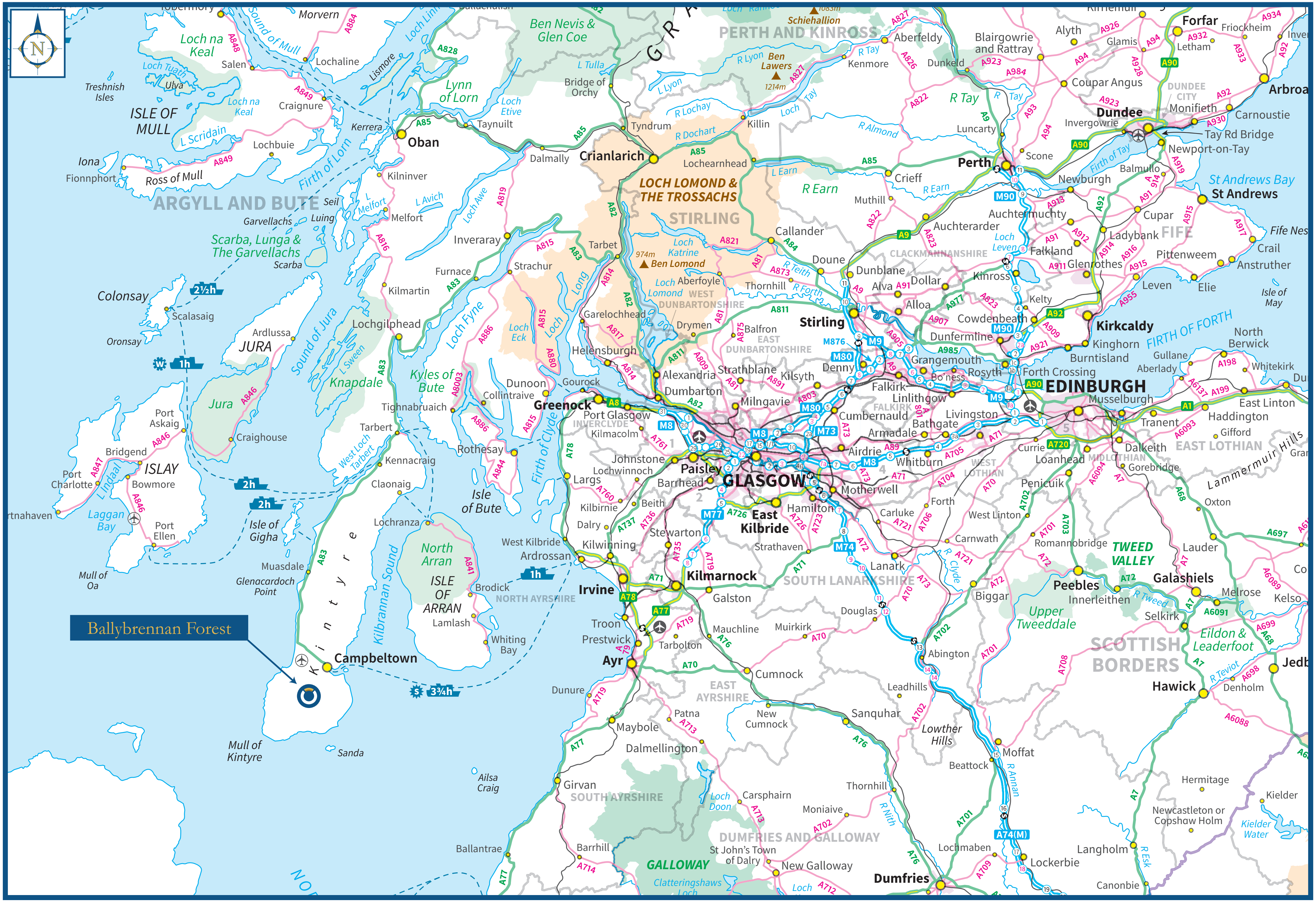
Ballybrennan Forest

Near Campbeltown | Argyll

290.49 Hectares / 717.80 Acres



GOLDCREST
LAND & FORESTRY GROUP



Ballybrennan Forest
N
Morvern
Sound of Mull
Loch na Keal
Salen
Lochaline
Lismore
Treshnish Isles
Ulva
ISLE OF MULL
Craignure
Kerrera
Oban
Taynuilt
L Scridain
Lochbuie
Iona
Fionnphort
Ross of Mull
ARGYLL AND BUTE
Firth of Lorn
Seil
Luing
Garvellachs
Kilninver
Melfort
L Avich
Scarba, Lunga & The Garvellachs
Scarba
Colonsay
Scalasaig
Oronsay
2½h
1h
Ardlussa
JURA
Sound of Jura
Lochgilphead
Kilmartin
Knapdale
Jura
Craighouse
Port Askaig
Bridgend
ISLAY
Bowmore
Port Charlotte
Portnahaven
Laggan Bay
Port Ellen
Mull of Oa
2h
Isle of Gigha
Muasdale
Glenacardoch Point
Kintyre
Kilbrannan Sound
Campbeltown
3¾h
Mull of Kintyre
Sanda
Tarbert
West Loch Tarbert
Kennacraig
Claonaig
Lochranza
North Arran
ISLE OF ARRAN
Brodick
Lamlash
Whiting Bay
NORTH AYRSHIRE
Tighnabruaich
Kyles of Bute
Isle of Bute
Rothesay
Dunoon
Colintraive
Inveraray
Furnace
Strachur
Loch Fyne
Loch Eck
Ben Nevis & Glen Coe
Lynn of Lorn
Bridge of Orchy
Dalmally
Crianlarich
Tyndrum
Killin
LOCH LOMOND & THE TROSSACHS
STIRLING
Lochearnhead
Ben Lomond
Loch Katrine
Aberfoyle
Loch Lomond
WEST DUNBARTONSHIRE
Garelochhead
Helensburgh
Drymen
Alexandria
Dumbarton
Greenock
Gourock
Port Glasgow
INVERCLYDE
Kilmacolm
Johnstone
Lochwinnoch
Largs
Paisley
Barrhead
GLASGOW
Milngavie
Strathblane
Kilsyth
EAST DUNBARTONSHIRE
Balfron
Stirling
Callander
Doune
Dunblane
Thornhill
Alloa
Alva
Dollar
Kinross
Falkirk
Grangemouth
Linlithgow
Bo'ness
Denny
Cumbernauld
Airdrie
Bathgate
Armadale
Livingston
Whitburn
Motherwell
Hamilton
East Kilbride
Carluke
