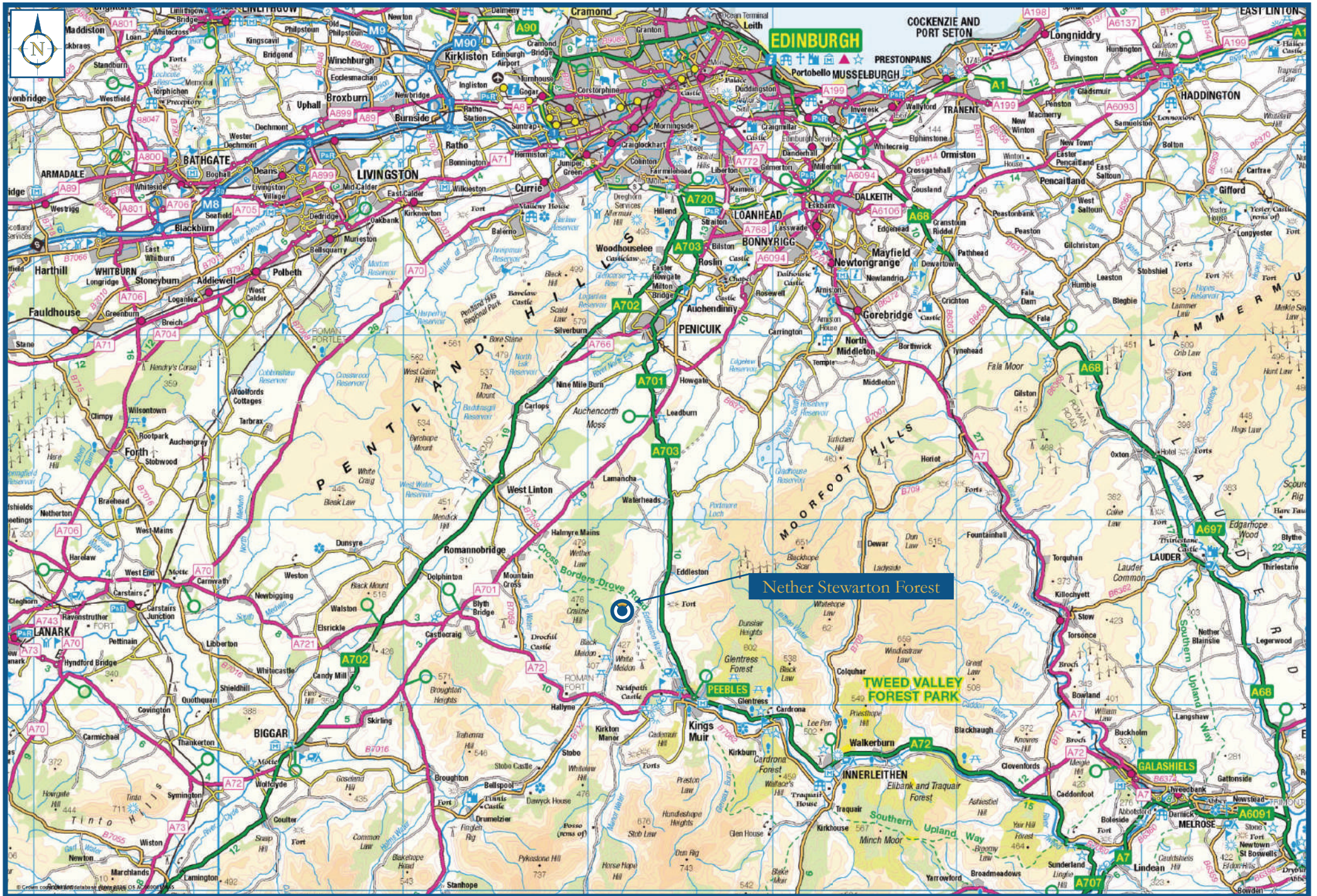


Nether Stewarton Forest

Peebles | Scottish Borders

112.74 Hectares / 278.59 Acres







Nether Stewarton Forest

112.74 Hectares / 278.59 Acres

A well-located commercial forest in the Scottish Borders, offering near term harvesting opportunities and high quality young crops.

