



# MERRYLAW FOREST

Hawick, Scottish Borders



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Hawick, Scottish Borders, TD9 0PU

Hawick - 14 miles

Langholm - 18 miles

Jedburgh - 24 miles

Carlisle - 38 miles

Productive forest opportunity with yield classes up to 20

Over 81% of the planted area is commercial forestry

Attractive commercial crop age profile of 5 - 23 years

Well positioned for access to markets and processors

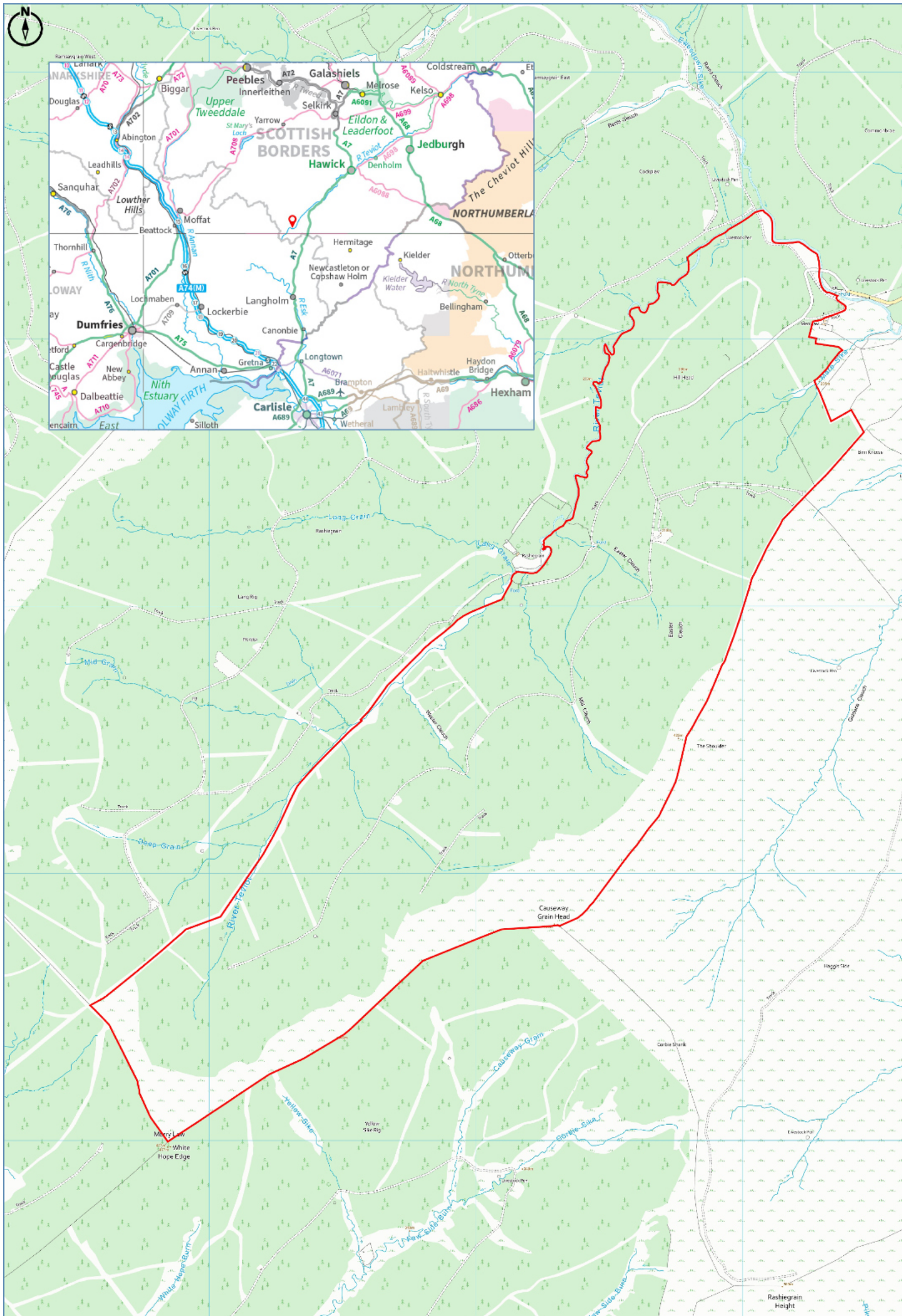
Superb road connectivity and network of internal forest roads

**FREEHOLD FOR SALE AS A WHOLE**  
**OFFERS OVER £4,450,000**

Bell Rural Solutions  
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Earlston  
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## Location

The forest is well situated within the Scottish Borders, meeting the border with Dumfries & Galloway on the south west boundary. Just 4 miles off the A7 at Teviothead which runs between Carlisle and Hawick the property is in an area renowned for commercial timber production. The nearest postcode is TD9 0PU and the What3Words location is ///windy.hound.leotard.

