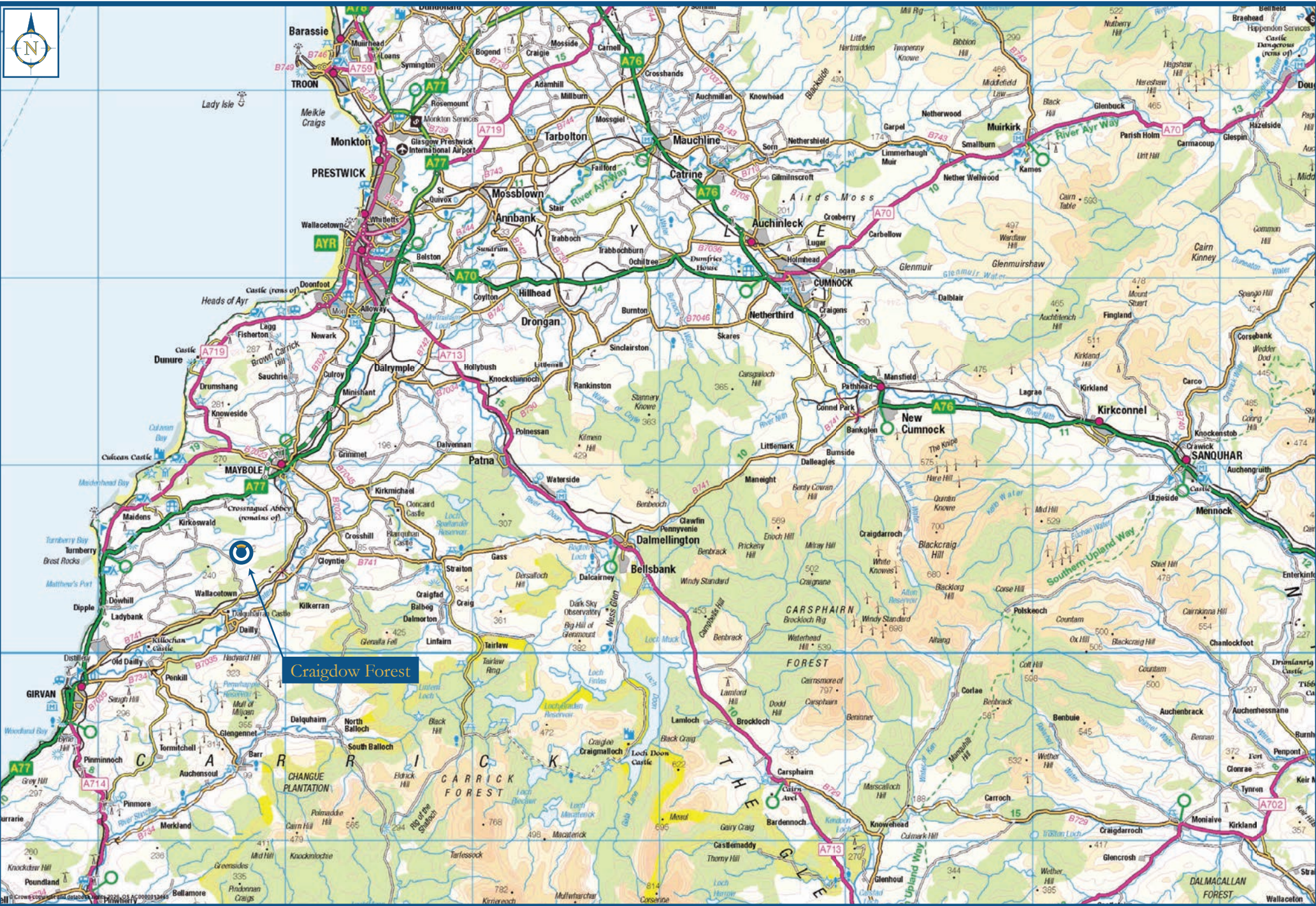


Craigdow Forest

Maybole | South Ayrshire

246.54 Hectares / 609.21 Acres





Craigdoon Forest



Craigdow Forest

246.54 Hectares / 609.21 Acres

A desirable and highly productive, commercial forest of meaningful scale, with strong amenity appeal.

