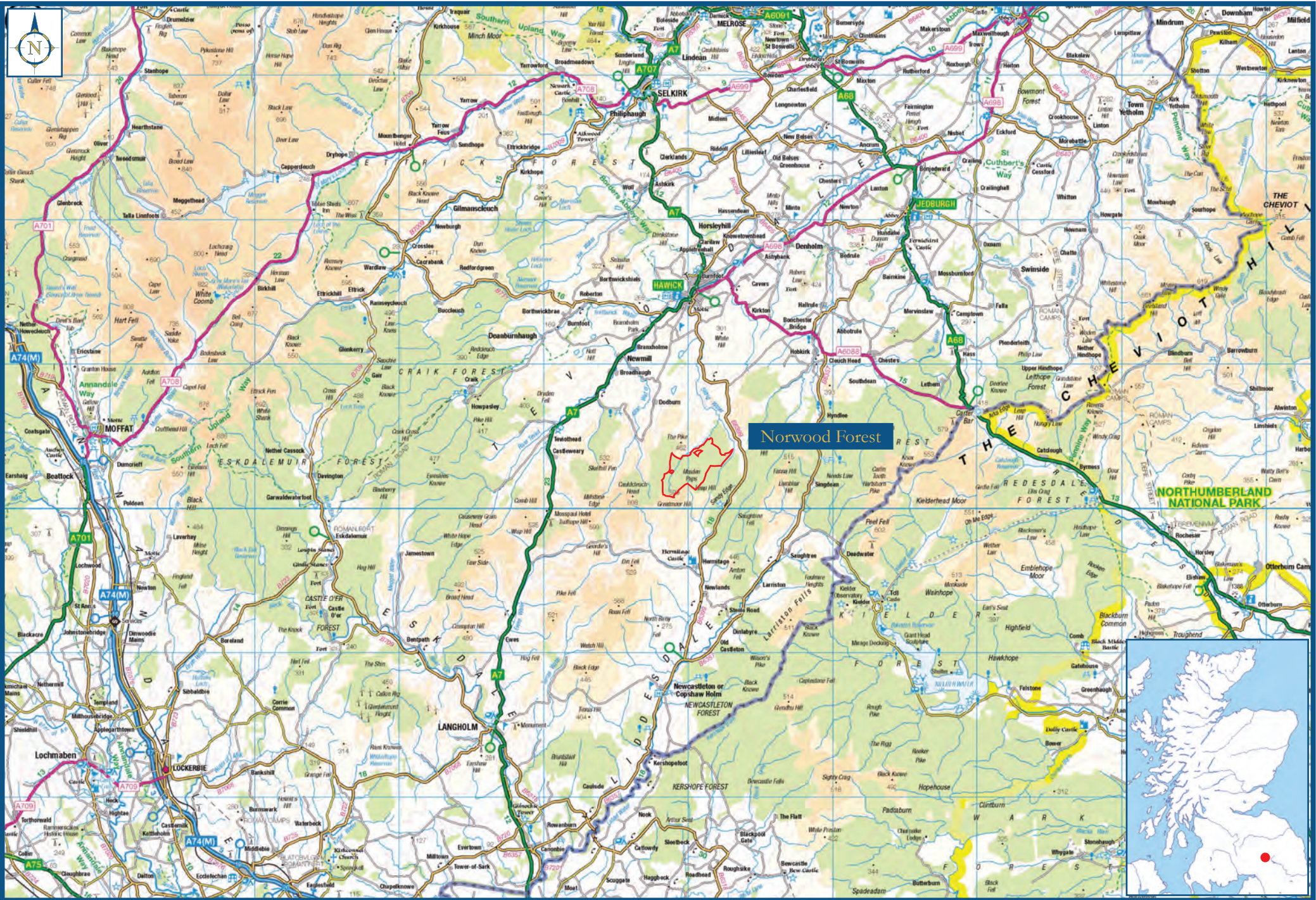


Norwood Forest

Hawick | Scottish Borders

939.35 Hectares / 2,321.13 Acres



Norwood Forest



Norwood Forest

939.35 Hectares / 2,321.13 Acres

**An exemplary, large scale timber producing forest,
exceptionally well located in the Scottish Borders**

‘Possibly the most desirable, extensive operational forest in the South of Scotland’