Lanark
Strathaven
SOUTH LANARKSHIRE
Kilbirnie
Dalry
Beith
Stewarton
Kilwinning
West Kilbride
Ardrossan
Irvine
Kilmarnock
Galston
Troon
Prestwick
Ayr
Tarbolton
Mauchline
Muirkirk
Cumnock
EAST AYRSHIRE
Dunure
Maybole
Dalmellington
Girvan
SOUTH AYRSHIRE
Ailsa Craig
Ballantrae
Barrhill
GALLOWAY
Loch Doon
Carsphairn
New Cumnock
Sanquhar
Moniaive
DUMFRIES AND GALLOWAY
St John's Town of Dalry
New Galloway
Dumfries
Thornhill
Lochmaben
Lockerbie
Moffat
Beattock
Abington
Leadhills
Lowther Hills
Douglas
Biggar
Carnwath
West Linton
Forth
Penicuik
Romannobridge
Peebles
Innerleithen
Upper Tweeddale
TWEED VALLEY
SCOTTISH BORDERS
Galashiels
Melrose
Selkirk
Eildon & Leaderfoot
Hawick
Denholm
Jedburgh
Kelso
Lauder
Oxton
Langholm
Canonbie
Hermitage
Newcastleton or Copshaw Holm
Kielder
Kielder Water
EDINBURGH
Musselburgh
Dalkeith
Loanhead
Currie
MIDLOTHIAN
Gorebridge
WEST LOTHIAN
EAST LOTHIAN
Tranent
Haddington
Gifford
East Linton
Lammermuir Hills
North Berwick
Gullane
Aberlady
Whitekirk
FIRTH OF FORTH
Forth Crossing
Rosyth
Dunfermline
Cowdenbeath
Kirkcaldy
Kinghorn
Burntisland
Kelty
Leven
Elie
Pittenweem
Anstruther
Crail
Fife Ness
Isle of May
FIFE
Glenrothes
Ladybank
Falkland
Cupar
Auchtermuchty
Loch Leven
St Andrews
St Andrews Bay
Balmullo
Newport-on-Tay
Tay Rd Bridge
Dundee
DUNDEE CITY
Monifieth
Carnoustie
Arbroath
Invergowrie
Coupar Angus
Forfar
Friockheim
Letham
Glamis
Alyth
Blairgowrie and Rattray
Dunkeld
Luncarty
Perth
Scone
Newburgh
Firth of Tay
Crieff
Muthill
Auchterarder
CLACKMANNANSHIRE
PERTH AND KINROSS
Aberfeldy
Kenmore
Ben Lawers
Schiehallion
R Tay
R Earn
R Almond
R Forth
R Teith
R Tweed
R Clyde
R Nith
R Annan
R Esk
R Teviot
Firth of Clyde

