

Low Keirs

Patna | East Ayrshire

98.90 Hectares / 244.38 Acres





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A high-quality, fast-growing commercial plantation with validated carbon units and strong forecast timber returns.

- Well-established, high-yielding site
- Sitka spruce crops estimated to be growing at YC 24+
- Prime location close to major timber processors
- Accessed via an Agreed Timber Transport Route
- Professionally planted in 2021 with strong establishment
- 13,721 high integrity, validated PIUs are included

Freehold for Sale as a Whole
Offers Over £995,000

Goldcrest Land & Forestry Group
18 Great Stuart Street Edinburgh EH3 7TN
0131 3786 122

Jon Lambert MRICS, Jock Galbraith MRICS & Emily Moore

Location

Low Keirs lies to the south-east of Patna village in East Ayrshire, an area long recognised for its suitability for commercial forestry. The region benefits from an excellent climate and growing conditions for conifers, supported by a well-developed infrastructure that facilitates efficient timber harvesting and transport. The locality is strategically placed within reach of several major timber processors, including Glennon Brothers at Troon (18 miles), BSW at Dalbeattie.(48 miles), Ridings Sawmill at Cardross (60 miles) and James Jones at Lockerbie (74 miles). The presence of multiple processors in the wider area fosters strong competition for standing timber, underpinning resilient demand and supporting robust timber prices.

The property is identified on the location and sale plans contained within these particulars. The nearest postcode is KA6 7JH, with What3Words: supported.paddlers.bind.



Access

Access to the property is taken from the A713, which is classified as an Agreed Timber Transport Route, ensuring reliable connectivity for forestry operations. The principal entry point is a bridge crossing at Point A1. While currently adequate for general use including forestry harvesting and roading machinery; however, the woodland owner holds full rights to undertake improvements to the bridge to enable future timber haulage.

From Point A1, a shared road provides access to gates at Points A2 and A4. Beyond this, a 4x4 track extends through the northern section of the property to Point A3, affording practical access across the holding.

Maintenance responsibilities for both the shared road and the bridge are on a user basis, with rights in place to upgrade and improve the route as required, providing flexibility for future management and extraction. Notably, recent improvements have recently been undertaken on the section between A1 and A2.



Description

Low Keirs was planted in 2021 and represents a modern, well-designed afforestation scheme. The principal crop, improved Sitka spruce, is showing vigorous growth, with an estimated yield class of 24+, placing it amongst the higher-performing plantations in the region. Around 70% of the scheme is established with productive commercial conifer species, ensuring strong long-term timber potential.

Complementing the commercial element, the property also includes approximately 27 hectares of existing and newly planted broadleaved woodland. This not only enhances biodiversity and ecological value but also provides structural and visual diversity across the holding. At the northern boundary, adjacent to Patna, a field is currently let to a local farmer for sheep grazing, offering a minor additional source of income.

The 2021 planting has been validated under the Woodland Carbon Code, generating 13,721 Pending Issuance Units (PIUs) that represent significant future carbon opportunities. The River Doon forms the north-eastern boundary of the property, creating a strong natural edge, enriching the amenity of the woodland, and contributing to the wider landscape appeal.

Species	Planting Year	Area (Ha)
Sitka Spruce	2021	35.42
Other Conifers (NS, DF, SP, WH)	2021	11.89
Productive broadleaves	2021	9.09
Mixed broadleaves	2021	6.62
Mature/semi mature broadleaves	N/A	12.63
Open ground	N/A	16.27
Field	N/A	6.98
Total		98.90



Boundaries

The plantation is within a modern deer fence. The boundaries with neighbours are to be maintained in a stockproof condition at joint equal expense.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. Additional information, including the title documents are available from the Selling Agent upon request.



Mineral Rights

The mineral rights are included in the sale in so far as they are owned.

Sporting Rights

Sporting rights are included in the sale. The current owner has a deer management agreement in place.

Forest Management

The property is managed by Julius Krezdorn in the Scottish Woodlands Fenwick office.

Tel: 01560 600 489

Email: julius.krezdorn@scottishwoodlands.co.uk.

Carbon

The trees at Low Keirs are projected to sequester a significant amount of CO₂ over their lifetime, equivalent to the total annual CO₂e emissions of more than 3,430 people in the UK. Applying a 20% buffer, this equates to 13,721 claimable PIUs, which have been registered under the Woodland Carbon Code (WCC). These figures are based on relatively conservative yield class assumptions, as required by WCC rules, meaning there is potential for additional upside if actual growth exceeds these forecasts.

These credits can either be used by the owner to offset their own emissions or monetised through sale to third parties. Credits can be traded in two formats:

Pending Issuance Units (PIUs) – representing future sequestration and capable of being sold under contract.

Woodland Carbon Units (WCUs) – fully verified credits suitable for official carbon offsetting.

A flexible approach to selling carbon credits allows owners to balance guaranteed income with market opportunities. For instance, a future owner could choose to sell 50% of the credits at fixed CPI-linked pricing to secure immediate revenue, while retaining the remaining 50% for either spot-market trading or personal carbon offsetting.