- Felling approval in place for 29.47 ha – immediate harvesting possible
- Circa 60 ha replanted since 2015 with vegetatively propagated Sitka spruce
- Second rotation crops modelled at yield class 20 to 24
- Approved Long Term Forest Plan 2026–2046 in place
- Strategically located, easy reach of key timber markets
- Direct access onto an agreed timber haulage route, 3 miles from Peebles

For Sale as a Whole

Offers Over £1,750,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 378 6122

www.goldcrestlfg.com

Jon Lambert MRICS & Jock Galbraith MRICS

Location

Nether Stewarton Forest occupies an attractive and accessible position approximately 5 km north-west of Peebles in the Scottish Borders, an area renowned for its productive forestry and well-established timber industry.

The forest benefits from good transport links to major timber processors, a favourable climate for tree growth and productive underlying soils. Combined with predominantly straightforward terrain, these factors provide favourable conditions for efficient forest management, harvesting and timber extraction.

Historically strong regional demand for timber, together with the established forestry infrastructure and proven growing conditions of the Scottish Borders, underpin the property's desirable location.

Nether Stewarton Forest is shown on the location and sale plans within these particulars. The nearest postcode is EH45 8SL and What3Words: contracts.heartened.innocence

Access

Vehicular access is taken directly from the Old Manse Road (C1) in the south-east corner of the property, where a bellmouth and small car park serve the entrance, at point A1 on the sale plan. From here a single forest road runs some 1,200 m through the forest to a turning circle, providing access to the majority of the standing crop. The road, ditches and verges have been maintained to a good standard. A further track runs parallel to the eastern boundary.

The Old Manse Road, between Eddleston and Lyne, is an Agreed Route for timber haulage under the Timber Transport Forum. Timber can be hauled north or south, and the route has recently been used to extract timber from this and neighbouring properties.





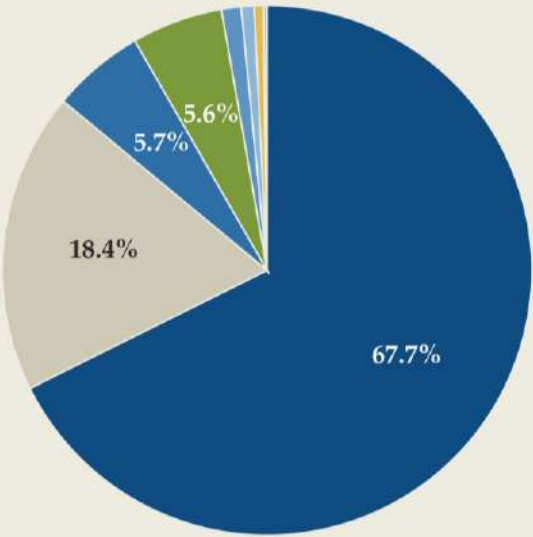
Description

Nether Stewarton is a well-structured commercial forest extending to 112.74 hectares (278.59 acres) on gently sloping ground to the north of the Meldon hills. The bulk of the forest was originally planted in 1983 and 1984 with Sitka spruce and a small element of Japanese larch, on free-draining brown earth and podzolic soils which have delivered consistent growth and good stability.

Restructuring began in 2015 and has been carried out steadily since. Some 60 hectares have been felled and replanted across seven separate years, using vegetatively propagated Sitka spruce in every coupe from 2015 to 2024, alongside Norway spruce, Douglas fir, Scots pine, noble fir and native broadleaves. These second rotation crops are modelled at yield class 20 to 24 and are establishing well.

29.47 hectares of the original crop remain standing at 42 years of age, carrying a substantial volume of timber, with felling approval in place (together with 19.42 hectares of thinning) from 2026 to 2035. Harvesting can begin immediately, offering a purchaser early, readily quantifiable income.

