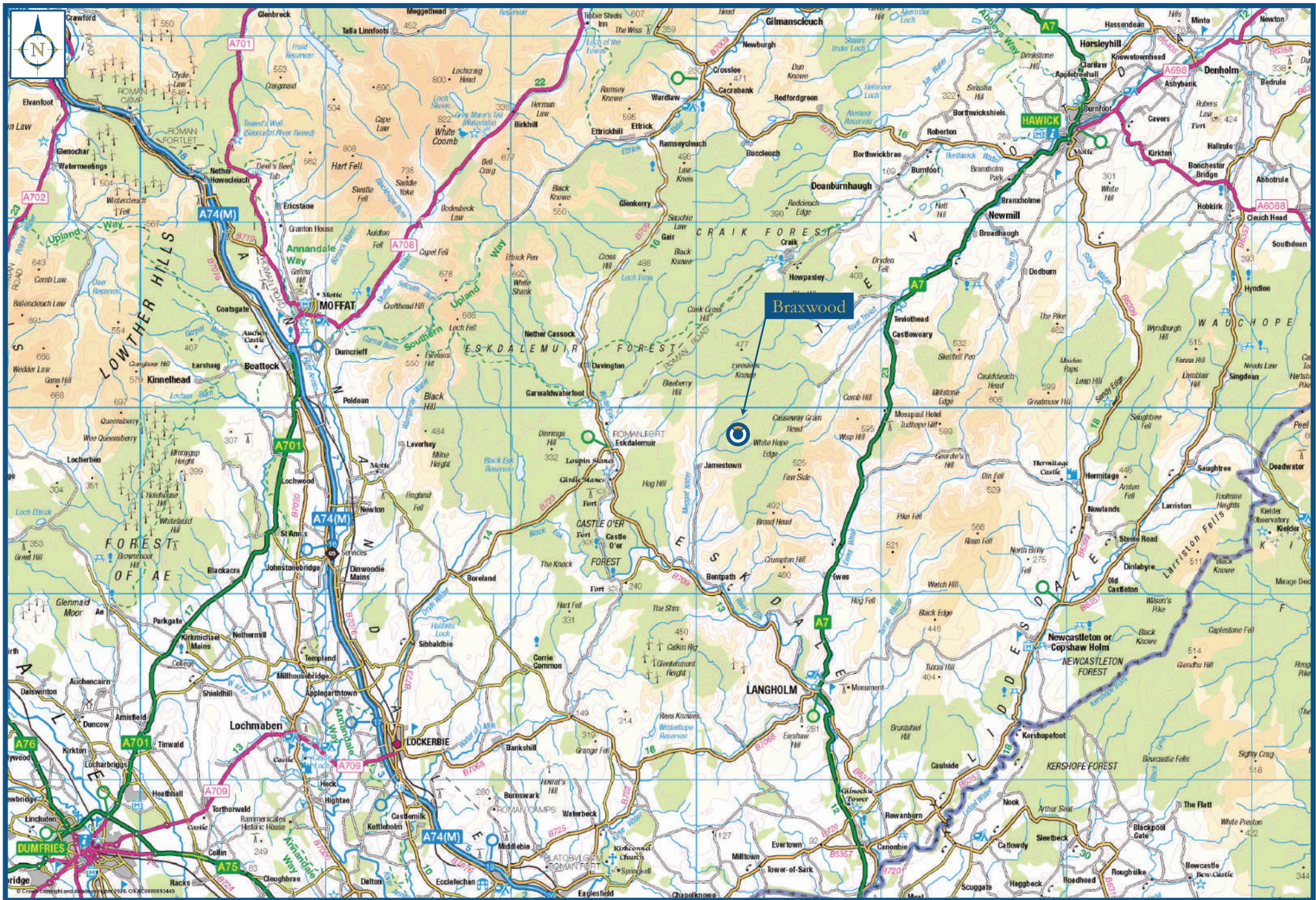


Braxwood

Eskdalemuir | Dumfries & Galloway

39.50 Hectares / 97.60 Acres







Braxwood Wood

39.50 Hectares / 97.60 Acres

A rare opportunity to purchase a highly productive commercial woodland in the heart of the renowned Eskdalemuir Forestry Complex

- Crop is comprised almost entirely of Sitka spruce
- Weighted average age of 16 years
- Extremely fertile and high yielding
- High quality access road
- Well located for timber markets

Freehold for Sale as a Whole

Offers Over £800,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Jon Lambert MRICS

Location

Braxwood lies within the well-established Eskdalemuir Forest Complex, an area widely recognised for producing high-quality commercial timber. The area has a strong track record of successful planting, growth, and harvesting, underpinned by favourable soils, climate, and topography.

Braxwood, benefits from a proven productive forestry district with established infrastructure, experienced contractors, and close proximity to major timber processors.

The property is shown on the location and sale plans within these particulars. The nearest postcode is DG13 0QF and What3Words: farmland.scorpions.shunts

Access

Braxwood is accessed directly from the B709, which is designated as an Agreed Route for timber transport within the Timber Transport Forum network, ensuring suitability for commercial timber haulage. From the public road, a shared forest access road extends for approximately 14.9 km to the woodland. This route is constructed to a high specification and maintained to an excellent standard. Maintenance of the shared access road is apportioned on a percentage basis among the benefiting proprietors, with Braxwood responsible for a modest 2.16% share of the overall costs.