- One of Scotland’s largest privately owned forests, held by the same family since the 1970’s
- Premier location. Private and secluded site
- Excellent access to timber processors via agreed and tested timber transport routes
- Over 12 miles of high-quality internal forest road network
- In excess of 200 hectares of mature/close to mature spruce with immediate income potential
- Conifer area extends to over 735 hectares. Average age 19 years
- Sitka spruce accounts for 92% of the conifer area
- Significant stone quarry with stock pile of crushed stone. Additional borrow pits
- Long Term Forest Plan agreed May 2024 – Felling approval for 10 years
- Considerable wind farm interest in the area
- Cared for to an exacting standard by the family and the same management firm since planting

Freehold for Sale as a Whole - Offers Over £19,500,000



Location

The Scottish Borders is renowned for its high-quality timber producing woodlands and forests, which benefit from excellent ground and climatic conditions, numerous contractors and suppliers are present nearby. In addition, the area has fast and easy access to major high tech timber processing facilities. The region is regarded by forestry purchasers and foresters as the ultimate location within Scotland.

The forest is situated due south of Hawick, circa 10 miles by road. Lockerbie is 35 miles to the south-west and Carlisle 45 miles south.

To locate the property, please refer to location and sale plans within these particulars. The nearest postcode is TD9 9TZ and What3Words: escapes.trudges.chicken





Forest History

In 1974 the current owner's father bought Kingsrigg, a 582 hectare upland livestock farm. In 1976 the adjoining 214 hectare Hawkass Estate was acquired and a final purchase of 152 hectares being Shankend Hill took place in 1993. The three properties have been owned by the Norwood Partnership since 2007, originally a family partnership, with the charity joining in 2015.



Access

From Hawick, head due south on the B6399. After 9.3 miles you pass Langburnshiels Farm on your left and Shankendshiel on your right hand side. A further 0.4 miles further the principal forest access road is located on the right hand/west side of the B6399 shown as point A1 on the sale plan. The grid reference of the entrance is NT 53 10 42. From A1- A2 Norwood has a legally binding servitude right of access over land owned by Forestry and Land Scotland. Maintenance is according to user. This is the main access into and out of the property for all forestry purposes. The forest road has held up extremely well having previously transported thousands of tonnes of timber, with the owners maintaining all forest roads as required. The B6399 is an approved Timber Transport Route, although timber will generally head north as there is a severely restricted section south of Norwood at Hermitage.

In addition, there are two further access routes into Norwood. From the north, A3 – A4 via Shankend Farm benefits the majority of Norwood. A well-constructed farm road, suitable for management vehicles only. In the west, an access comes in via the adjoining forest, Priestthaugh, at point A5. This route is suitable for 4x4 vehicles and benefits the majority of Norwood.

Two quarries and several borrow pits provide large quantities of high-quality stone material for road creation and maintenance. All forest roads, ditches and verges have been maintained to an excellent condition.

Please contact Goldcrest Land & Forestry Group to arrange a viewing. All gates are locked.





Description

Norwood Forest | 939.35 Hectares / 2,321.13 Acres

Norwood comprises a large scale timber producing forest of the highest quality. The initial tree planting first took place in the late 1970's and early 1980's. The forestry covers a number of gently rolling hills and knowes. Along with Hat and Harwood Knowes the plantings wrap round the western and southern shoulders of Hillend in the north. At the south end of the property the lower slopes of Scarleuch Edge, Greatmoor Hill and Berry Knowe are afforested. In addition, the land running up to the distinctive Maiden Paps was planted up to 460 meters.

