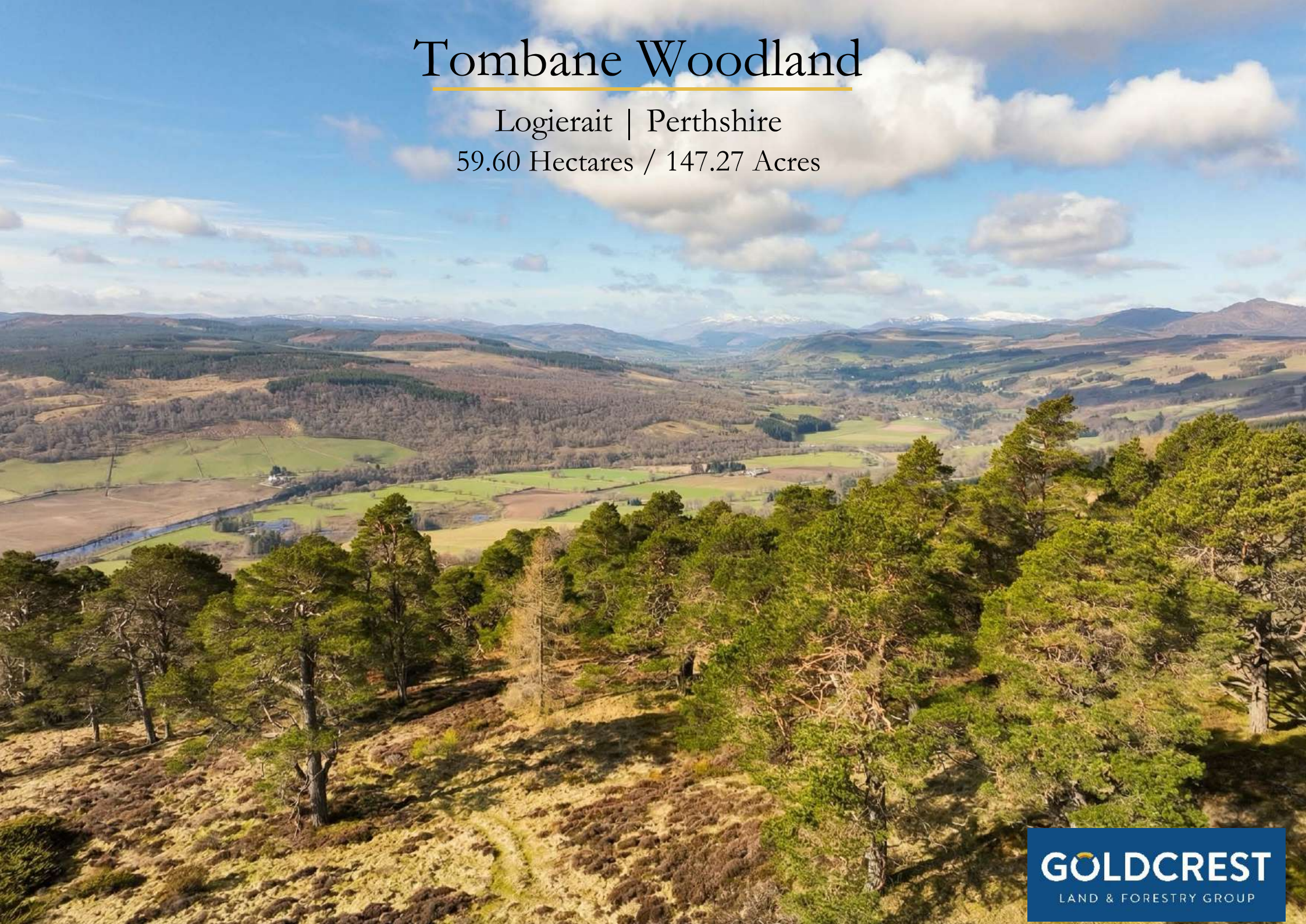


# Tombane Woodland

Logierait | Perthshire

59.60 Hectares / 147.27 Acres







# Tombane Woodland

59.60 Hectares / 147.27 Acres

An exceptional example of a Caledonian pine woodland under restoration

- Ancient 'Granny' pines
- Management aims to conserve and enhance the important biodiversity of the site - SSSI
- Ancient Juniper Bushes
- Number of ponds
- Birch Woodlands
- Open sided barn
- Nationally important site for damselflies and butterflies