- High yielding crops
- Sitka spruce accounts for 78% of the commercial forestry
- Loch frontage with old stone pump house
- 3,690 validated Pending Issuance Units (carbon credits)
- Excellent location with easy access to competitive timber buyers
- Access direct off the public highway
- Large scale forest

Freehold for Sale as a Whole

Offers Over £2,300,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jon Lambert MRICS & Emily Moore

Location

Craigdow Forest is located 3 miles south of Maybole in Ayrshire. It enjoys an attractive and accessible location in the South West of Scotland, a region highly regarded for its productive forestry. The area benefits from reliable transport links to major processors, a favourable growing climate, and good underlying soils. Combined with generally easy terrain, these factors will support efficient management and future harvesting and extraction.

Strong regional demand for timber, together with the stable and well-established forestry fundamentals, underpins the long-term commercial appeal of this property.

The property is shown on the location and sale plans within these particulars. The nearest postcode is KA19 8LX. What three words investors.clipped.shovels



Access

The A77 trunk road bypasses Maybole to the west, it then heads in a south west direction. At Kirkoswald turn south onto the unclassified county road. The main access into the forest, shown as point A1 on the sale plan, is 1.5 miles to the south on the east side of the road.

There are two further entrances to the forest shown located at points A5 and A6 on the sale plan. The ATV tracks shown within the property from A2 – A3 and A2 – A4 could easily be improved to forest road standard.





Description

The property benefits from an attractive and well structured mix of planting ages, established across three principal phases. The earliest crop, planted in 2009 extending to 72.7 hectares of commercial conifers, is performing particularly well, growing at Yield Class 20 with strong timber form.

Subsequent planting phases have also been successful. The 2014 planting extends onto the best ground at lower elevations in the south, where growth rates continue to be vigorous.

The most recent 2021 planting shows good establishment where soils and drainage allow, while also adding a significant improvement in internal access to the 2014 phase. This area includes a substantial borrow pit providing good quality stone for future road upgrades. 4.76 Hectares in Cpt 22G, 22I & 22W will be restocked and this will be carried out and paid for by the Seller.

In addition, the 2021 planting comes with 3,690 verified Pending Issuance Units (PIUs) under the Woodland Carbon Code. The project runs for 45 years, with a project end date of 27 May 2066, and the first conversion of PIUs to verified Woodland Carbon Units (WCUs) scheduled at age 15.

Species	Planting Year				Area (Ha)
	2009	2014	2021	N/A	
Sitka spruce	61.64	30.94	23.29		108.74
Mixed broadleaves	13.42	12.74	3.45		29.61
Mixed conifer	11.06	14.81			11.06
Scots pine			4.76		4.76
European larch		0.84			0.84
Restock				0.32	0.32
Open ground				69.27	69.27
Total	86.12	59.33	31.5	69.59	246.54

With good access to national sawmills, red and roe stalking and reservoir frontage, the property is highly attractive as both an amenity and investment opportunity.

The forest benefits frontage to Craigdow Loch allowing the launching of a boat and the right to fish, A stone and slate redundant pump house lies close to the waters edge.

The property offers a well-balanced commercial crop, combining thinning age timber with recently planted ground including carbon credits, and presents an easy to manage, attractive opportunity for purchasers seeking both short-term returns and longer-term productive potential.

The sale is subject to a clawback agreement in favour of the seller in respect of any future renewable energy development. The Agreement will require the purchaser to pay 15% of income derived from any renewable energy development (excluding any timber compensation payments) for a period of 20 years from the date of sale. A first ranking standard security on the property will be required.





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. There is an Overhead Powerline wayleave through Craigdow from Kirk Hill Windfarm.

Designations

There are three locally designated archaeological sites within the property – Canmore Number: 40811 Drummochreen Cairn, Canmore Number 169796 Green Well Farmstead and Canmore Number 169792 Newlands Farmstead. Interested parties should carry out their own searches.



Forest Grants & Management

The property is managed by Euan Wilkie of Scottish Woodlands.

The latest phase of woodland creation was planted under 20FGS49203. An FGS plant health claim was made in 2019 under 19FGS43763. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

There is a padlock on the gate. 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 MRICS and Emily Moore

Seller's Solicitors

Turcan Connell

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

Tel: 0131 228 8111

Ref: Don Macleod

Measurements

Recent digital measurements state the area to be 246.54 hectares. The property will be sold as per the titles.

