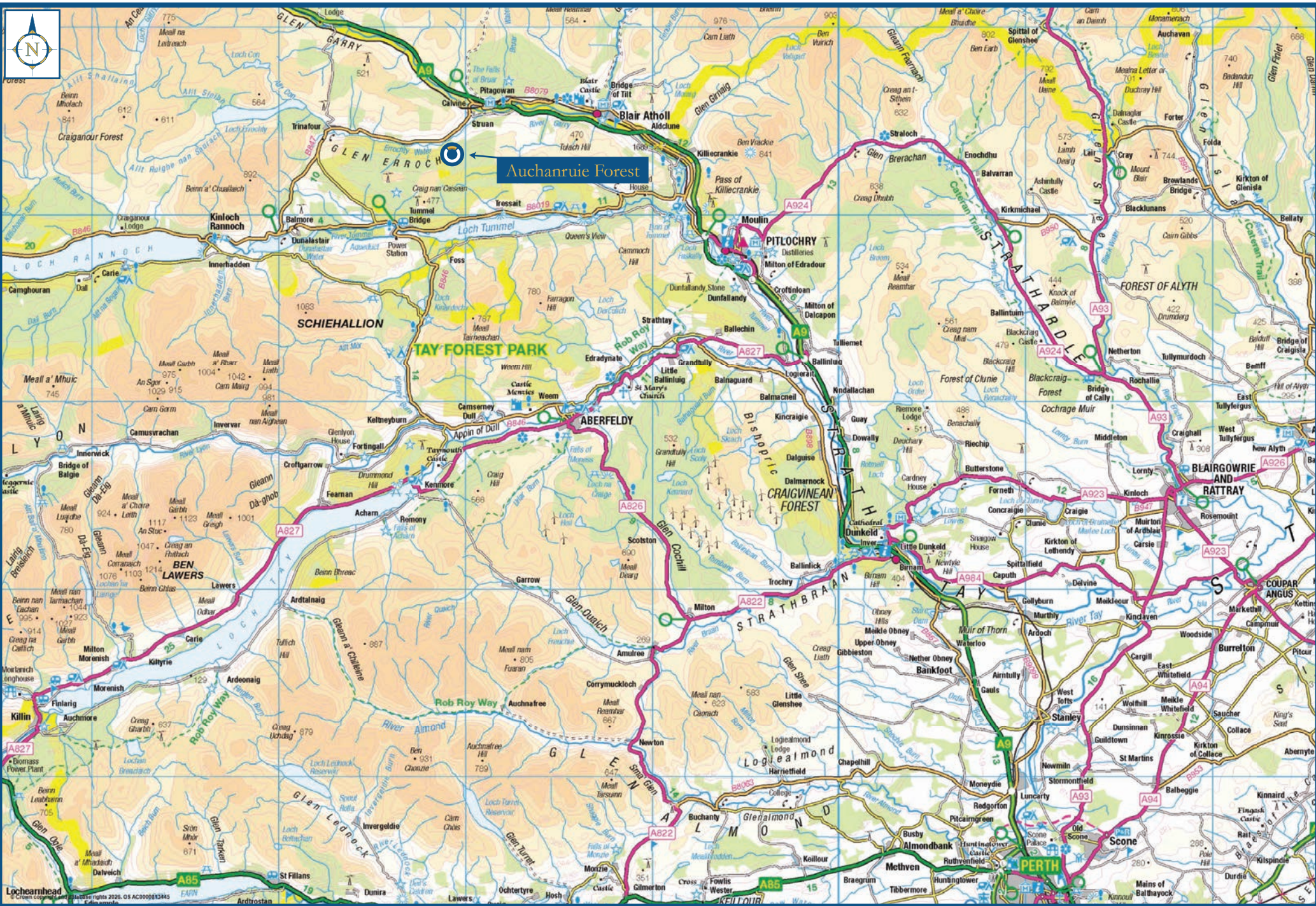


Auchanruie Forest

Blair Atholl | Perthshire

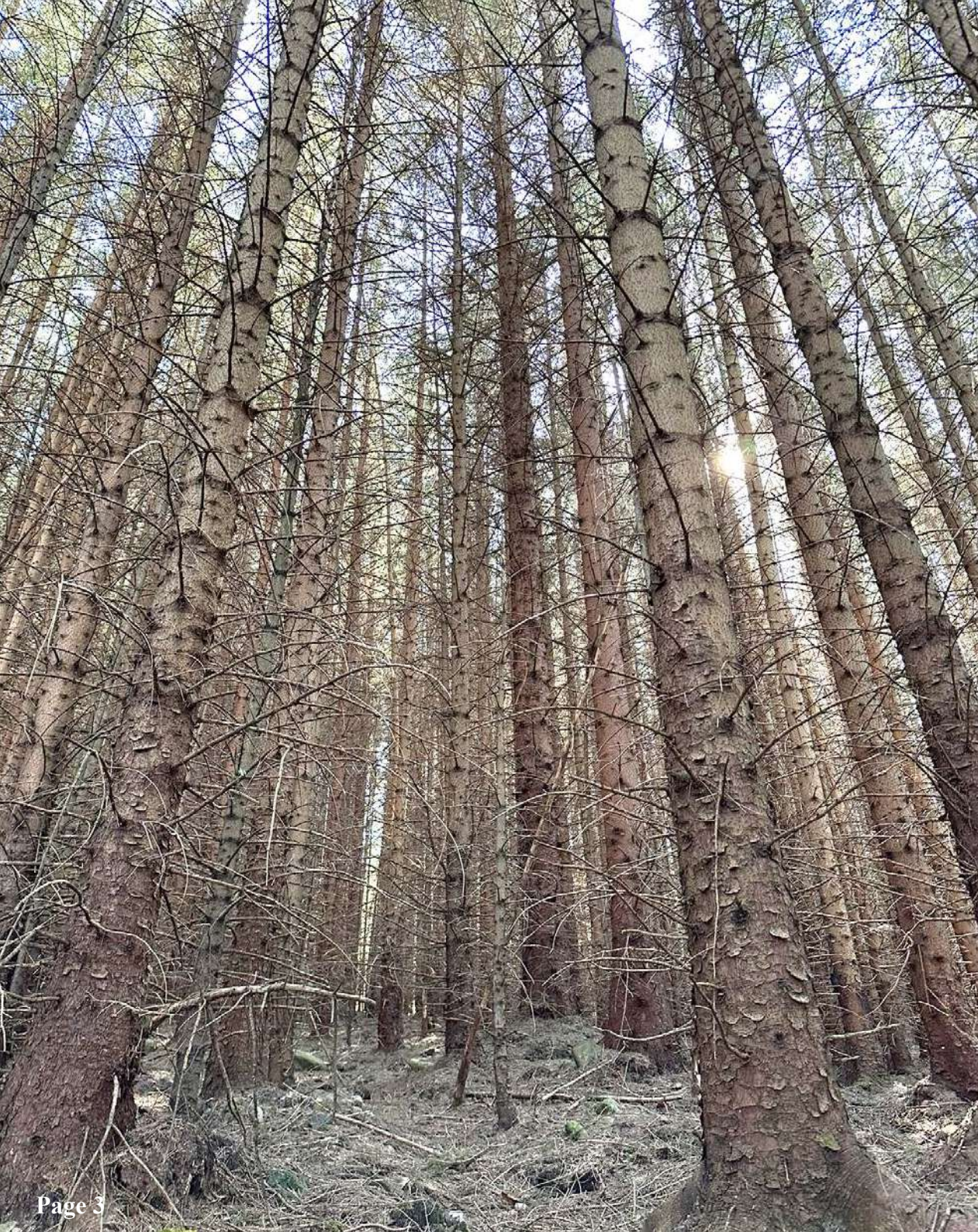
240.36 Hectares / 594.89 Acres





Auchanruie Forest





Auchanruie Forest

240.36 Hectares / 594.89 Acres

A compact, highly productive, diverse, commercial forest in the heart of Perthshire with timber ready to harvest.