**Freehold for Sale as a Whole**

**Offers Over £495,000**

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**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

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

Jon Lambert MRICS

## Location

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Tombane Woodland lies to the west of the A9, approximately 2 miles from Ballinluig, in the county of Perthshire. The woodland sits in an elevated position with stunning views west towards Strathhtay, Aberfeldy and Schiehallion and eastwards to the convergence of the Rivers Tay and Tummel.

The property is shown on the location and sale plans within these particulars. The nearest postcode is PH9 0LX and What3Words: waters.untruth.concerned

## Access

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Tombane Woodland is accessed from the A827. A new servitude right of access will be granted to the purchaser across the field to the west of the cottage. Approximately shown as A2-A3, route to be agreed and with the ability to upgrade, suitable for woodland management purposes.





## Description

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Tombane is a striking and ecologically rich landscape, characterised by its highly attractive mature and semi mature woodland. The site features impressive stands of native species, including fine examples of ancient Caledonian Scots pine, alongside Silver birch, Oak, Beech, and Rowan. These woodlands create a varied structure and a strong sense of natural heritage and careful stewardship.

The ground flora is equally diverse, with an abundance of juniper bushes, blaeberrys, bracken, native grasses, and heather contributing to a mosaic of habitats. While parts of the site still retain areas of spruce, larch, and other non-native conifers, the current owners have undertaken significant restoration efforts. These have focused on the gradual removal of exotic species, allowing native woodland to regenerate and re-establish more naturally over time.

A large proportion of the woodland falls within the Logierait Mires SSSI, highlighting its importance for conservation. Tombane is particularly noted for its rich invertebrate life, supporting large populations of rare damselflies and butterflies, making it a site of considerable ecological interest. wildlife, contributing to the overall biodiversity of the land.

Adding further ecological diversity, the site includes a number of ponds and wetland areas. These features enhance habitat variety and provide valuable resources for wildlife, contributing to the overall biodiversity of the land.

Tombane Woodland also supports a diverse bird population. Notably, it provides habitat for several Red Listed species, including Yellowhammer, Tree pipit, Linnet, Spotted flycatcher, and Mistle thrush. In addition, a number of Amber Listed species are present, such as Willow warbler, Dunnock, Song thrush, Bullfinch, and Redstart, further underlining the site's significance for avian conservation.

### **Logierait Mires Site of Special Scientific Interest (SSSI)**

The upper part of the property forms the main body of the Logierait Mires SSSI, which covers just under 64 ha and is designated as an important breeding site for the Northern Blue Damselfly (*Coenagrion hastulatum*). It is the only known location for this nationally rare species in Perthshire.





## **Sporting Rights**

Sporting rights are included in the sale. The current owner carries out deer management and would be keen to undertake this going forward.

## **Boundaries**

The property is bounded by a mixture of stock fence and stone wall. Maintenance is on 50:50 basis with the neighbouring landowners.

## **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**

Logierait Myres Site of Special Scientific Interest (SSSI). There is a stone memorial enclosure which is excluded from the sale.





## Forest Grants & Management

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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

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Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

## Offers

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Please note the picnic benches are not included in the sale.

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

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### **GOLDCREST Land & Forestry Group LLP**

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS

## Seller's Solicitors

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### **Gillespie Macandrew**

5 Atholl Crescent, Edinburgh EH3 8EJ

Tel: 0131 225 1677

Ref: Lois Newton & Sam Connington

## Measurements

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The property will be sold as per the title.

## Authorities

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### **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

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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.