Ballybrennan Forest

290.49 Hectares / 717.80 Acres

A well-designed, fully established young forest on the Mull of Kintyre with high-yielding Sitka spruce and long-term capital growth

- A single block of 290.49 hectares (717.80 acres), including 133.87 hectares of Sitka spruce
- Planted in 2012–2013 on former farmland; well stocked and fully established
- Sitka spruce growing to a high Yield Class on fertile brown earth soils
- Thinning opportunities in the years ahead, with a substantial clearfell to follow
- 18.97 hectares of native and riparian broadleaves, plus 110.27 hectares of open hill
- Access from the B842, an approved route for the transport of timber
- High-quality internal forest road, with a good source of stone available
- Sporting rights included, with Roe, Sika and Red deer stalking
- Campbeltown approximately 5.5 miles by road

For Sale as a Whole - Offers Over £2,500,000



Location

Ballybrennan Forest lies on the Mull of Kintyre in Argyll, approximately 5.5 miles south of Campbeltown along the B842 towards Southend. The surrounding countryside is an attractive mix of fertile farmland, forestry, sandy beaches and dramatic coastline, with the renowned Machrihanish golf links close by.

Campbeltown is the nearest town, with a good range of shops, services and hotels, and is home to the Springbank and Glen Scotia distilleries. Loganair operates regular flights between Glasgow and Campbeltown Airport at Machrihanish, and Glasgow is approximately 140 miles by road via the A83.

Kintyre enjoys a mild maritime climate which, together with the fertile soils of the peninsula, supports excellent tree growth. The area is well served by forestry contractors and hauliers, and Campbeltown provides a working port from which timber is regularly shipped.

To locate the property, please refer to the location and sale plans within these particulars. The nearest postcode is PA28 6PJ and the What3Words for the property is ///flagpole.entrusted.picnic





Access & Infrastructure

Access is taken directly from the B842 public road at point A1 on the sale plan, along a well-constructed forest and farm road which leads to the forest access gate at point A2. The B842 is an approved route for the transport of timber by road to Campbeltown and northwards on the A83.

The solum of the access road between A1 and A2 is included within the forest title. The owners of Ballybrennan Farmhouse and Steading and of the adjoining farmland have servitude rights of access over the road, with maintenance shared according to use.

From the forest gate, the road continues a short distance into the forest before forking to the north and to the south. Both routes are in good condition and can be readily extended to serve future thinning and harvesting operations, and a good source of stone is available.