- Majority of commercial species comprises Sitka spruce
- Conifer weighted average age of 23 years
- Excellent location for conifer growth and timber markets
- High quality internal road
- Mixed age class from young to mature crops

Freehold for Sale as a Whole

Offers Over £3,250,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jon Lambert MRICS & Jock Galbraith MRICS

Location

Auchanruie is well located just south of the A9, approximately six miles southwest of Blair Atholl in the County of Perthshire. The popular town of Pitlochry lies nearby and provides a wide range of amenities, services and accommodation. The area is widely regarded as one of Scotland's most desirable locations for commercial forestry investment, underpinned by strong and consistent demand for forestry properties. Central to this appeal is the proximity to the A9, providing ready access to a number of major timber processing facilities. The local timber market benefits from consistently competitive prices, reflecting both the depth of buyer activity in the region and the productive growing conditions, characterised by suitable soils and a favourable climate. A strong and well-developed forestry sector forms a key part of the local economy, and purchasers can draw on an experienced network of forestry managers, contractors and professional advisers operating throughout the region. Together, these factors make the area particularly attractive for both existing forestry investors and new entrants to the sector.



Access

Access is taken directly from the A9, exiting at Calvine onto the B847 towards Struan and Kinloch Rannoch. After approximately two miles, the forest entrance lies on the left-hand side, marked as A1 on the sale plan. The B847 is an Agreed Timber Transport Route with a long history of heavy timber traffic. An alternative haulage route is available via Tummel Bridge, affording flexibility for future harvesting operations.

From the public road, the access track crosses third-party land between points A1 and A2 under a legal servitude right of access, subject to shared maintenance obligations. This section crosses the Errochty Water by way of an Irish bridge.

Internally, access is well established. A good quality forest road, serves the principal compartments, with a borrow pit within Compartment 10 having provided road-building material. More recent road extensions serving Compartments 6 to 9 are in good order. Together, the internal and external road networks have successfully facilitated the extraction of significant volumes of timber from the property and provide a sound basis for future management and harvesting.

