

# Glenkirk Wood

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Tomatin | Inverness | Highland

103.96 Hectares / 256.89 Acres





GLENKIRK WOOD  
TOMATIN



# Glenkirk Wood

103.96 Hectares / 256.89 Acres

**A desirable commercial forest with timber reserves nearing maturity and young crops.**

- Maturing crops approaching harvesting age
- Opportunity to restructure the next rotation
- Located in an attractive area rich in Natural Capital
- Recently constructed timber haulage bridge

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**Freehold for Sale as a Whole  
Offers Over £700,000**

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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 & Emily Watson



## Location

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Glenkirk Wood is located north-east of Tomatin Village. It is a small village located in the Findhorn Valley within the Scottish Highlands, approximately 16 miles south of Inverness. Fishing on the Findhorn, the whisky distillery at Tomatin and various local hotels makes the area a desirable destination.

The property lies adjacent to the majestic river Findhorn and parts of the property benefit from alluvial soils.

To locate the property, please refer to location and sale plans within these particulars. The nearest postcode is IV13 7YD and What3Words: notice.ditching.amplified





## Access

The property is accessed from the U2829 public road at point A1 on the sale plan. Following consultation with the Highland Council, a recently constructed bridge crosses the Allt Seiliach burn with permission for passing places on either side. The bridge is suitable for loaded timber haulage wagons. A servitude right of access over the forest road continues north from A2, entering the property at A3. The Seller is retaining land beyond point A3 and will continue to use A1 -A4 also. Maintenance will be on a user basis.

The gate used to access the forest is locked, please contact Goldcrest Land & Forestry Group to arrange a viewing.

