

INVERERNIE FOREST

NEAR DAVIOT, INVERNESS-SHIRE



LANDFOR
CHARTERED LAND & FORESTRY AGENCY
www.landfor.co.uk



INVERERNIE FOREST

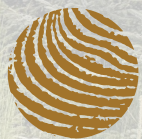
NEAR DAVIOT, INVERNESS-SHIRE

TOTAL AREA: 360.51 HECTARES / 890.82 ACRES

A large, highly diverse, mixed-age commercial conifer forest with a substantial volume of timber ready to harvest, located in a very accessible area for timber markets.

- Significant volume of mature conifer crops ready to thin and fell
 - Attractive mixed-age profile providing a good income stream from timber sales
- Excellent forest road network and external access to timber processors
- Prolific natural regeneration throughout the forest

FREEHOLD FOR SALE - OFFERS OVER £3,500,000




LANDFOR

CHARTERED LAND & FORESTRY AGENCY
www.landfor.co.uk

Selling Agents:

Patrick Porteous: 07444 559510

Harry Graham: 07375 823528

✉ info@landfor.co.uk  www.landfor.co.uk





LOCATION

Inverernie Forest is located in a very accessible and highly scenic part of Inverness-shire, in the Scottish Highlands. Renowned for its favourable climate, fertile growing conditions and outdoor sports, the area also benefits from a well-developed road network that connects the forest with a wide selection of established timber processors.

The forest lies on the north side of the Strathnairn Valley and just 1.5 mile west of the A9 trunk road next to the village of Inverarnie. The city of Inverness, only 7.5 miles to the north, very conveniently provides access to a wide range of amenities, accommodation and restaurants and is a useful travel hub with Inverness airport only a 30-minute drive for access to regional and European flights.

To locate the forest, please refer to the location and sale plans where the entrance to the forest can be found at point A1. What3Words reference: headset.unzipped.lifeguard.

DESCRIPTION

Inverernie is a highly productive and diverse, large-scale commercial conifer forest, strategically located near major timber processors in northern Scotland.

With a substantial volume of maturing timber and excellent transport links, the forest should appeal to investors seeking both immediate returns and long-term growth potential.

The forest, which forms part of wider Drummossie Muir, lies between an altitude of 230m and 240m above sea level and was established in 1963 with a productive crop of primarily Sitka spruce and Scots pine.

Additional areas of larch, Douglas fir, Norway spruce, noble fir and lodgepole pine were also planted, adding species diversity to this high-quality productive forest.

Over the last 25 years a restructuring programme has been implemented, aimed at improving the forest's productivity. This has focused on the removal of lower-value lodgepole pine and replanting with higher-yielding, improved Sitka spruce. As a result, Inverernie now has a highly desirable mixed-age and species structure, offering the owner a revenue stream through future thinning and clear felling.

The maturing timber extends to approximately 185 hectares and presents an excellent opportunity to secure immediate, tax-free timber revenue through felling, in line with the approved Long-Term Forest Plan. In particular, the Sitka spruce stands demonstrate outstanding productivity.

Some crop maintenance will be required in selected areas of the younger second rotation Sitka spruce stands to optimise growth rates and ensure successful establishment.

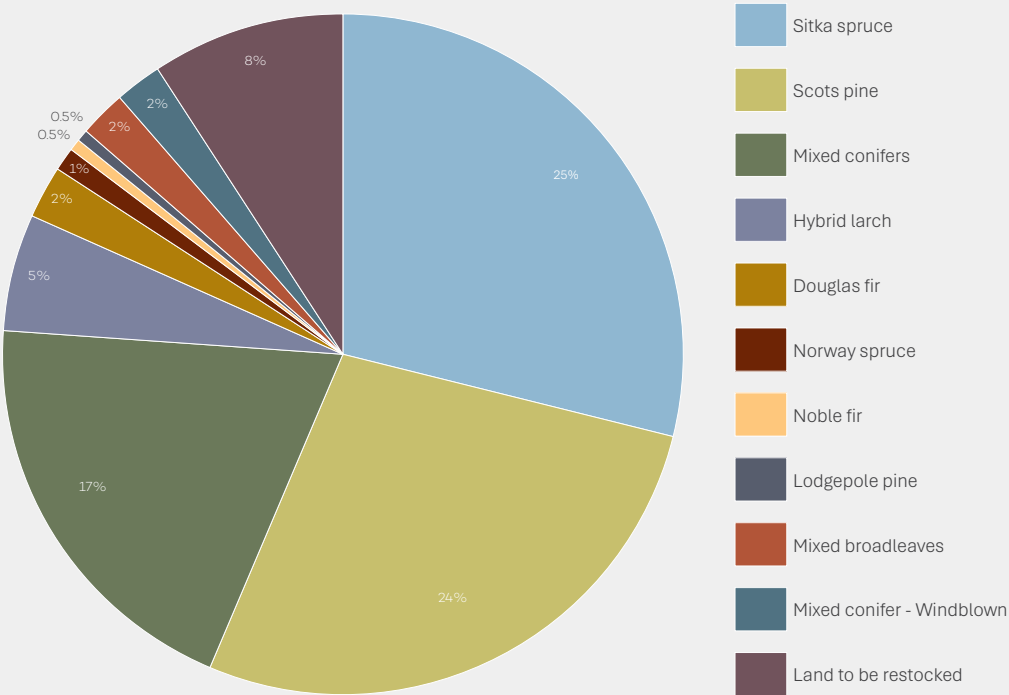
Following this it is expected that these crops will perform at a high level and produce a good volume of timber when mature. The most recent felling took place in 2021 (28.37 hectares) which was then partly replanted in 2024 with Sitka spruce and mixed conifer species. However, these areas will require further work to complete the restocking, which will increase the overall productive area of the forest to approximately 86% when completed.