For timber extraction, Braxwood also benefits from servitude rights over a separate forest bypass road. This bypass route was built by and is maintained entirely at the expense of Forestry and Land Scotland. A detailed plan illustrating the full access route and timber extraction bypass is available from the Selling Agent upon request.





Description

Braxwood extends to circa 40 hectares and is predominantly stocked with Sitka spruce, with a small proportion of open ground. The woodland is established on fertile, productive soils, and the crop is generally uniform and of notable quality. Growth rates are strong, with the majority of the crop performing at a high yield class, indicating the potential for a substantial and valuable timber output at maturity.

The terrain across the property is gently undulating, allowing for straightforward management and harvesting. This topography, combined with the productive soils, contributes to the strong overall performance of the crop.

The woodland is at mid-rotation stage, with an average crop age of approximately 16 years, offering investors the prospect of continued biological growth and capital appreciation in the medium/long term.

	Planting Year				
Species	2008	2009	2014	N/A	Area (Ha)
Sitka spruce	4.53	22.98	6.75		34.26
Mixed broadleaves	0.31	0.51	0.41		1.23
Open ground				4.59	4.59
Total	4.84	23.49	7.16	4.59	40.08





Sporting Rights

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

Boundaries

The property is mostly bounded by a stock fence. Maintenance is on 50:50 basis with the neighbouring land owners.

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 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

Turcan Connell

Princes Exchange, 1 Earl Grey St, Edinburgh EH3 9EE

Tel: 0131 228 8111

Ref: Don Macleod

Measurements

The title state the area to be 39.50 hectares. The property will be sold as per the title.

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.

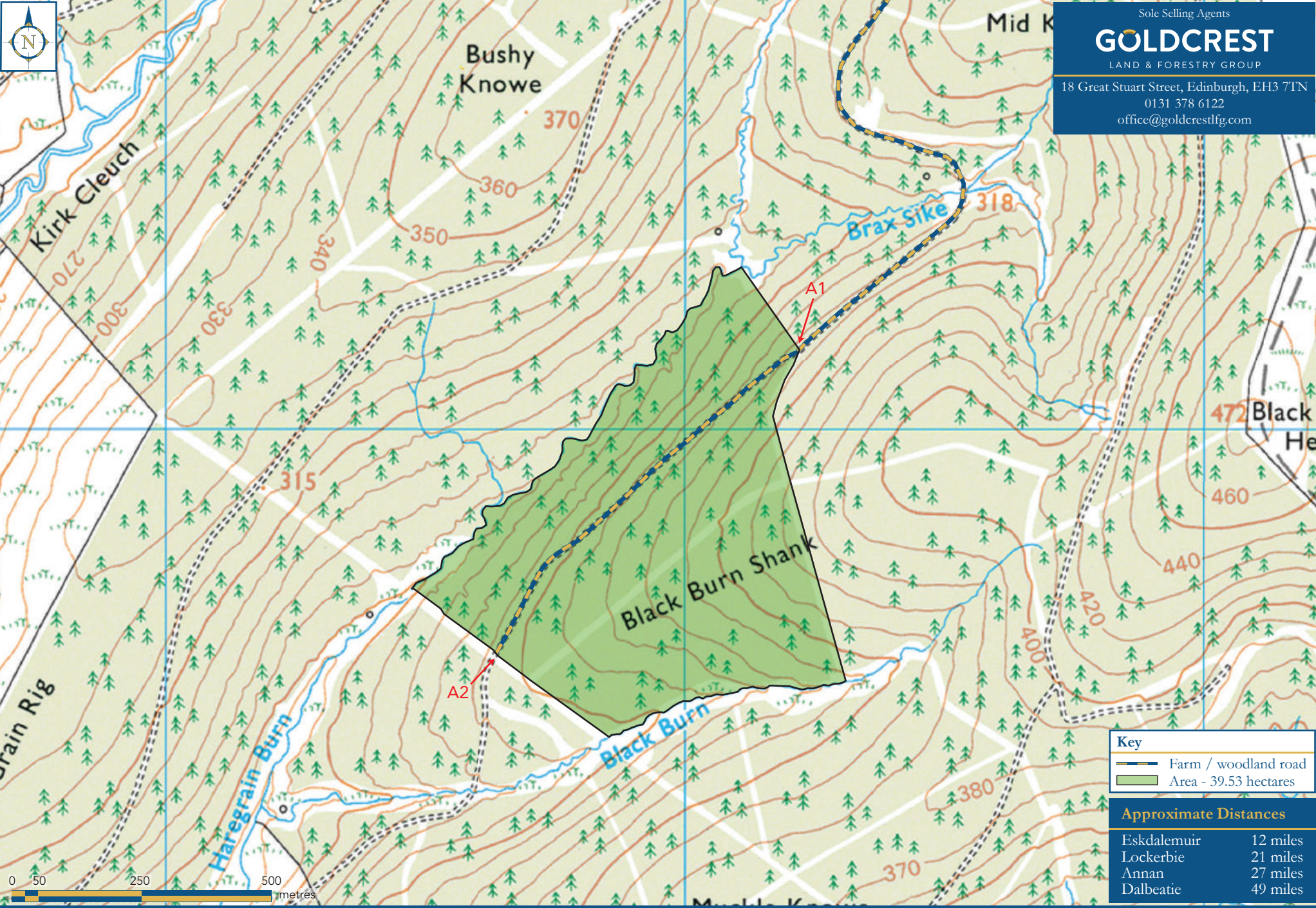
There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a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



Sole Selling Agents

GOLDCREST
LAND & FORESTRY GROUP

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



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www.goldcrestlfg.com