Description

Ballybrennan Forest | 290.49 Hectares / 717.80 Acres

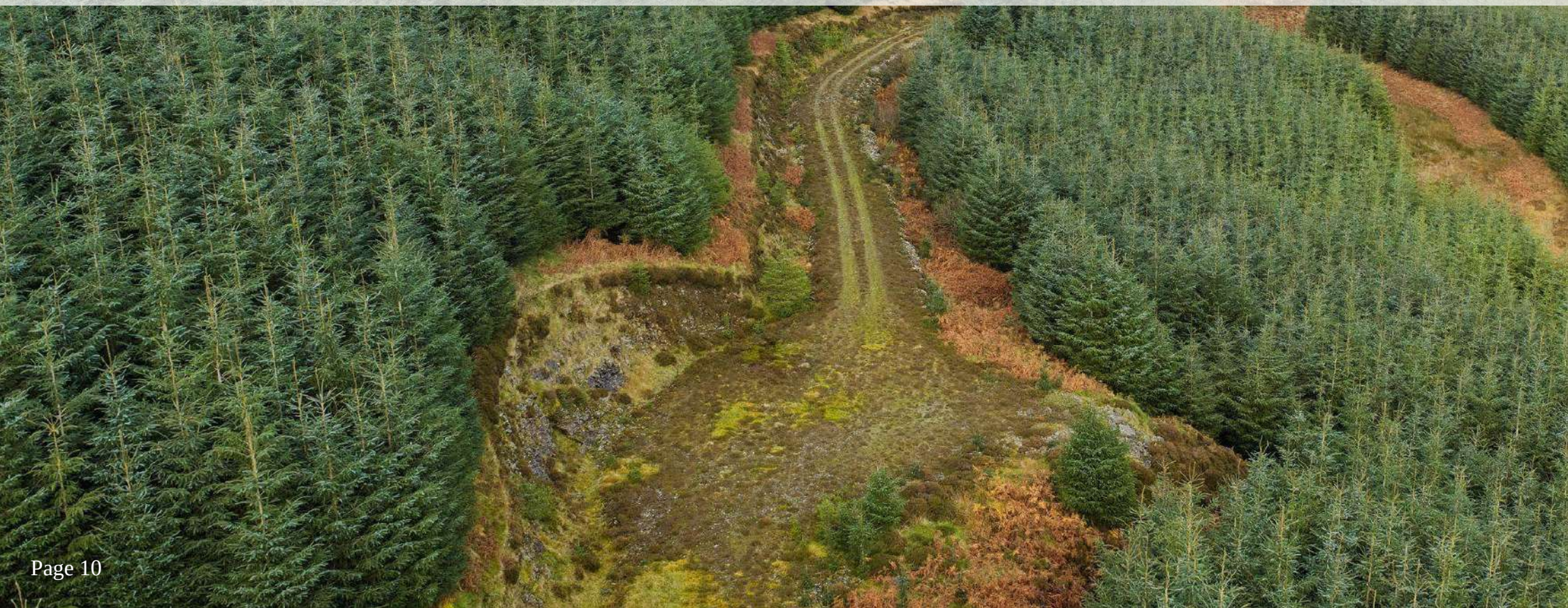
Ballybrennan Forest extends to 290.49 hectares (717.80 acres) in a single contiguous block. The productive area comprises 133.87 hectares of Sitka spruce, complemented by 18.97 hectares of broadleaved woodland, with the balance made up of 110.27 hectares of open hill ground and 27.38 hectares of other open ground.

The forest occupies an attractive and fertile site with a mild climate, on land that was previously farmed. The ground rises from around 65 metres above sea level to 235 metres, with fertile brown earths on the lower slopes merging into peaty podzols and gleys higher up, where the plantation gives way to open hill and peatland. Growth rates vary accordingly with altitude and soil type.

Sitka spruce is the principal species, with 49.82 hectares planted in 2012 and 84.05 hectares in 2013. The crop has established extremely well, with an excellent stocking level throughout a well-designed layout, and is growing to a high Yield Class. As it matures it will build a substantial standing timber reserve, offering a purchaser thinning opportunities in the years ahead and a significant clearfell volume at maturity.

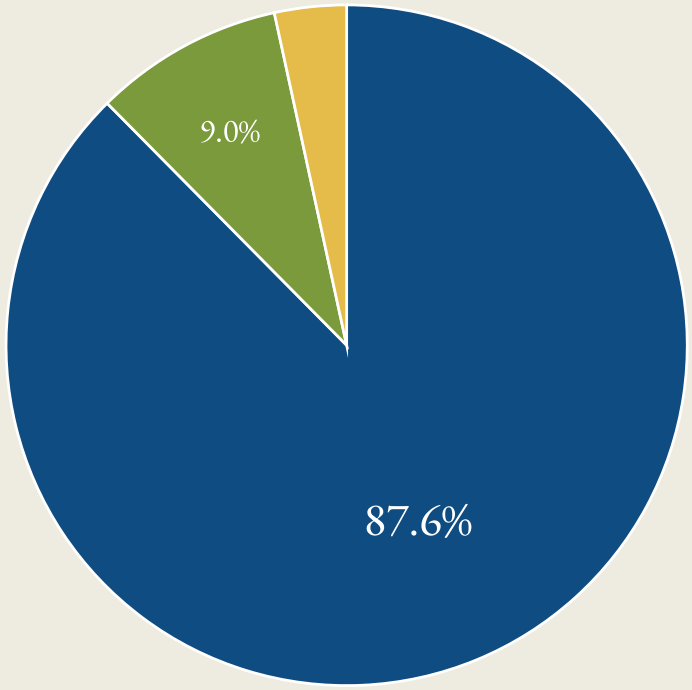
To enhance diversity, native broadleaves have been planted in three distinct areas, each protected within its own deer-fenced enclosure. These link with long-established riparian woodland along the main gully and burns, softening the landscape, adding a natural character to the forest and providing excellent habitat for wildlife.