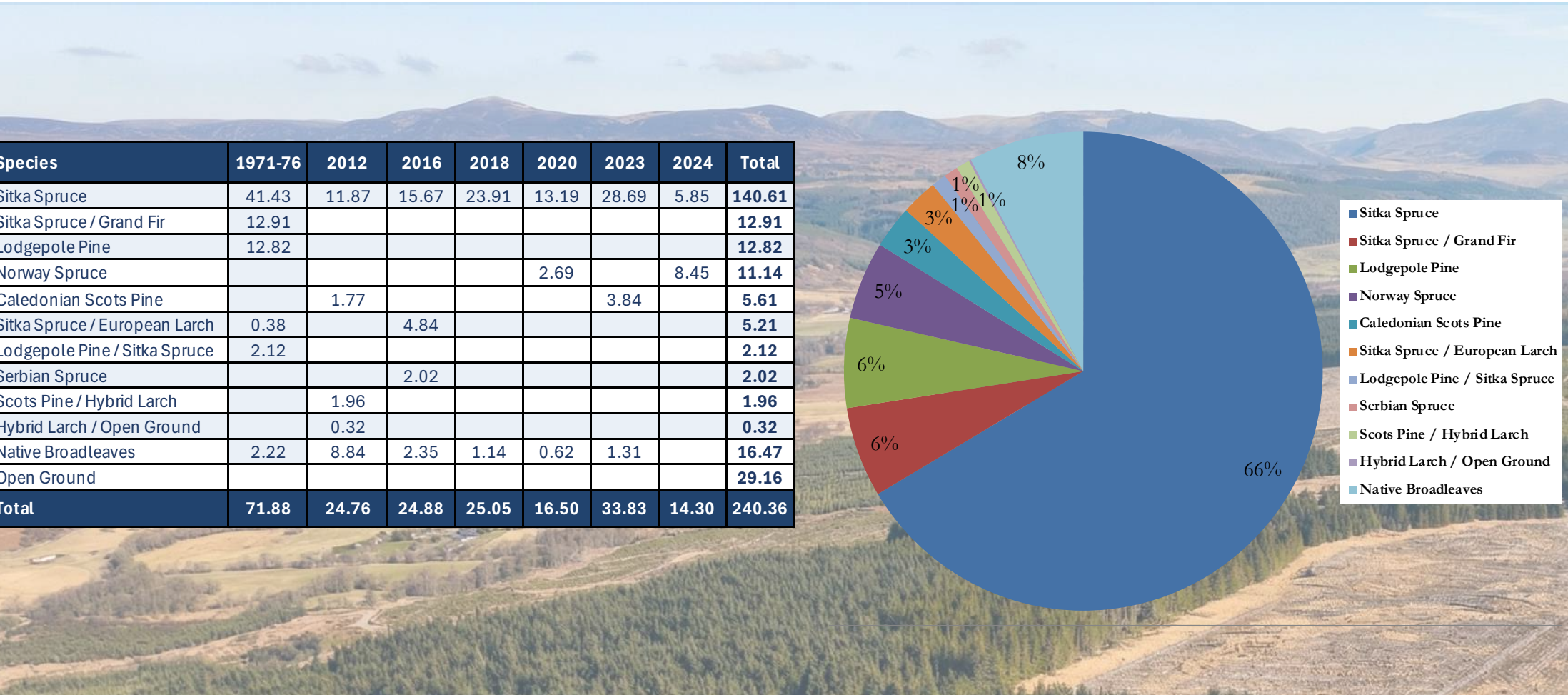


Description

The forest was originally established between the late 1960s and 1976, predominantly with Sitka spruce, complemented by some areas of mixed conifers and broadleaves to provide diversity. Sitka spruce remains the principal species across the property, accounting for the majority of the stocked area and reflecting both the original planting and a sustained programme of restocking. The crop now spans a wide range of planting years, from 1968 through to 2024, with a current weighted average age of approximately 23 years.

This long-standing programme of felling and restocking has created a well-balanced, commercial forest offering both near-term and future income potential. Compartments 1 and 2 were restocked to a high standard in 2024, while the 2023 restocking in Compartments 8 and 9 is establishing well, demonstrating strong growth and a high estimated yield class. Recent planting has also broadened the species mix, introducing Norway spruce, Scots pine, Serbian spruce and Corsican pine alongside continued Sitka spruce, together with areas of native broadleaves that contribute to the wider landscape and habitat value of the property.

A significant standing timber volume has developed within the mature crops, particularly in Compartments 6, 7, 9 and 11, providing attractive near-term harvesting potential.



Species	1971-76	2012	2016	2018	2020	2023	2024	Total
Sitka Spruce	41.43	11.87	15.67	23.91	13.19	28.69	5.85	140.61
Sitka Spruce / Grand Fir	12.91							12.91
Lodgepole Pine	12.82							12.82
Norway Spruce					2.69		8.45	11.14
Caledonian Scots Pine		1.77				3.84		5.61
Sitka Spruce / European Larch	0.38		4.84					5.21
Lodgepole Pine / Sitka Spruce	2.12							2.12
Serbian Spruce			2.02					2.02
Scots Pine / Hybrid Larch		1.96						1.96
Hybrid Larch / Open Ground		0.32						0.32
Native Broadleaves	2.22	8.84	2.35	1.14	0.62	1.31		16.47
Open Ground								29.16
Total	71.88	24.76	24.88	25.05	16.50	33.83	14.30	240.36



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

The mineral rights are excluded in terms of the titles, but the owner of the property may extract stone and gravel for the purposes of constructing and maintaining roads within the property.

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 managed by Tilhill. It 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: Jon Lambert MRCS & Jock Galbraith MRCS

Seller's Solicitors

Shepherd and Wedderburn LLP

9 Haymarket Square, Edinburgh, EH3 8FY

Tel: 0131 473 5455

Ref: Stuart Greenwood

Measurements

Recent digital measurements state the area to be 240.36 hectares. The property will be sold as per the title.

Authorities

Scottish Forestry

Perth & Argyll Conservancy

Upper Battleby

Perth PH1 3EN

Tel: 0300 067 6005

Perth & Kinross Council

Pullar House

35 Kinnoull Street

Perth PH1 5GD

Tel: 01735 476 000

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.