## Description

Merrylaw is a high quality, mixed age, high yielding commercial forest which would make a great investment proposition. Gradually ranging from 5 - 23 years old the commercial sitka spruce crop will continuously produce income with some potential for thinnings to be taken to generate income in the short term. Gently undulating the forest ranges in height from 270m - 450m above sea level. This second rotation forest is expected to benefit from improved tree genetics, enhanced ground conditions for potential greater yields. The property is bounded by the river Teviot to the north and a stock proof fence to the south. Carbon Credits and Natural Capital are both currently untapped potential opportunities.

## Access

The forest is easily accessed internally from a central well maintained forest road. Thereafter there is a local authority adopted D class road straight from Merrylaw, to the A7 at Teviothead, which is a Timber Transport Agreed Route, feeding into the wider road network, A74, M6 and A68, for excellent distribution to processors and markets.

## Forestry Management

Merrylaw is not currently part of a Long Term Forest Plan due to its stage of growth. The property has been managed by Andrew Dunsmuir of Tilhill Forestry.

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## Clawback

The Seller is a party to an Option Agreement that relates to potential renewable development on Merrylaw and other subjects, as such the seller wishes to impose a development clawback of 50% of the uplift in value for a period of 25 years as a result of any renewable energy development.

## Grants & Subsidies

The whole property has been registered with Scottish Government Rural Payments and Inspections Division who have allocated a single land parcel identification number NY/35170/99650 as part of holding 93/801/00011. There are no current forestry grant schemes affecting the property.

## Existing Rights, Servitudes & Wayleaves

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. There is a right for the neighbouring forest owner to use a section of forest road to the north of the property subject to maintenance contributions.

## Sporting, Mineral & Timber

All sporting and mineral rights are included in the sale insofar as they are owned by the seller. All standing and fallen timber is also included in the sale. Small numbers of Red and Black Grouse can be found on the open ground above the forest.

## Designations

The land is classified as severely disadvantaged, but there are no further designations affecting the property.

## Viewing

Potential purchasers are welcome to view the property whilst in possession of a copy of these sales particulars and having first made an appointment with the sole selling agents, Bell Rural Solutions. Appropriate caution should be exercised at all times during inspection.

## Tenure & Occupation

The property is offered for sale freehold with immediate vacant possession upon conclusion of the sale.

## Closing Date & Offers

A closing date for offers may be set, therefore prospective purchasers should formally note their interest with the selling agents. Offers should be submitted in Scottish Legal Form to the selling agents, Bell Rural Solutions, Leader House, Mill Road, Earlstoun, TD4 6DG. Our client is not bound to accept the highest or any offer and has the right to remove the property from sale at any time.

## Date of Entry

The date of entry will be upon conclusion of the sales missives.

## Mortgage Finance

Bell Rural Solutions are approved Agricultural Mortgage Corporation (AMC) agents, and can help with obtaining loan funding for a variety of rural business activities, including the purchase of land and property. For further information, please do not hesitate to get in touch.

## Solicitor

Robin Dunlop of Thorntons Law LLP

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## Important Notice

Bell Rural Solutions, their clients agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Rural Solutions have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. No responsibility can be accepted for any expenses incurred by potential purchasers when inspecting properties which have been sold, let or withdrawn.

4. Potential purchasers should take care when viewing the property, particularly with the potential hazards associated with a commercial forest.