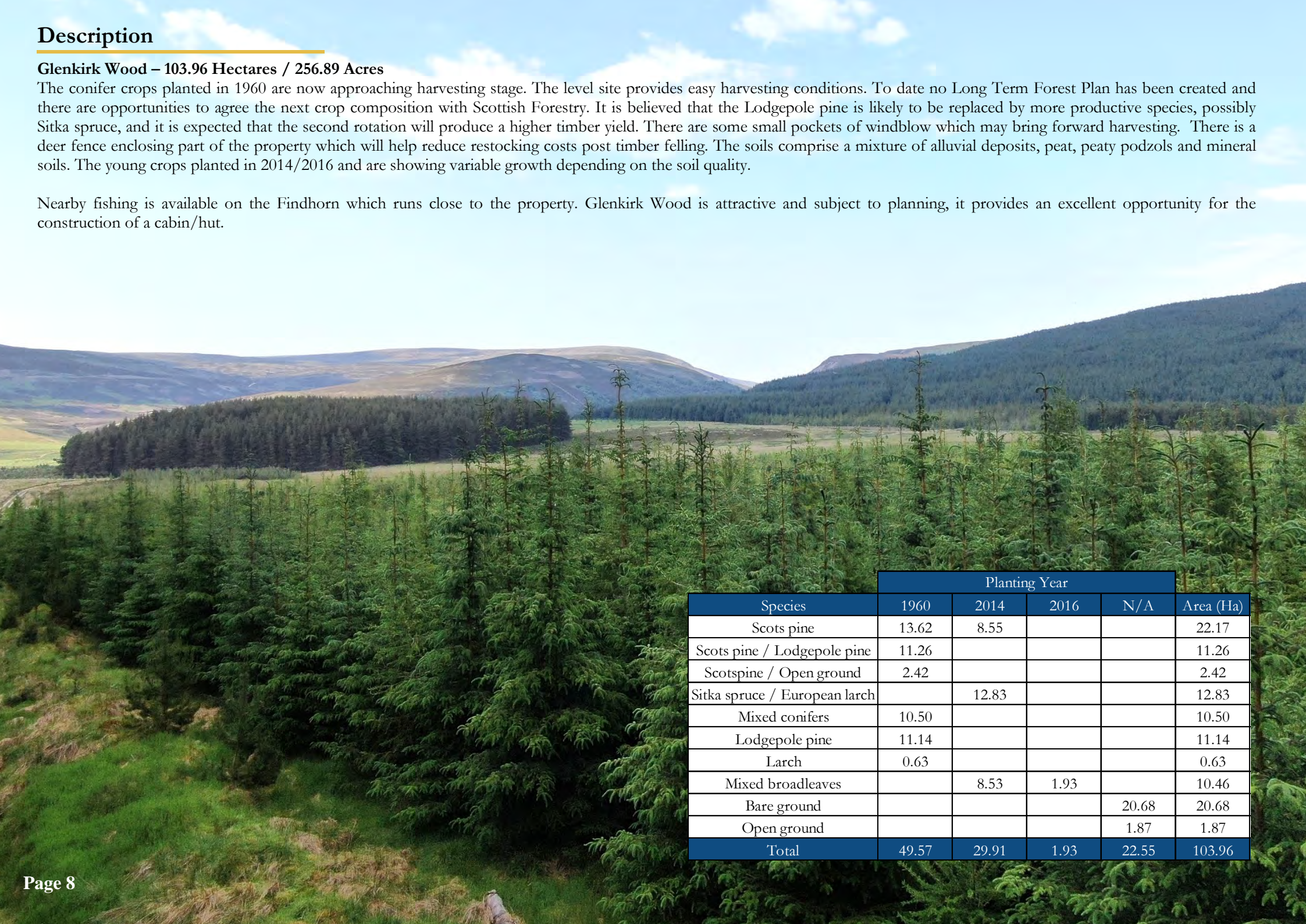


## Description

### Glenkirk Wood – 103.96 Hectares / 256.89 Acres

The conifer crops planted in 1960 are now approaching harvesting stage. The level site provides easy harvesting conditions. To date no Long Term Forest Plan has been created and there are opportunities to agree the next crop composition with Scottish Forestry. It is believed that the Lodgepole pine is likely to be replaced by more productive species, possibly Sitka spruce, and it is expected that the second rotation will produce a higher timber yield. There are some small pockets of windblow which may bring forward harvesting. There is a deer fence enclosing part of the property which will help reduce restocking costs post timber felling. The soils comprise a mixture of alluvial deposits, peat, peaty podzols and mineral soils. The young crops planted in 2014/2016 and are showing variable growth depending on the soil quality.

Nearby fishing is available on the Findhorn which runs close to the property. Glenkirk Wood is attractive and subject to planning, it provides an excellent opportunity for the construction of a cabin/hut.



Species	Planting Year				Area (Ha)
	1960	2014	2016	N/A	
Scots pine	13.62	8.55			22.17
Scots pine / Lodgepole pine	11.26				11.26
Scotspine / Open ground	2.42				2.42
Sitka spruce / European larch		12.83			12.83
Mixed conifers	10.50				10.50
Lodgepole pine	11.14				11.14
Larch	0.63				0.63
Mixed broadleaves		8.53	1.93		10.46
Bare ground				20.68	20.68
Open ground				1.87	1.87
Total	49.57	29.91	1.93	22.55	103.96





## Sporting Rights

Glenkirk Wood provides good stalking opportunities for Red & Roe deer. The sporting rights are included in the sale with vacant possession. The sporting rates are applicable. Please note, the land being sold does not include any fishing right in the River Findhorn.

## Designations

No designations affect the property according to online searches.

Year	Male	Female
2022	10	5
2023	13	9
To 31st March 2024	3	1
<b>Total</b>	<b>26</b>	<b>15</b>



## **Forest Grants & Management**

There are no existing woodland grant schemes in place although the seller receives an annual Rural Priorities Grant until 2028. Details from the Selling Agent. The woodland is managed by Warwick Taylor of Tilhill's Inverness branch.

For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

## **Viewing**

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

## **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: Jon Lambert MRICS & Emily Watson

## **Seller's Solicitor**

### **Thorntons Solicitors**

Whitefriars House, 7 Whitefriars Crescent, Perth PH2 0PA

Tel: 01738 621 212

Ref: Debbie Dewar

## **Measurements**

Measurements stated in the brochure are from recent management records. The property will be sold as per the Titles.

## **Authorities**

### **Scottish Forestry**

Perth and Argyll Conservancy

Upper Battleby

Redgorton, Perth PH1 3EN

Tel: 0300 067 6004

### **Argyll & Bute Council**

Kilmory

Lochgilphead

PA31 8QN

Tel: 01852 500 652

## **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 is available from Goldcrest Land & Forestry Group upon request.