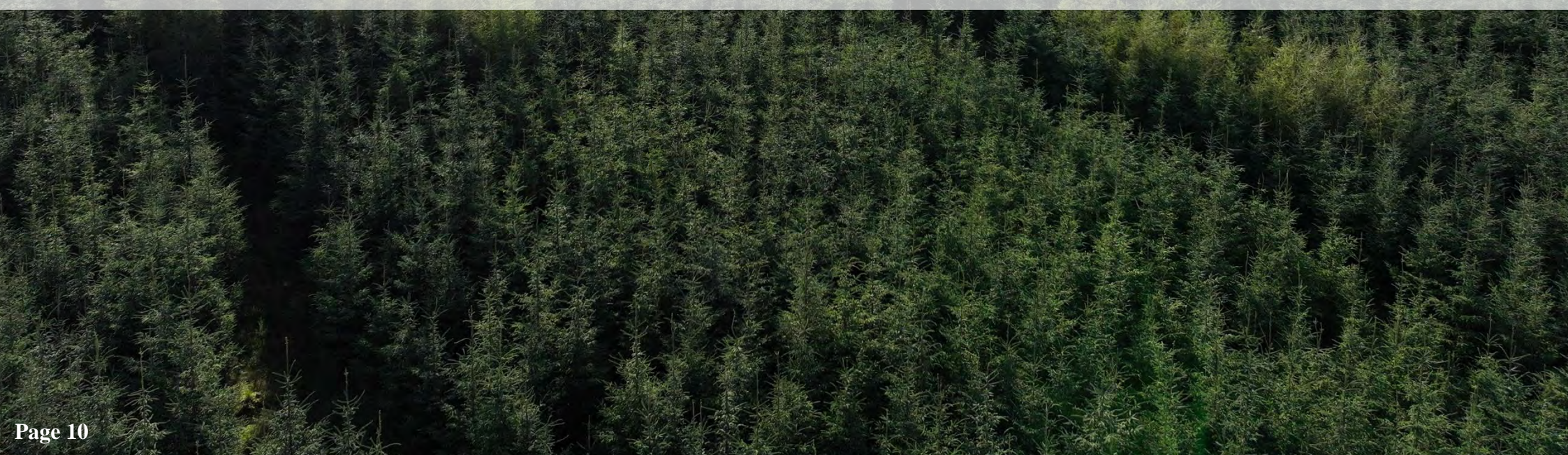
Conifers comprise 735 hectares and felling of the first crops/restructuring started in early 2010. Large volumes/hectare of high quality timber have been harvested, with some coupes producing over 500 tonnes per hectare. Restocking has been carried out to a high standard and large areas of second rotation young crops are fully established. The main species for restocking has been genetically improved Sitka spruce, selected for its suitability to the site and soil conditions, speed of growth, form and quality of crop. It is likely that these crops will be thinned in their teenage years producing significant revenue. There is over 200 hectares of mature crops, with the 1980s Sitka located at the northern end of the property. The forest has a diverse age class structure with an average weighted age of 19 years, dominated by Sitka spruce, the preferred conifer species.

The primary long-term vision has been to manage the property on a commercial basis, maximising sawlog content but also sequestering carbon. In addition, the owner has maintained and where possible enhanced the amenity and conservation value of the forest within the constraints of the primary objective.

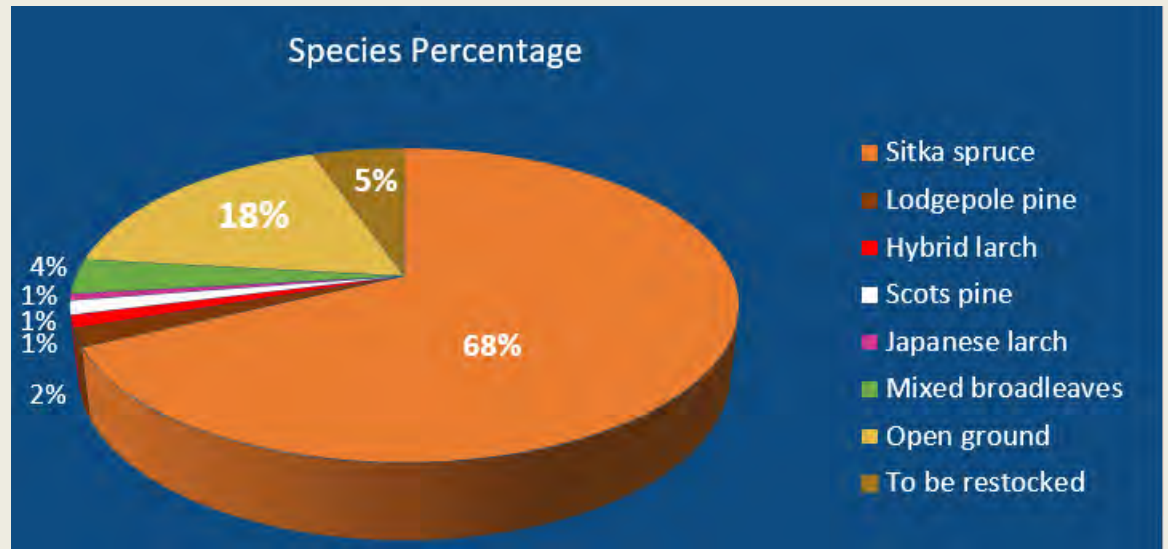
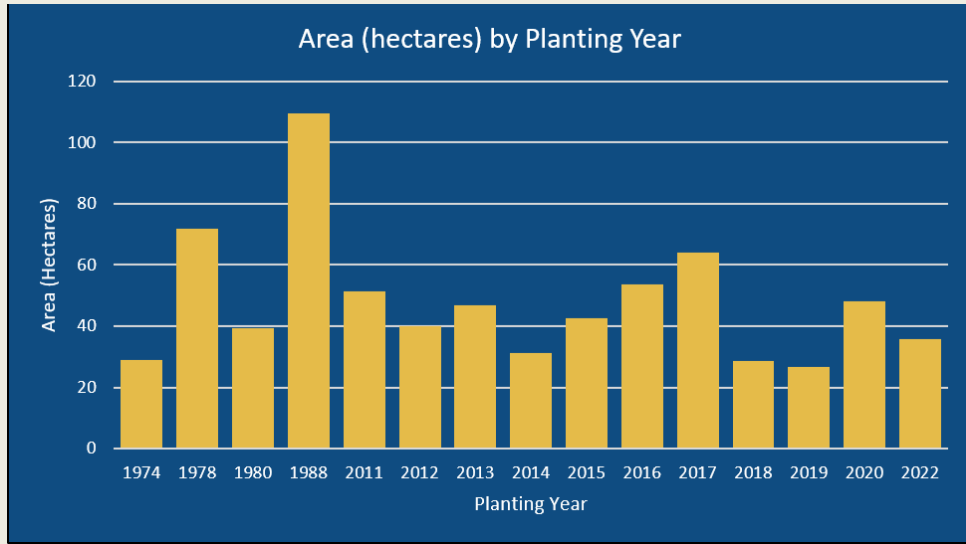
Native broadleaves have been planted to improve biodiversity and add structural diversity to the landscape. They have been planted in positions advantageous to riparian areas and coupe boundaries. There are some small clusters of naturally occurring native broadleaves. The Maiden Paps, Harwood and other burns, ponds, the secluded situation and a section of the Catrail, a 11.5 mile long ditch and bank that is thought to have been constructed in the 4th and 5th centuries, create a most attractive and rare commercial holding.

