

Coille Ruadh West Forest

Near Rosehall, Sutherland



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Coille Ruadh West Forest

Near Rosehall, Sutherland

Area: 140.70 Hectares / 347.66 Acres

An attractive first-rotation commercial conifer forest, featuring a significant volume of mature timber and established access, set in an area of outstanding natural beauty in the Scottish Highlands

- An excellent investment opportunity with a significant volume of mature timber ready to harvest
- Part of a larger forest complex with well-developed access onto a timber haulage route
 - Long-term wind development potential, subject to consent
 - Outstanding setting with far reaching views over the River Oykel and beyond
 - Challenging deer stalking with some excellent fishing nearby

Freehold for Sale - Offers over £900,000



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Location

Coille Ruadh West is located at the northwestern end of the expansive Strathoykel Forest complex, which spans over 1,300 hectares of commercial forestry amidst the breathtaking scenery of Sutherland in the Scottish Highlands. The forest offers spectacular views over the Strath of Oykel and lies approximately 6.8 miles to the west of the popular village of Rosehall.

Renowned for its wild and dramatic scenery, the area provides excellent opportunities for fishing and deer stalking. It also benefits from a well-developed road network connecting the east and west coasts of northern Scotland, including the North Coast 500 route. Lairg offers local amenities and accommodation, while the towns of Dornoch, Tain, and the City of Inverness (58 miles to the south) provide further services and facilities.

For directions and to locate the property, please refer to the location and sale plans.



Description

The forest was established on former hill ground overlooking the River Oykel and forms part of the wider Strathoykel Forest Complex. Planted over four years between 1985 and 1988, the forest comprises a crop of productive Sitka spruce in a self-thinning mix with Lodgepole pine. The soils, predominantly peaty gleys and peaty podzols, are well-suited to commercial forestry, as evidenced by the good growth rates of the conifer crops. Yield classes of the crop are estimated to reach up to 20 in the more fertile areas.

The timber crop is now reaching maturity and could be considered for harvesting within the next five years, providing a purchaser with tax-free income or the opportunity to allow further growth to increase the harvestable timber volume. The stocked area extends to 87.60 hectares in total, and the conifer crop has developed to leave dominant stands of Sitka spruce with good sawlog content. A long-term forest plan is in place to cover the next 10 years of felling and restocking, and it is anticipated that the second rotation will benefit from improved growth rates.

The forest’s commercial appeal is enhanced by the picturesque Allt an Ruadh burn, which flows north through the woodland’s open ground. These well-designed areas of open ground not only add aesthetic and amenity value but also offer excellent opportunities for woodland deer stalking with the forest home to Red, Sika, and Roe deer, making it a prime location for this activity.

The current crop composition is set out below, and a copy of the compartment map, database, and long-term forest plan is available from the Selling Agent.

Species	Planting Year				Total
	1985	1986	1987	1988	
Sitka spruce/Lodgepole pine	12.64	15.34	32.99	26.63	87.60
Open ground					53.10
Total	12.64	15.34	32.99	26.63	140.70





Access

Access to the wider forest complex and Coille Ruadh West is provided directly from the C1136 public road at point A1, as shown on the sale plan. The C1136 connects with the A837, which is designated as a consultation route for timber transport and offers access to the major road network and timber processors across northern Scotland.

A high-quality forest road leads through the complex for approximately 8.7 km to the entrance of Coille Ruadh West at point A2. This access road is shared with the other forests within the wider Strathoykel forest complex, with maintenance based on usage.

Internally, Coille Ruadh West benefits from a well-constructed forest road suitable for timber extraction. Additionally, there is permission to extend a spur of the internal forest road from point A3 to A4, as per the sale plan, to facilitate harvesting. An internal quarry has an excellent supply of crushed stone to support this extension and all future road maintenance.

Sporting & Mineral Rights

The sporting rights are included with the forest, offering excellent opportunities for Roe, Red and Sika deer stalking, as well as rough shooting in season. Additionally, the mineral rights are included as per the title, except for those reserved by statute.

Boundaries

The property is enclosed within a deer fence on the northern and western boundary which extends around neighbouring forests to create a ring fence. This fence is in good condition with a maintenance obligation with the neighbouring proprietor on a 50/50 basis to a stock proof standard.

The fence is then maintained to a deer proof standard by the proprietors of the forests within the ring fence on an equitable basis.

Third Party Rights & Burdens

The proprietor of Coille Ruadh West Forest benefit from a servitude right of access along the existing forest road between points A1 – A2 as per the sale plan.

The proprietor of Coille Ruadh East Forest benefit from a servitude right of access along the existing forest road between points A2 – A5 as per the sale plan.

The property will be sold subject to and with the benefit of all existing servitude and wayleave rights (including rights of access and rights of way, whether public or private) burdens, reservations within the title and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

Wind Energy

The Strath of Oykel Forest complex is currently subject to an ongoing wind development proposal for the construction of the Coille Beith Wind Farm.