The forest is 76.1% productive conifer (85.78 ha), with 6.27 hectares of native broadleaves and 20.69 hectares of open ground providing watercourse buffers, rides and sightlines for deer management. The resulting age structure is well balanced allowing regular income in the years to come.



Species	ha	%
Sitka spruce	76.28	67.7
Open ground	20.70	18.4
Norway spruce	6.38	5.7
Native broadleaves	6.27	5.6
Scots pine	1.35	1.2
Douglas fir	0.89	0.8
Japanese larch	0.62	0.5
Noble fir	0.26	0.2

Total	112.75	100.0
Productive conifer 85.78 ha (76.1%)		

Species	1950	1983	1984	2015	2016	2019	2020	2021	2023	2024	Total
Sitka spruce	–	24.26	7.16	9.39	–	11.05	–	7.32	4.62	12.48	76.28
Norway spruce	–	–	–	2.70	–	2.14	–	–	–	1.54	6.38
Native broadleaves	0.06	–	–	1.51	0.36	–	1.96	1.57	–	0.81	6.27
Scots pine	–	–	–	–	–	–	0.33	1.02	–	–	1.35
Douglas fir	–	–	–	0.89	–	–	–	–	–	–	0.89
Japanese larch	–	0.18	0.44	–	–	–	–	–	–	–	0.62
Noble fir	–	–	–	0.26	–	–	–	–	–	–	0.26
Open ground	–	–	–	–	–	–	–	–	–	–	20.70
Total	0.06	24.44	7.60	14.75	0.36	13.19	2.29	9.91	4.62	14.83	112.75



Sporting Rights

Sporting rights are included in the sale. A deer management agreement (1 April 2026 – 31 March 2027) is in place with a professional stalker. This agreement can either be terminated at completion or continued by the incoming owner. Roe deer are present and red squirrels are recorded within the forest.

Boundaries

The property is largely bounded by stock fencing, maintained on a 50:50 basis with neighbouring owners where there is stock pressure. Boundaries which fall against other woodland are not currently maintained. Agricultural land lies to the north and east, and commercial woodland to the south and west.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

Sold with the benefit of, and subject to, all existing rights and burdens contained in the Titles. High voltage overhead lines operated by Scottish Power cross the forest, and a Scottish Water main runs through the property close to the eastern boundary. A BT overhead line also crosses part of the property. There is a promoted footpath running through the property and a right of way running adjacent to the property.

Designations

Green Knowe cairn (Scheduled Monument SM3158) lies in the south-east of the forest and is managed within an open ground buffer. No ancient woodland or PAWS designation applies. Interested parties should rely on their own enquiries.



Forest Grants & Management

The forest is managed by Tilhill Forestry. A new Long Term Forest Plan covering 2026 to 2046 was approved in April 2026 (Scottish Forestry reference 25FGS84899), providing an approved framework of felling and restocking for the next twenty years. A copy is available from the Selling Agents. For information on grants currently available, please visit:

<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.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS & Jock Galbraith MRICS

Seller's Solicitors

Brodies LLP

58 Morrison Street Edinburgh, EH3 8BP Scotland UK

Tel: 0131 228 3777

Ref: Graeme Leith

Measurements

Recent management records put the area at 112.74 hectares (278.59 acres). The property will be sold as per the title.

Authorities

Scottish Forestry

South Scotland Conservancy

Weavers Court, Forest Mill

Selkirk

TD7 5NY

Tel: 0300 067 6007

Scottish Borders Council

Council Headquarters

Newtown St Boswells

Melrose

TD6 0SA

Tel: 0300 100 1800

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.