Authorities

Scottish Forestry

55-57 Moffat Road

Dumfries

DG1 1NP

Tel: 0300 067 6007

South Ayrshire Council

County Buildings

Wellington Square

Ayr KA7 1DR

Tel: 0300 123 0900

Financial Guarantee/Anti Money Laundering

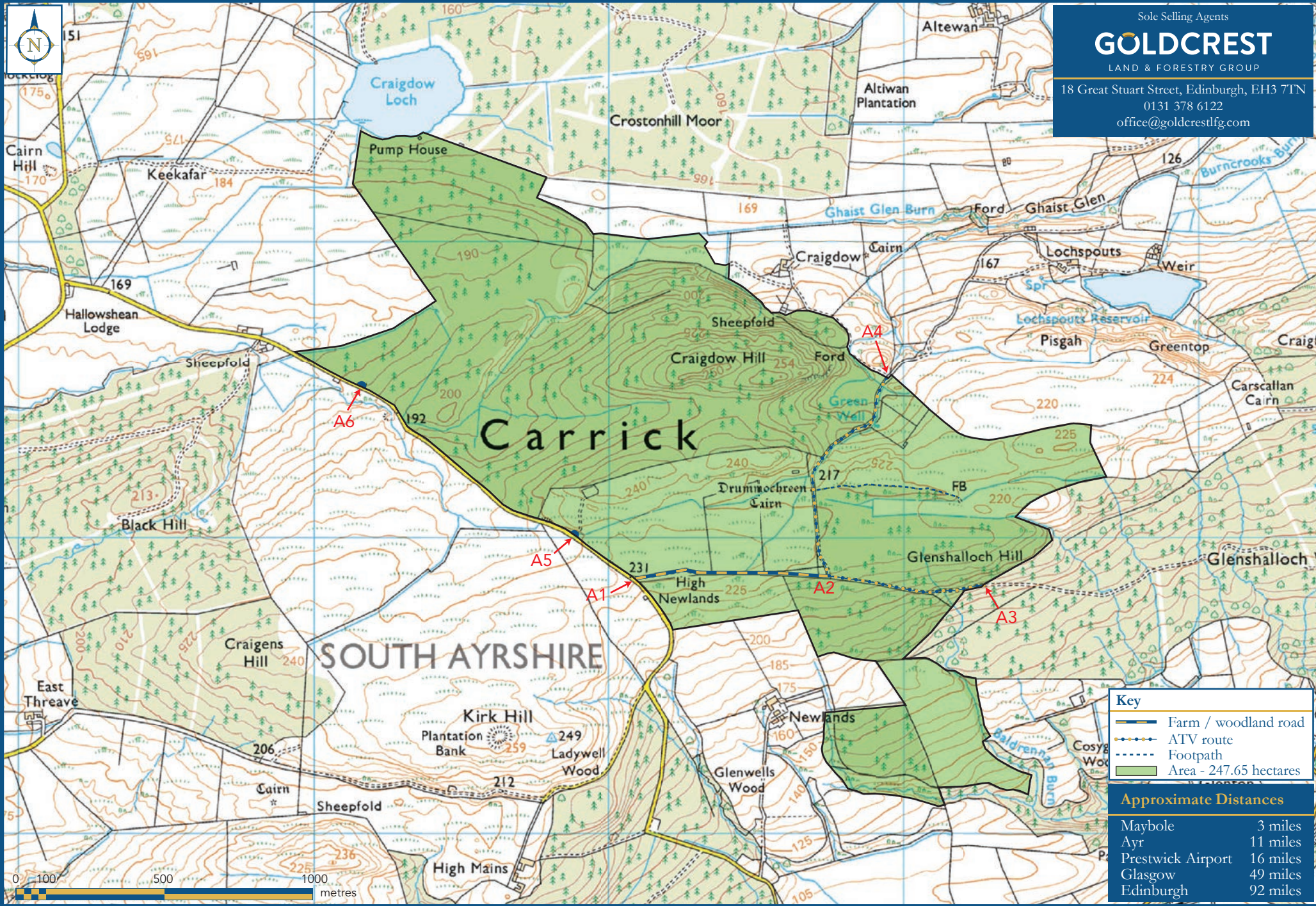
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

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.





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 Feb 2026) 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.

www.goldcrestlfg.com