The land generally comprises free-draining slopes with mixed aspect and forestry planted from 220 – 460m above sea level. The fertile ground, relatively gentle slopes and limited exposure combine to form excellent conifer growing conditions.

With the exception of some minor windblow the overall quality of the property is excellent. Establishment of the second rotation crops has been impressive, with some Yield Class measurements as high as 30+.







Species	Planting Year																N/A	Area (Ha)
	1974	1975	1978	1980	1988	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2022		
Sitka spruce	28.72		61.00	39.21	92.55	41.73	35.22	42.20	28.70	39.99	49.16	45.37	25.47	23.44	45.71	33.36		631.82
Lodgepole pine			9.58		7.72													17.29
Scots pine					0.52	2.94		2.51	0.49		0.56	5.95		0.20	0.23			13.39
Hybrid larch			0.96			3.06	3.91	0.95			1.67	0.44	1.29					12.28
Japanese larch					6.23													6.23
Red cedar												2.28						2.28
European larch									0.90									0.90
Norway spruce									0.27									0.27
Douglas fir			0.36															0.36
Mixed broadleaves		0.20			2.41	3.70	0.82	1.28	0.98	2.61	2.21	10.03	1.83	2.90	2.18	2.35	0.13	33.61
Open ground																	166.42	166.42
To be restocked																	49.75	49.75
Quarry																	2.49	2.49
Ponds																	0.67	0.67
Total	28.72	0.20	71.89	39.21	109.42	51.43	39.95	46.93	31.34	42.60	53.60	64.06	28.59	26.54	48.12	35.71	219.46	937.74



Renewable Energy Clawback Clause

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 Agreement will require the purchaser to pay 25% of income derived from any renewable energy development, for the life of the development if established within a period of 25 years from the date of sale, excluding any timber compensation payments.

Cross Border Connection

Scottish Power Energy Networks has just commenced a consultation process for a proposed 400kV steel tower overhead power line to run from Gala North Substation to the Scottish Borders. The route may affect Norwood. Further details from the Selling Agents.



Sporting Rights

Deer are currently professionally controlled by Tilhill's in house Wildlife Management Team. Sporting rights are included in the sale and are unlet.

Deer Cull Records	Total
Dates	
2023 - 2024	50
2022 - 2023	50
2021 - 2022	37
2020 - 2021	43
2019 - 2020	49
2018 - 2019	37
2017 - 2018	63
Average per annum	47



Forest Grants & Management

Following consultation the managers agreed a new Long Term Forest Plan (LTFP) in May 2024 – copy available from the Selling Agents. There are no other grants present.