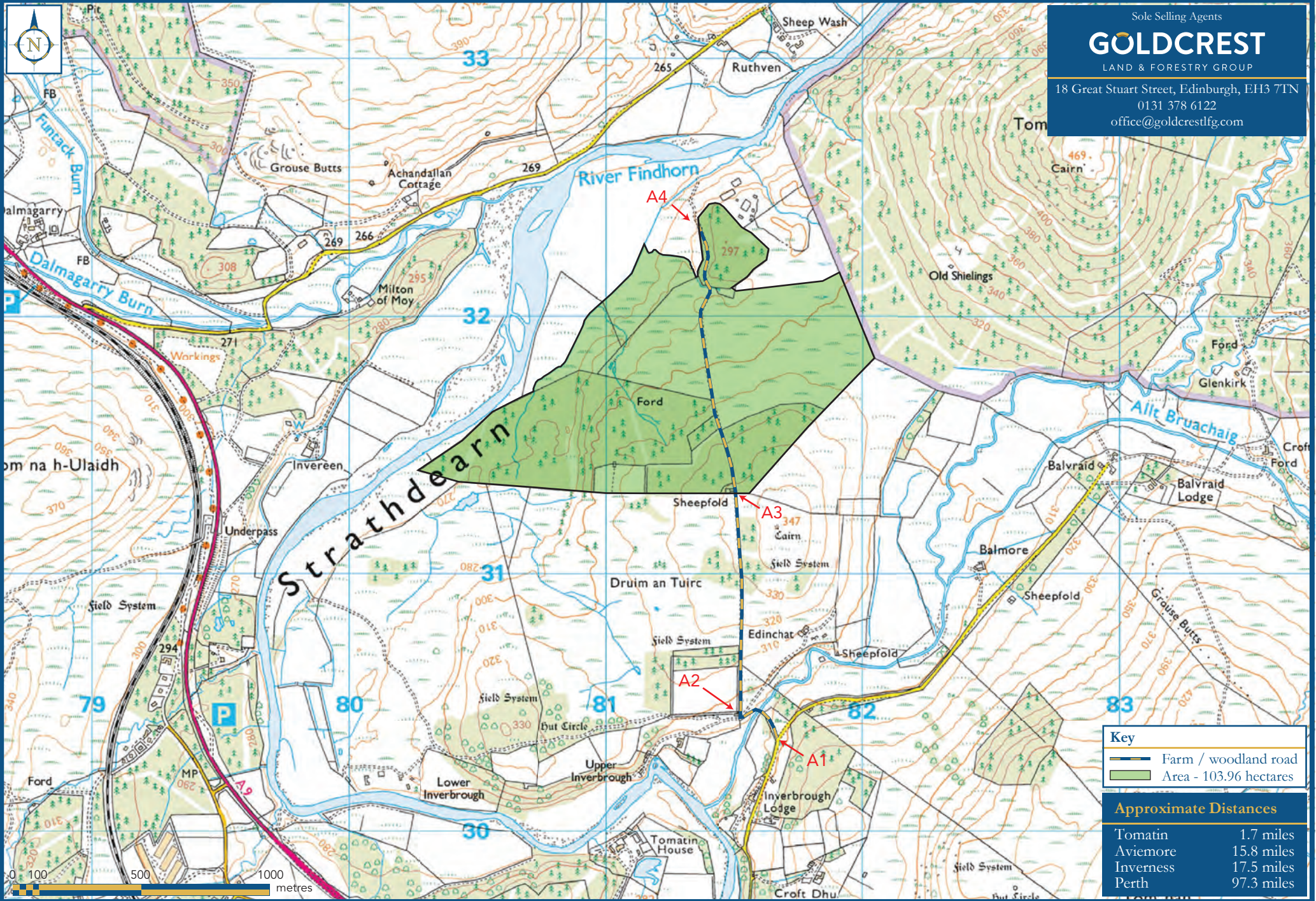
## **Wayleaves & Third-Party Rights**

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. An overhead electricity line transects the southern and western part of the property.

## **Boundaries and Fences**

The existing march boundaries shall be maintained in accordance with the Titles. Any new march boundary fences, if desired by the purchaser, will be erected at their sole cost and maintained by them.

# GLENKIRK WOOD, TOMATIN, HIGHLAND



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 - 103.96 hectares

**Approximate Distances**

Tomatin	1.7 miles
Aviemore	15.8 miles
Inverness	17.5 miles
Perth	97.3 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 June 2024) 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.

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