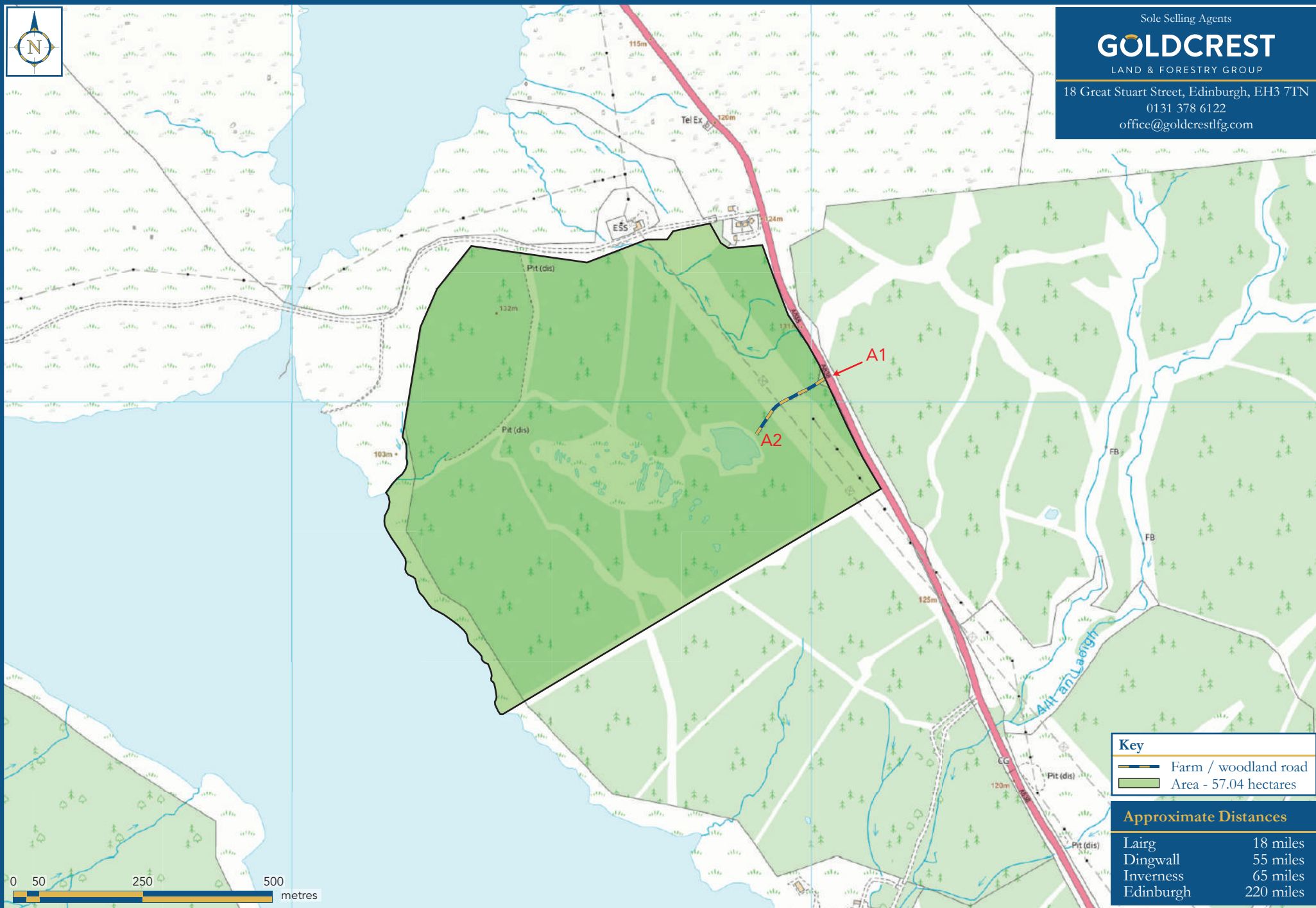
There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

Ghriama Wood, Loch Shin, Sutherland



Sole Selling Agents
GOLDCREST
 LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
 0131 378 6122
 office@golderestlfg.com



Key	
	Farm / woodland road
	Area - 57.04 hectares

Approximate Distances	
Lairg	18 miles
Dingwall	55 miles
Inverness	65 miles
Edinburgh	220 miles



GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street

Edinburgh, EH3 7TN

0131 3786 122

office@goldcrestlfg.com

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.

www.goldcrestlfg.com