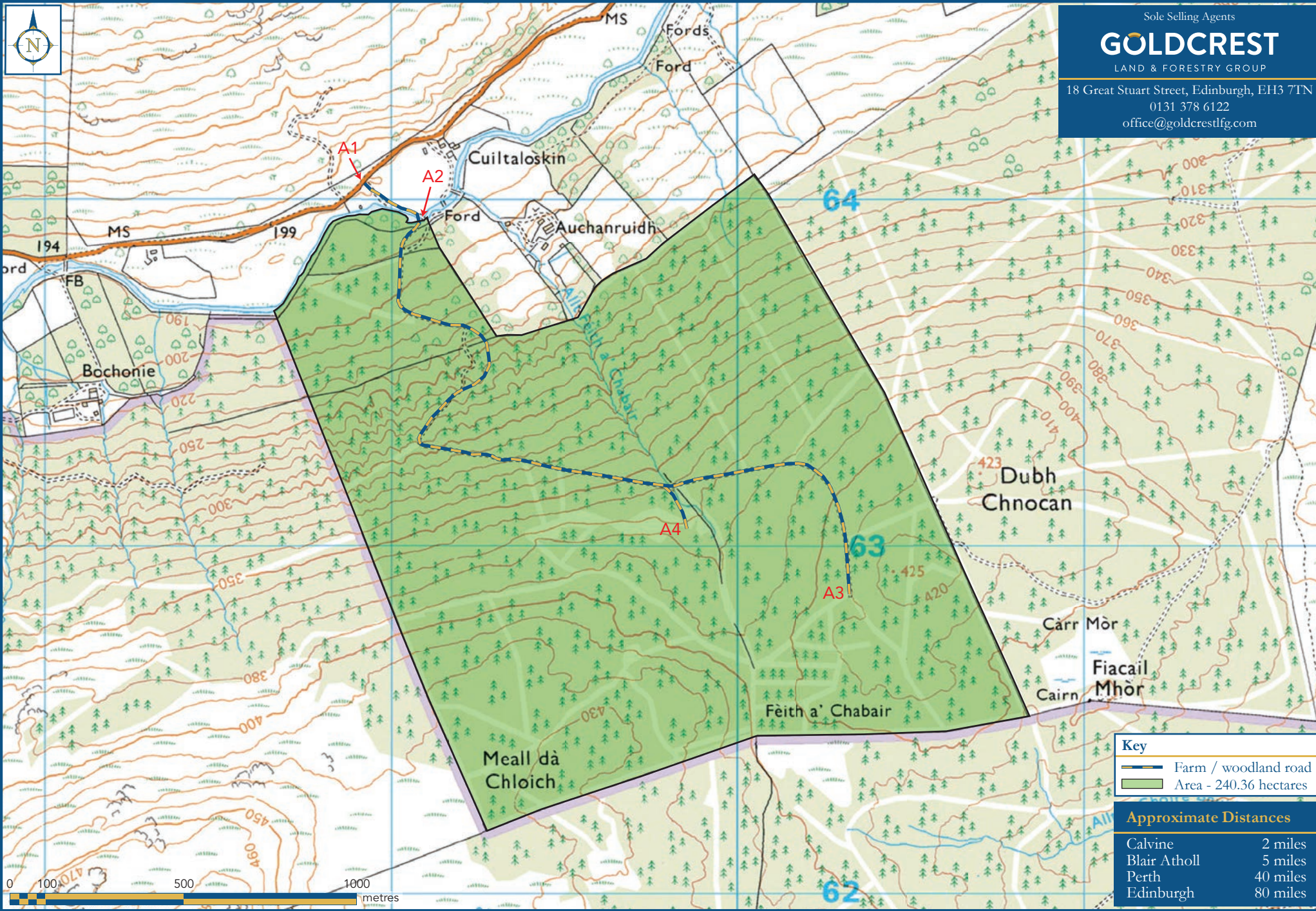
For further information, please contact the Selling Agents.

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, on commercial woodlands, 100% Business Property Relief should be available on the first £1m, thereafter the Relief is reduced to 50%. 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.

Auchanruie Forest, Near Blair Atholl, Perthshire



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 - 240.36 hectares

Approximate Distances

Calvine	2 miles
Blair Atholl	5 miles
Perth	40 miles
Edinburgh	80 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383



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