

Auchnagallin Woodland

Grantown-on-Spey | Moray | PH26 3PL

31.21 Hectares / 77.12 Acres



GOLDCREST
LAND & FORESTRY GROUP





Auchnagallin Woodland

31.21 Hectares / 77.12 Acres

An established young Scots pine woodland with peatland and open ground, within the Cairngorms National Park close to Grantown-on-Spey

- Well-established Scots pine crop planted circa 2014/15 and deer fenced
- Created under lease by Forestry and Land Scotland; offered with vacant possession
- The public road forms the north and eastern boundary
- Opportunity to create a further access point from the B9102
- Scope for an off-grid cabin or hut, subject to obtaining the necessary consents
- Areas of deeper peat offering peatland restoration and natural capital potential

Freehold for Sale as a Whole

Offers Over £65,000 + VAT

Land is opted to Tax

Location

Auchnagallin lies on the B9102, some 4.5 miles north-east of Grantown-on-Spey, within the historic county of Moray and inside the Cairngorms National Park. This is a part of Strathspey celebrated for its sporting heritage, world-renowned whisky distilleries and beautifully unspoilt countryside. The property lies to the west of Tulchan Sporting Estate and to the east of Seafeld Estate.

Grantown-on-Spey provides a good range of everyday services. Aviemore is 18.8 miles distant, Elgin 35 miles and Inverness 38.8 miles, the latter offering an airport and mainline railway station.

Access

Access is taken directly from the B9102 public road, which bounds the property to the north and east. Two existing access gates are shown as A1 and A2 on the Sale Plan.

The property is shown on the location and sale plans within these particulars. The nearest postcode is PH26 3PL and the What3Words reference is [///wound.riverbed.freezers](#)





Description

Auchnagallin was planted as new woodland by Forestry and Land Scotland under lease from Seafield Estate. That lease has now been terminated and the property is offered for sale with vacant possession. It is an ecologically rich landscape, characterised by an attractive young woodland together with peatland and open ground, supporting a strong range of native species including Caledonian Scots pine, silver birch and alder, and contributing to a diverse and naturally evolving woodland structure.

The crop was established circa 2014/15. It is designed as a predominantly Scots pine plantation, with areas of natural Scots pine regeneration, groups of mixed native broadleaves planted on the drier ground, and areas of deeper peat left deliberately unplanted as open bog habitat. The main planted area is enclosed by a deer fence. The Caochan Ruadh burn provides a valuable ecological corridor, enhancing habitat diversity and supporting a wide range of wildlife, thereby strengthening the overall biodiversity of the holding.

Beyond the establishing crop, Auchnagallin offers a range of longer-term opportunities: wider ecological enhancement, potential for peatland restoration and natural capital projects across the areas of deeper peat, and the possibility of an off-grid cabin or hut – each subject to survey, eligibility and the necessary consents. Situated in a stunning location close to Grantown-on-Spey, the property presents an attractive blend of natural beauty, biodiversity and long-term environmental potential.





Sporting Rights

Sporting rights are included in the sale, in so far as they are owned.

Boundaries

The property is deer fenced as shown on the Sale Plan and is bounded by the B9102 public road. The roadside maintenance will be the sole responsibility of the purchaser, and remaining boundaries will be the shared responsibility of the purchaser and the Estate

Mineral Rights

Mineral rights are reserved to the Seller and include the right to enter and work the minerals from within the property.

Wayleaves & Third-Party Rights

The property is sold with the benefit of, and subject to, all existing rights, servitudes, wayleaves and burdens contained in the Titles. An overhead power line transects a small section at the northern end of the property. The property will be sold subject to the Estate standard conditions, including the right of pre-emption over a future sale.

Designations

The property lies within the Cairngorms National Park. We are not aware of any other 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. All offers must be submitted in Scottish legal form before they can be formally accepted.

VAT

The land is opted to tax and as such VAT will be charged in addition to the purchase price.

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

Brodies LLP

58 Morrison St, Edinburgh EH3 8BP

Tel: 0131 228 3777

Ref: Ros James

Measurements

The Sale Plan shows the property extending to approximately 31.21 hectares (77.12 acres). An area schedule and crop breakdown is available from the Selling Agents on request. The property will be sold as per the title.