The open hill ground on the upper part of the property adds further variety to the landscape and enhances the sporting and amenity interest of the forest. Together, these elements offer a well-balanced holding, combining a high-yielding commercial crop with environmental and recreational value.



Species Composition & Planting Summary

Species	1900	2012	2013	N/A	Total
Sitka spruce	–	49.82	84.05	–	133.87
Native broadleaves	–	–	13.76	–	13.76
Mixed broadleaves	5.21	–	–	–	5.21
Hill ground	–	–	–	110.27	110.27
Open ground	–	–	–	27.38	27.38
Total	**5.21**	**49.82**	**97.81**	**137.65**	**290.49**



Species	ha	%
Sitka spruce	133.87	87.6
Native broadleaves	13.76	9.0
Mixed broadleaves	5.21	3.4
Total stocked area	152.84	100.0

Productive conifer 133.87 ha (87.6% of the stocked area), planted 2012–2013.

Excludes 110.27 ha of open hill ground and 27.38 ha of open ground.

Source: forest manager's records.

Boundaries

The boundaries of the property are shown on the sale plan within these particulars and are registered in the Land Register under Title Number ARG18216. Boundary fences are mutual and are maintained at joint equal expense with the neighbouring proprietors and, where a burn forms the boundary, the centre line of the burn is the boundary.

Renewable Energy & Clawback

The sale is subject to a Clawback Agreement in favour of the seller in respect of any future renewable energy development affecting any part of the property (including for access purposes). The purchaser will pay 25% of the income derived from any such development (excluding any timber compensation payments) for the life of the development, if established within 20 years of the date of sale. A first-ranking standard security over the property will be required to secure this entitlement.



Sporting Rights

The sporting rights are included in the sale, with deer stalking through the forest and out on the open hill. There is a sporting lease in place, details of which are available from the Selling Agents.



Forest Grants & Management

The forest is managed on behalf of the owner by Scottish Woodlands Ltd. For information on current grants and regulations, please visit forestry.gov.scot and ruralpayments.org.

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 Agent

Goldcrest Land & Forestry Group LLP
18 Great Stuart Street, Edinburgh EH3 7TN
Tel: 0131 378 6122
Ref: Jock Galbraith MRICS & Jon Lambert MRICS

Forest Manager

Scottish Woodlands Ltd
Sandpiper House, Inveralmond, Perth PH1 3EE
Tel: 01738 625128

Seller's Solicitor

Gillespie Macandrew LLP
5 Atholl Crescent, Edinburgh EH3 8EJ | Tel: 0131 225 1677
Ref: Robert Scott-Dempster & Lorna Balfour

Measurements & Designations

The property is registered under Title Number ARG18216 and extends to 290.49 hectares (717.80 acres). Areas in these particulars are taken from the title plan and the forest manager's records. The property will be sold as per the Title. There are no designations of note.

Authorities

Scottish Forestry
Perth & Argyll Conservancy
Upper Battleby
Redgorton, Perth PH1 3EN
Tel: 0300 067 6005

Argyll & Bute Council
Kilmory
Lochgilphead
Argyll PA31 8RT
Tel: 01546 605522

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.