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, Jock Galbraith MRICS

Forest Manager

Tilhill Forestry

Bank House, 40 High Street, Jedburgh, Roxburghshire, TD8 6DQ

Tel: 01835 863 244

Ref: Andrew Fisher

Seller's Solicitor

Turcan Conell

Princes Exchange, 1 Earl Grey St, Edinburgh EH3 9EE

Tel: 0131 228 8111

Ref: Grierson Dunlop and Heather Burnett

Measurements

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

Authorities

Scottish Forestry

South Scotland Conservancy

55/57 Moffat Road

Dumfries DG1 1NP

Tel: 0300 067 6500

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.

Additional Information

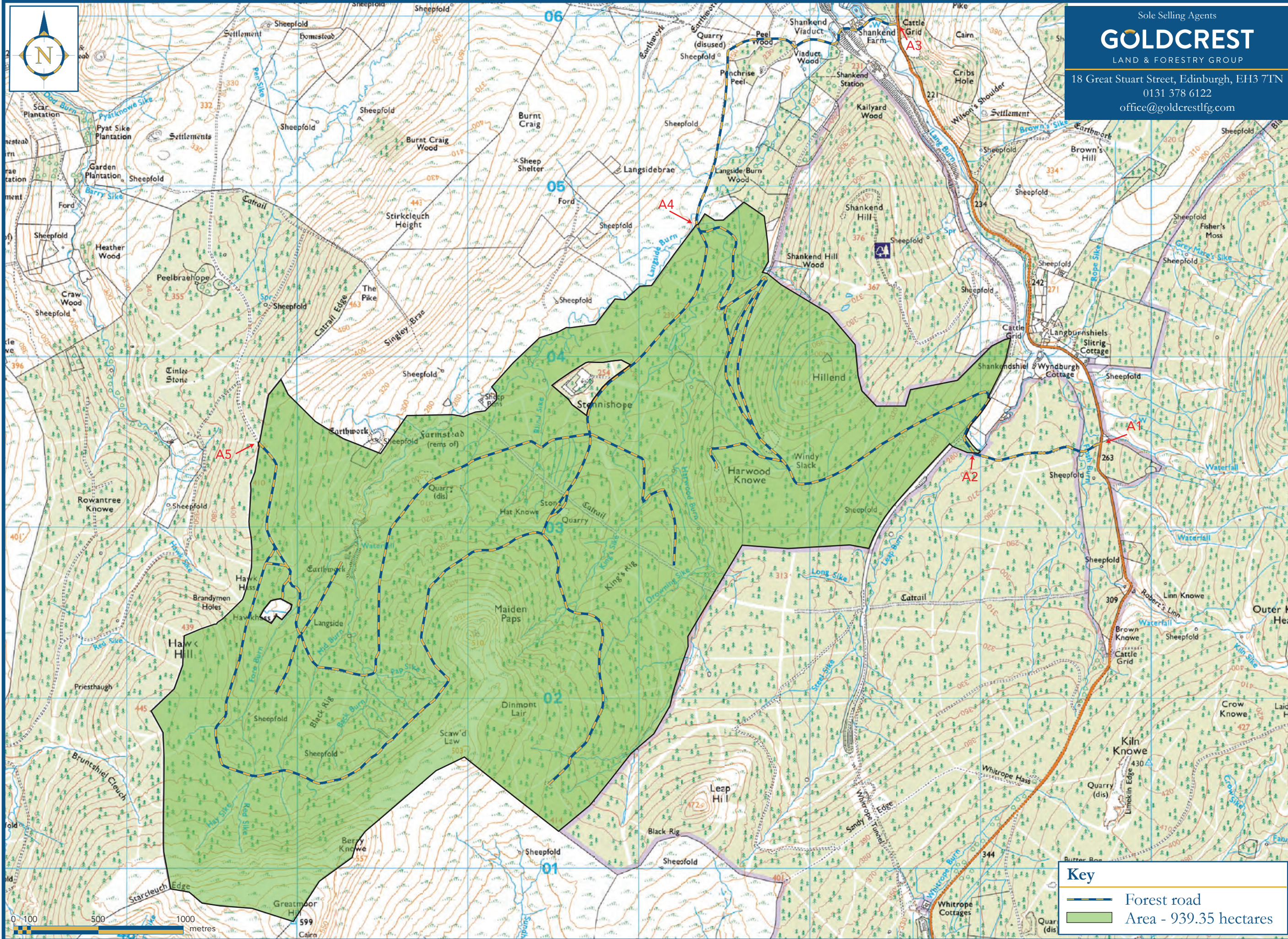
Additional information is available from GOLDCREST Land & Forestry Group upon request.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. A private water supply within compartment 10 serves Stennishope Cabin, the neighbouring property.

Viewing

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



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