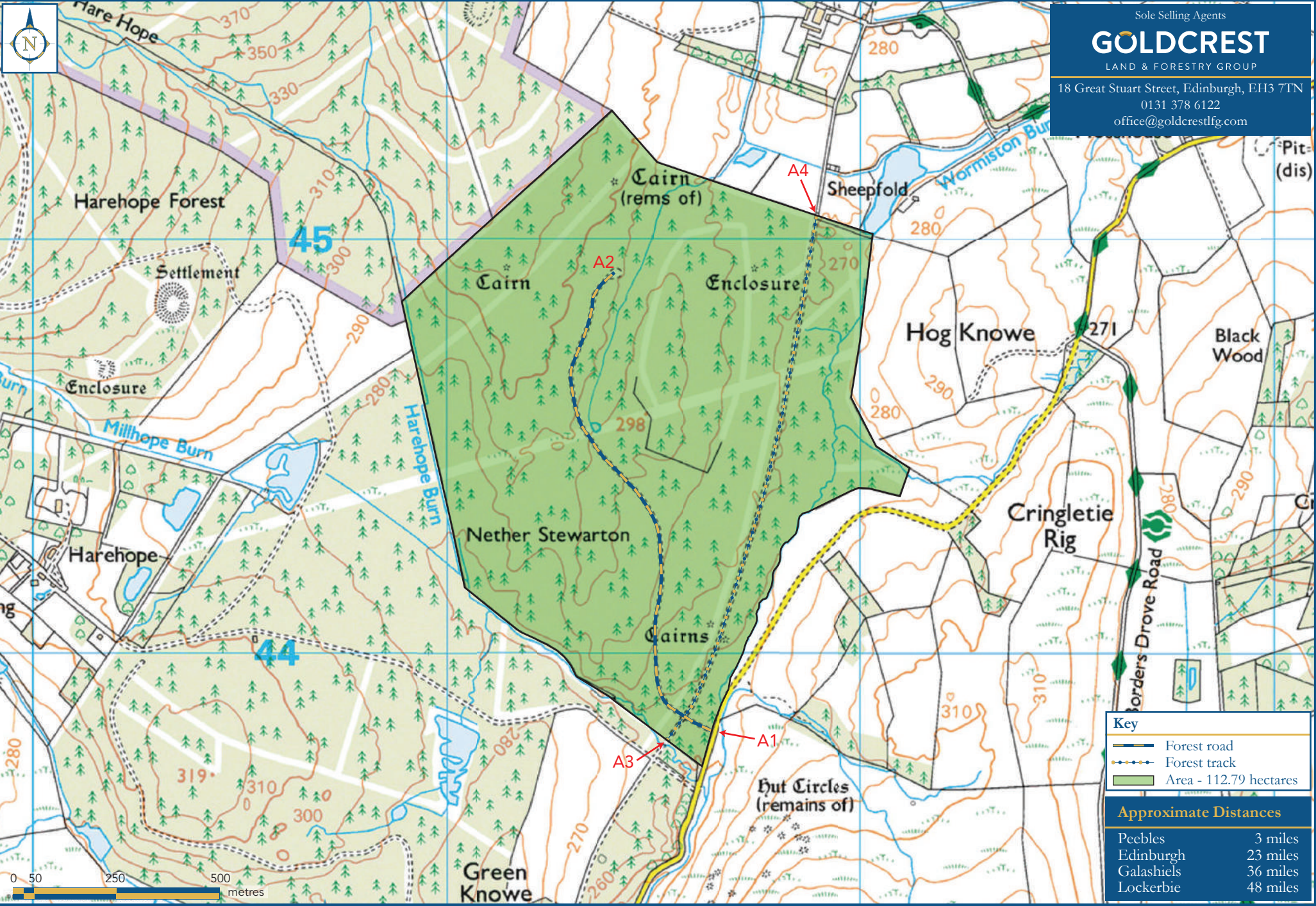
For further information, please contact the Selling Agents.

Taxation

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 element. VAT is charged on forestry work and timber sales, although its effect is neutral where the woodland is managed as a business. Government grants are received tax free, with the exception of farm woodland and subsidy payments.

Commercial woodlands managed as a business may qualify for Business Property Relief from Inheritance Tax. From 6 April 2026 the 100% rate of relief is capped at an allowance of £2.5 million of combined agricultural and business property, with 50% relief applying above that. Prospective purchasers should satisfy themselves as to their own tax position and take professional advice.



Sole Selling Agents

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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 Aug 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 Environmental (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.