5. The photographs used within these sales particulars were taken in June 2025.





COMPARTMENT SCHEDULE					Continued...				
Ref No.	Area (ha)	Species	Planting Year	Yield Class	Ref No.	Area (ha)	Species	Planting Year	Yield Class
0011/J3	0.05	JL	1971	8	0103/Z3	9.61	OG	-	-
0019/J	0.27	JL	1972	8	0107/Z	1.28	OG	-	-
0021/J	0.33	JL	1973	6	0107/Z5	0.08	OG	-	-
0027/J	0.44	JL	1972	8	0107/Z3	1.55	OG	-	-
0101/R1	0.14	JL	1972	10	0023/Z	1.15	OG	-	-
0111/J2	0.03	JL	1973	8	0102/Z	1.10	OG	-	-
0111/J1	0.10	JL	1973	8	0102/Z2	1.00	OG	-	-
0111/J	0.11	JL	1973	8	0026/Z1	2.56	OG	-	-
0111/J3	0.01	JL	1973	8	0027/Z	0.57	OG	-	-
0028/M	0.29	MB	2016	4	0106/Z	6.28	OG	-	-
0027/M	0.49	MB	2016	4	0023/Z1	0.90	OG	-	-
0027/M1	0.03	MB	2016	4	0023/Z2	0.05	OG	-	-
0103/C	3.01	MB/OG	2006	10	0103/Z2	0.22	OG	-	-
0106/M1	3.11	MB/OG	2009	10	0109/Z	0.58	OG	-	-
0107/M	5.95	MB/OG	2009	10	0111/Z	2.40	OG	-	-
0109/M	1.54	MB/OG	2012	6	0111/Z1	1.58	OG	-	-
0111/M	4.24	MB/OG	2013	4	0111/Z2	0.26	OG	-	-
0111/M1	1.36	MB/OG	2013	4	0111/Z3	0.12	OG	-	-
0011/M	0.55	MB/OG	2016	4	0019/Z2	1.13	OG	-	-
0026/M	1.73	MB/OG	2016	4	0107/A1	8.01	SS	2009	16
0023/M	0.97	MB/OG	2018	6	0107/A2	6.44	SS	2009	16
0023/M1	0.02	MB/OG	2018	10	0103/A1	8.16	SS	2006	16
0026/M1	0.12	MB/OG	2016	4	0108/A	16.38	SS	2011	16
0026/M2	0.02	MB/OG	2016	4	0101/A2	6.58	SS	2002	16
0026/M4	0.01	MB/OG	2016	4	0106/A1	17.31	SS	2009	16
0026/M5	0.01	MB/OG	2016	4	0101/A	5.91	SS	2002	16
0026/M3	0.02	MB/OG	2016	4	0108/A1	1.30	SS	2011	16
0029/M	2.44	MB/OG	2016	4	0102/A	12.35	SS	2002	16
0101/M	6.03	MB/OG	2002	10	0109/A	14.82	SS	2012	16
0102/M	3.58	MB/OG	2002	8	0109/A1	0.33	SS	2012	16
0108/M1	0.86	MB/OG	2011	10	0111/A	7.76	SS	2013	16
0108/M	4.27	MB/OG	2011	10	0111/A1	6.46	SS	2013	16
0023/M2	1.22	MB/OG	2023	10	0027/A	5.69	SS	2016	18
0019/K1	2.26	MB/OG	2020	6	0026/A	0.20	SS	2016	18
0019/K	0.77	MB/OG	2020	6	0026/A1	12.46	SS	2016	20
0111/D	1.16	MC	2013	10	0029/A	1.33	SS	2016	20
0111/D1	4.43	MC	2013	10	0029/A1	1.23	SS	2016	20
0023/B1	0.89	NS	2023	16	0028/A	0.38	SS	2016	18
0023/B	1.24	NS	2023	16	0018/A	11.22	SS	2020	18
0018/Z	2.06	OG	-	-	0019/A1	7.70	SS	2020	18
0019/Z1	4.81	OG	-	-	0023/A	5.31	SS	2018	18
0026/Z2	0.57	OG	-	-	0019/A	18.44	SS	2020	18
0029/Z	16.99	OG	-	-	0102/D	1.26	SS/HL	2002	18
0025/Z1	7.85	OG	-	-	0101/B1	4.37	SS/JL	2002	16
0108/Z1	1.92	OG	-	-	0101/B2	0.80	SS/JL	2002	16
0108/Z2	6.65	OG	-	-	0101/B3	5.85	SS/JL	2002	16
0101/Z2	2.27	OG	-	-	0106/B1	6.11	SS/JL	2009	16
TOTAL						323.80			