In addition to its commercial value, the property benefits from attractive lochans and a network of paths, enhancing its natural appeal. The combination of high-quality harvestable timber, proximity to established timber processors, and scope for increased productivity in the next rotation makes Inverernie a highly desirable forestry investment opportunity.

Supplementary information, including the Long-Term Forest Plan, is available from the Selling Agents upon request.



Species Percentage



	Planting Year							
Species	1963	2000	2010	2016	2017	2021	2022	Total
Sitka spruce	29.93		0.35	49.12		10.14	1.56	91.09
Scots pine	76.76	1.22		0.19		7.39	2.24	87.81
Mixed conifers	38.27	14.58		4.64	2.53			60.02
Hybrid larch	19.06	0.65						19.71
Douglas fir	6.10						2.30	8.40
Norway spruce	4.42							4.42
Noble fir	3.29							3.29
Lodgepole pine	1.15							1.15
Mixed broadleaves				1.91		3.92		5.83
Mixed conifer - Windblown	6.32							6.32
Land to be restocked								28.37
Open ground								44.10
Total	185.31	16.45	0.35	55.86	2.53	21.44	6.10	360.51



ACCESS

Inverernie is accessed directly from the C1068 public road via a well-constructed bell mouth, shown at point A1 on the sale plan. From A1, a high-quality internal access road network, designed for timber haulage, has been constructed to support harvesting, providing excellent access throughout the forest.

Stone has historically been imported from Daviot Quarry, just one mile to the northeast, for ongoing maintenance.

Designated as a consultation route for timber haulage, the C1068 has been regularly used during previous harvesting operations by Inverernie and neighbouring forests. This road connects with the A9 to the east (1.5 miles away), offering excellent access to all the major timber processors in the region and further south.

TIMBER MARKETS

This region of the country is renowned for its excellent connectivity to a broad range of established timber processors via the A9 and A96 trunk roads. John Gordon & Son, Tulloch Timber in Nairn, and James Jones & Sons at Mosstodloch are within easy reach of the property. West Fraser panel board facility is located nearby at Dalcross (12 miles), while the Balcas biomass plant at Invergordon lies approximately 30 miles to the north.

This proximity and extensive selection of established timber markets ensure competitive timber pricing and makes the region a prime location for forestry investment.



SPORTING & MINERAL RIGHTS

The sporting rights are included in the sale with excellent red, roe and sika deer stalking throughout the forest. Deer management is currently carried out by the owners who have reduced the deer population to encourage natural regeneration which is occurring throughout the forest. The property benefits from good access, with several strategically positioned high seats and hides.

The property also benefits from two attractive lochans which provide the opportunity for wildfowling and add to the diversity of game that can be found within the forest.

The mineral rights are also included in the sale, as per the title, with the exception of those reserved by statute.

THIRD PARTY RIGHTS & BURDENS

There is a right of access reserved in favour of the adjoining forest property to the east over the Inverernie forestry roads for the purposes of timber extraction with maintenance and repair according to usage. However, this forest now has its own entrance and during the time of the seller's ownership this right has not been exercised.

There are two servitude agreements in favour of Scottish and Southern Electricity Networks (SSEN) for an underground high voltage electricity cable that runs through the northeastern section of the forest and an overhead electricity line through the northern section of the property. Payments for these servitudes have both been capitalised.

The northern overhead electricity line is to be upgraded as part of the proposed Beaulay to Peterhead 400 KV grid network. A strip of woodland alongside the existing overhead line would need to be sterilised in the northern corner of the forest for this purpose with compensation payable from SSEN to the owner.

A mains water pipe runs along part of the southern edge of the forest, parallel to the public road, that services the Mains of Faillie property.

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.

For more details on the proposed SSEN line upgrade and to obtain a copy of the title, please contact the Selling Agents.