An option agreement and long-term lease proposal have been presented to the current owner for this project. However, these agreements remain unsigned, allowing a purchaser to decide on the next steps.

As a result of this a standard security is to be granted over the property by the purchaser in favour of the seller. A clawback shall apply for a period of 25 years, with 25% of any income generated from any renewable development commencing within a period of 15 years from the date of entry.

For more details on the proposed option agreement and lease please contact the selling agents.

Authorities

Scottish Forestry

Highland & Islands Conservancy, Woodlands,
Fodderty Way, Dingwall, IV15 9XB.

Tel: 0300 067 6950

Highland Council

Glenurquhart Road, Inverness, IV3 5NX.

Tel: 01349 886606



Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit. Please also be aware of potential hazards within the property when viewing.

A closing date for offers may be set and the Seller also reserves the right to sell the property at any time. It is therefore vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

Important Notice:

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: The sale brochure (prepared in April 2025), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers, and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property, and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. 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. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

Selling Agents

Harry Graham & Patrick Porteous

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Seller's Solicitor

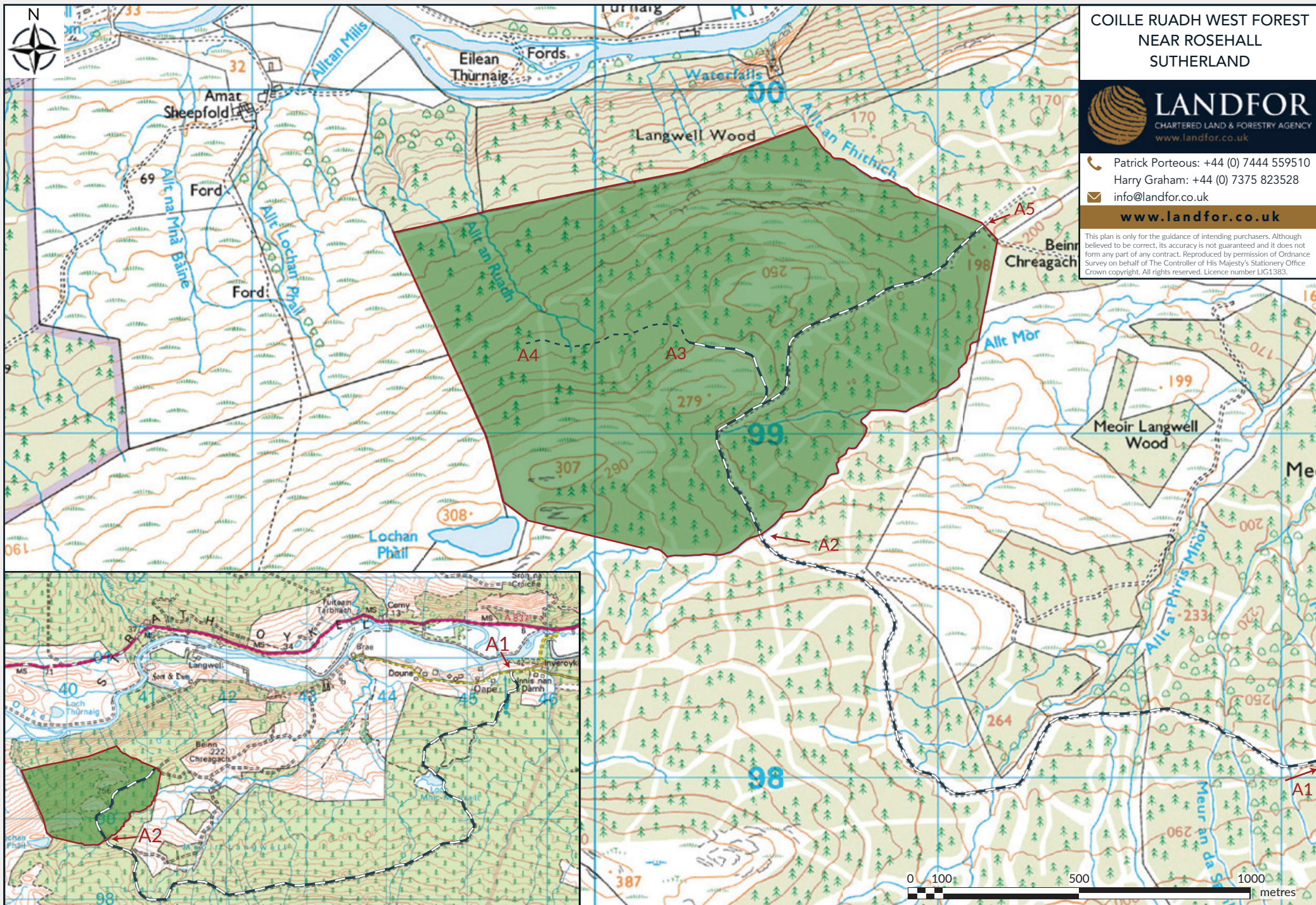
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