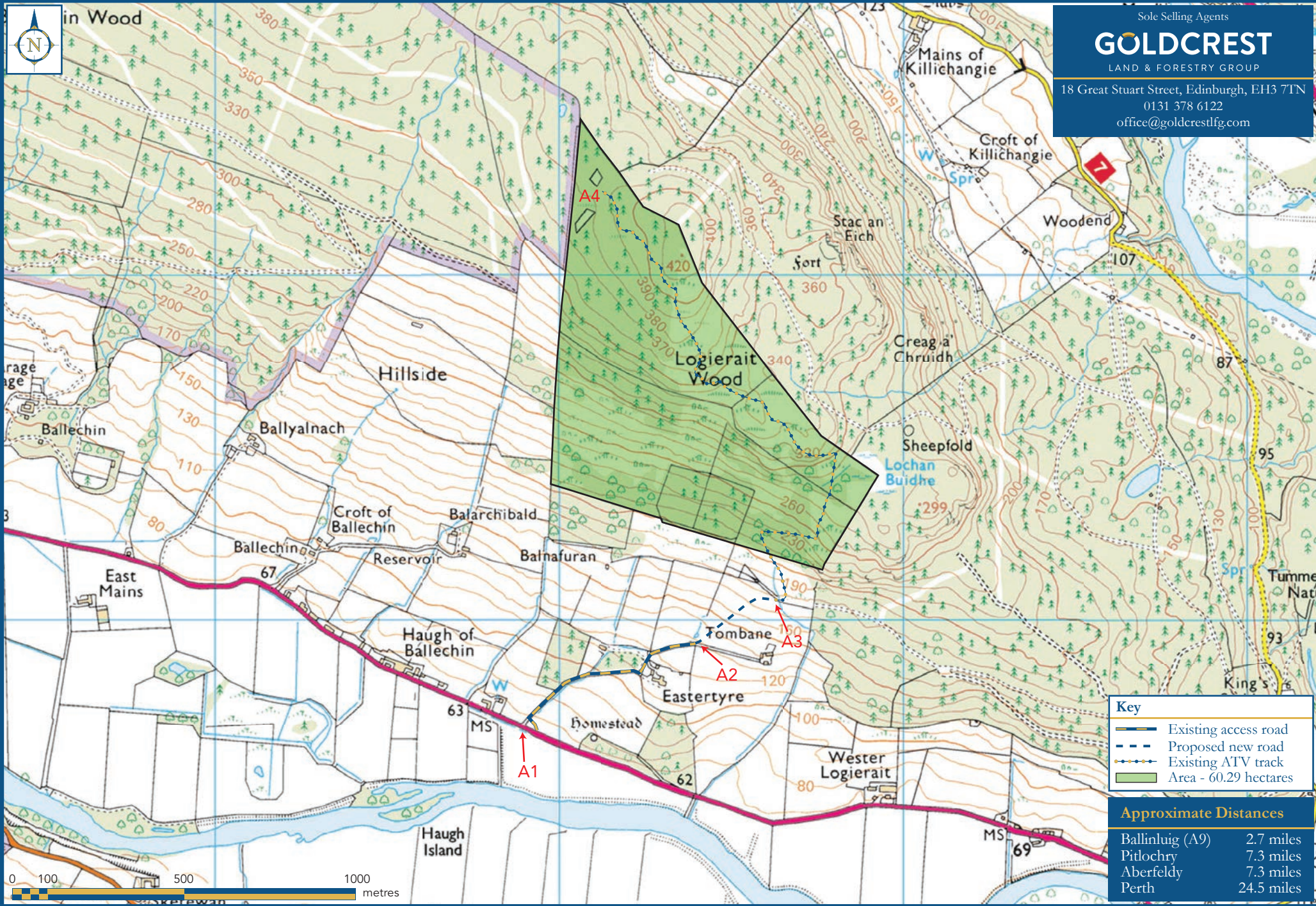
## Taxation

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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.

Tombane Woodland, Logierait, Perthshire



Sole Selling Agents  
**GOLDCREST**  
 LAND & FORESTRY GROUP  
 18 Great Stuart Street, Edinburgh, EH3 7TN  
 0131 378 6122  
 office@golderestlfg.com

**Key**

- Existing access road
- Proposed new road
- Existing ATV track
- Area - 60.29 hectares

**Approximate Distances**

Ballinluig (A9)	2.7 miles
Pitlochry	7.3 miles
Aberfeldy	7.3 miles
Perth	24.5 miles

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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 April 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.

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