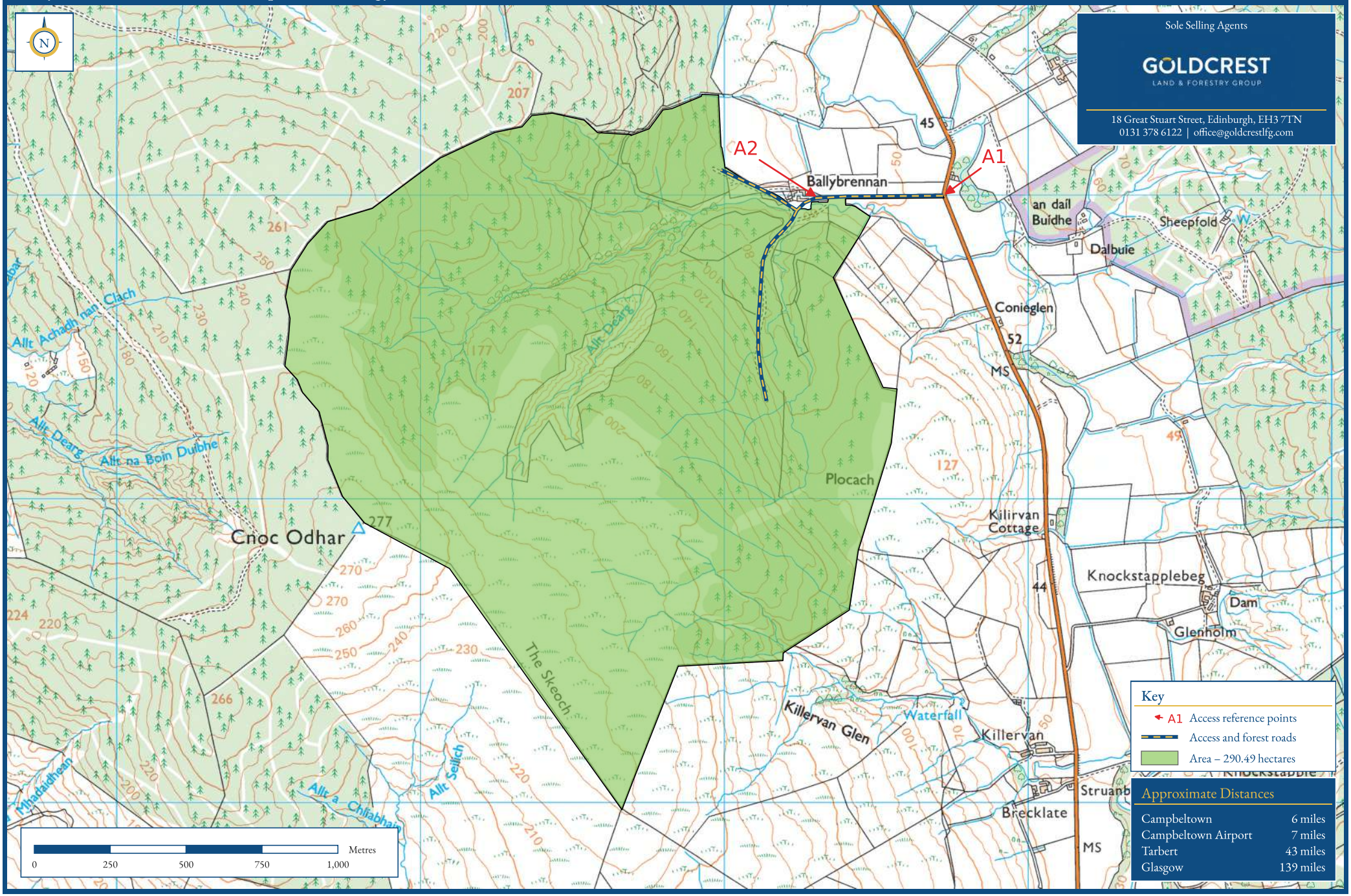
Additional Information

Additional information, including the sub-compartment schedule, species map, fertiliser records, grant documentation and title plan, is available from GOLDCREST Land & Forestry Group upon request.

Wayleaves & Third-Party Rights

The property will be sold subject to and with the benefit of all servitude rights, burdens and third-party rights in the Title. These include rights of access over the farm road from the B842 in favour of Ballybrennan Farmhouse and Steading and the adjoining farmland, with the road to be kept free of obstructions, and a servitude for the private water supply serving the farmhouse.

Ballybrennan Forest, Near Campbeltown, Argyll



Sole Selling Agents

GOLDCREST
LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
0131 378 6122 | office@goldcrestlfg.com

Key

- A1 Access reference points
- Access and forest roads
- Area – 290.49 hectares

Approximate Distances

Campbeltown	6 miles
Campbeltown Airport	7 miles
Tarbert	43 miles
Glasgow	139 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.

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0131 3786 122

www.goldcrestlfg.com

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GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in November 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. 9. Viewing is possible at any time during daylight hours with a copy of these particulars to hand. Please contact GOLDCREST Land & Forestry Group LLP to arrange a viewing. For their own personal safety, prospective purchasers should be aware of potential hazards when inspecting the property, in particular forest operations and timber haulage traffic.