The Woodland Carbon Code serves as the UK's official standard for woodland-based carbon projects. For more information on the Low Keirs carbon scheme, prospective buyers can contact Goldcrest, and general guidance, including registry and pricing data, is available on the WCC website: <https://woodlandcarboncode.org.uk/uk-land-carbon-registry/uk-carbon-prices>





Viewing

Viewing is possible at any time during daylight hours, so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

Offers

Offers should be apportioned between the property and the PIUs.

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.

Sole Selling Agents

GOLDCREST Land & Forestry Group

18 Great Stuart Street Edinburgh EH3 7TN

Tel: 0131 3786 122

Email: office@goldcrestlfg.com

Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Gillespie Macandrew

5 Atholl Cres, Edinburgh EH3 8EJ

Tel: 0131 225 1677

Ref: Robert Scott-Dempster

Area Measurements

The property will be sold as per the Title area which totals 98.90 Hectares / 242.16 Acres. Recent management data records the area to be 100.59 hectares. The property will be sold as per the Title.

Authorities

Scottish Forestry

Central Conservancy
Hamilton Business Park
Caird Park
Hamilton ML3 0QAJ
Tel: 0300 067 6006

East Ayrshire Council

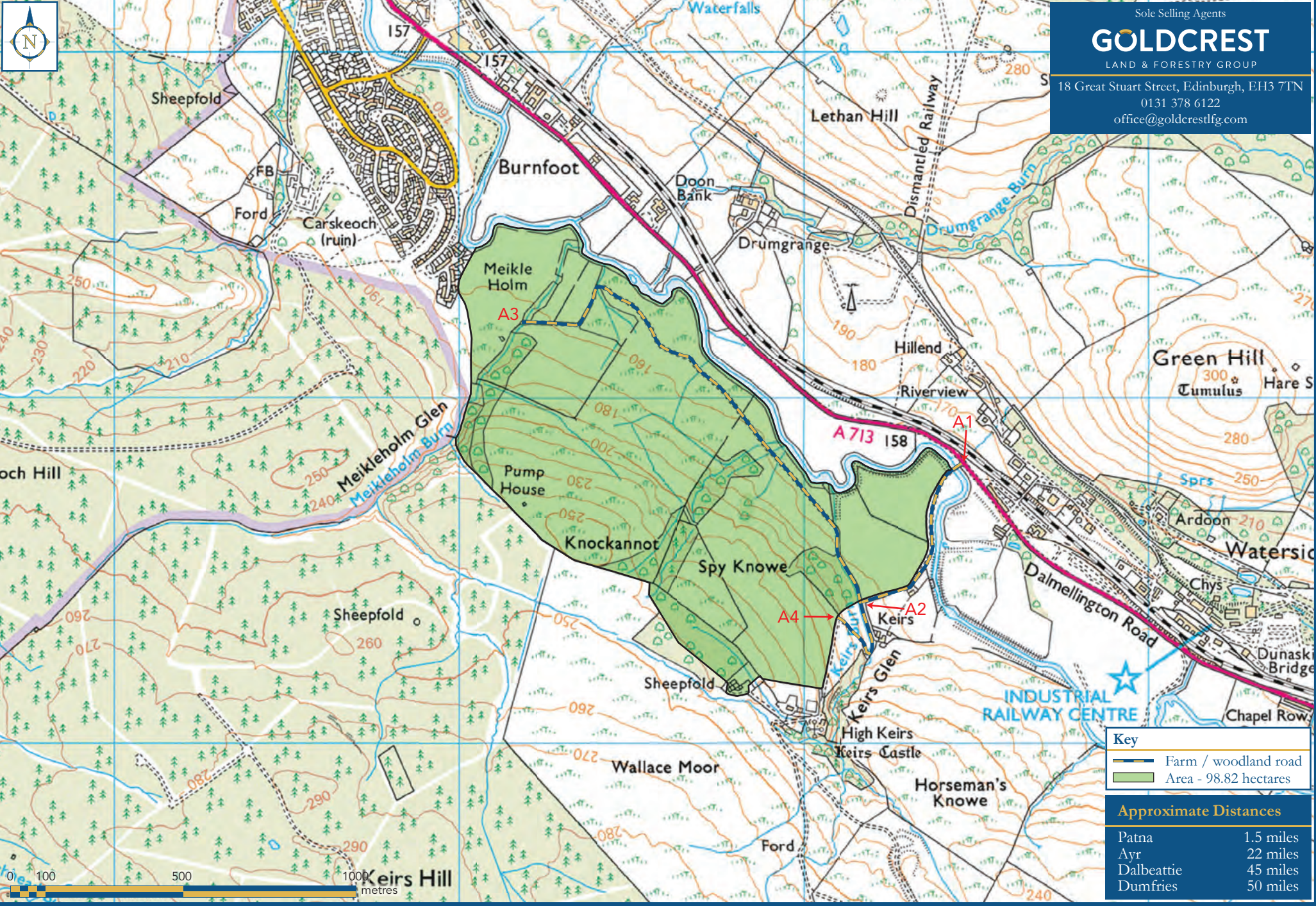
London Road,
Kilmarnock,
KA3 7BU
01563 574057

Taxation

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

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.



Sole Selling Agents

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Group LLP, its members, employees and their clients give notice that:

1. These particulars (prepared in October 2025) 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 Environment (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.

www.goldcrestlfg.com