Authorities

Scottish Forestry

Highland Conservancy,
Woodlands, Fodderty Way,
Dingwall
IV15 9XB
Tel: 0300 067 6950

Highland Council Headquarters

Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606

Financial Guarantee/Anti Money Laundering

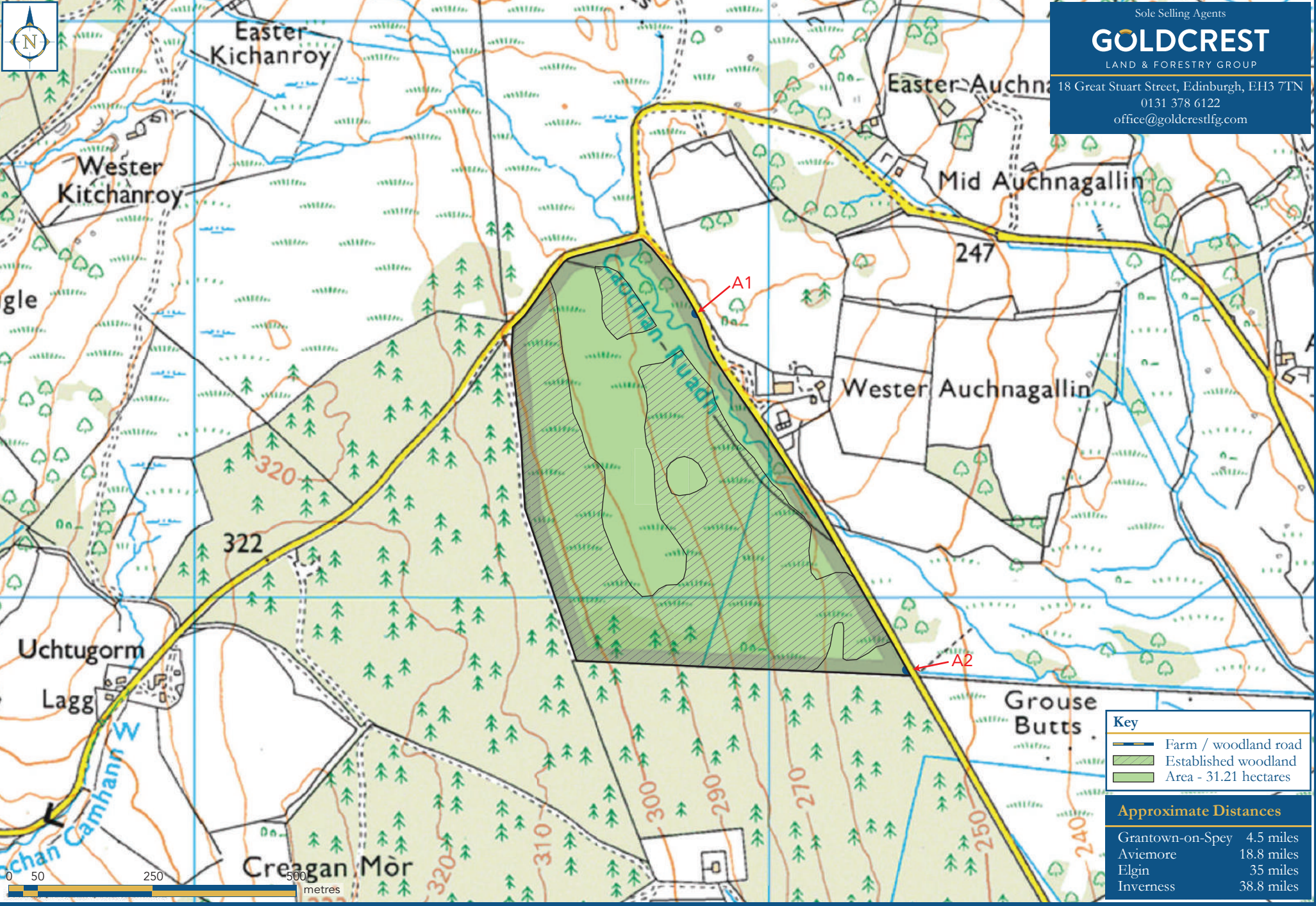
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

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 up to the £2.5 million allowance introduced on 6 April 2026, with 50% relief above that. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Purchasers should take their own advice.



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