BOUNDARIES

The northern boundary of the forest is enclosed by a stock proof fence in varying condition. Maintenance of the boundary fence is shared on a 50/50 basis with the adjoining neighbours where required.

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.

AUTHORITIES

Scottish Forestry Highland & Islands Conservancy Woodlands Fodderty Way Dingwall IV15 9XB Tel: 0300 067 6950	Highland Council HQ Glenurquhart Road, Inverness IV3 5NX Tel: 01349 886606
---	---





VIEWING & OFFERS

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please also be aware of potential hazards on the ground when viewing. A closing date for offers in Scottish Legal Form may be set.

However, the seller also reserves the right to sell the property at any time and so it is vital that prospective purchasers register their interest with the Selling Agents 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.

SELLING AGENTS

LANDFOR Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL.

Patrick Porteous - Mobile: 07444559510
Harry Graham - Mobile: 07375823528
Email: Info@landfor.co.uk

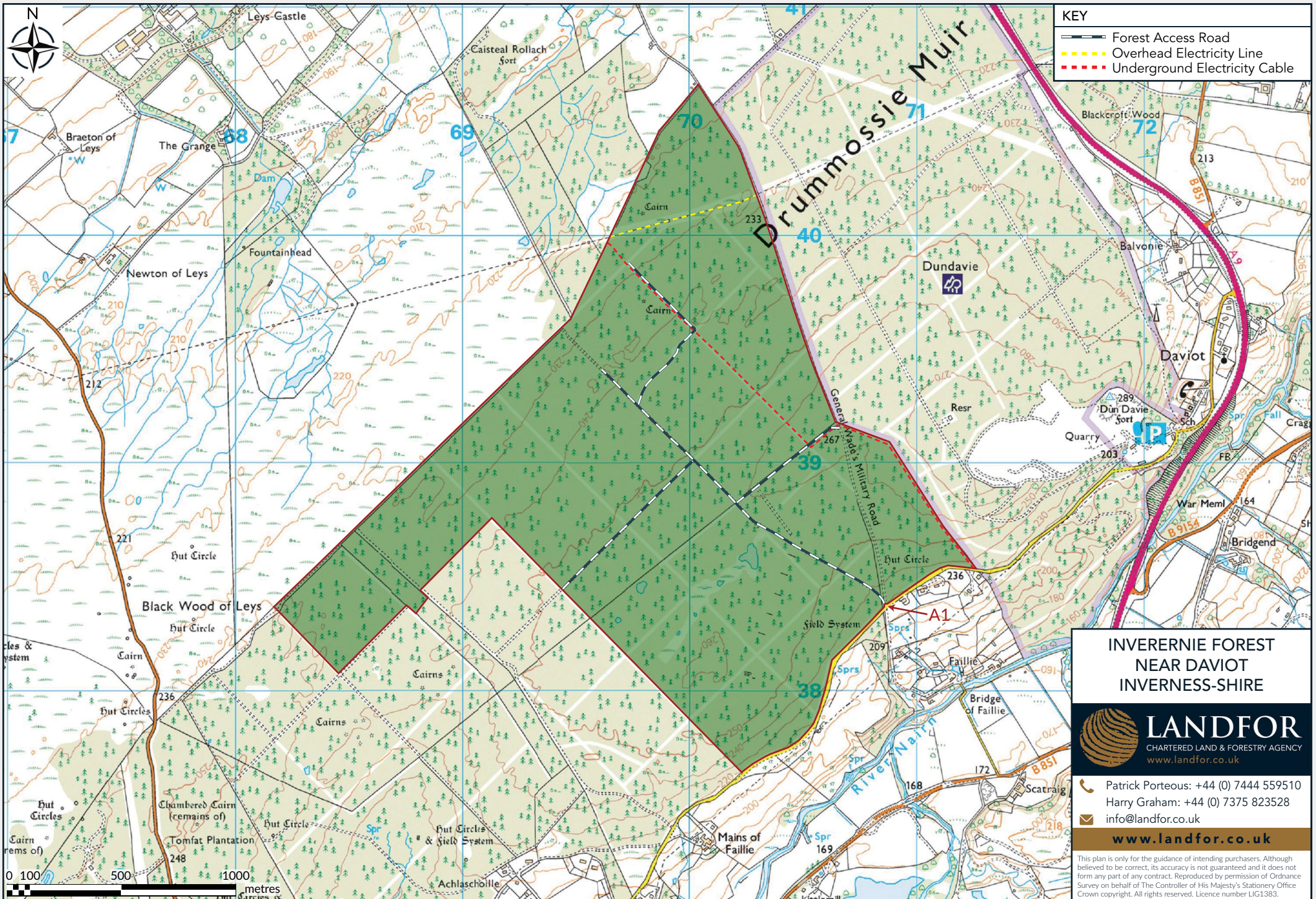
SELLER'S SOLICITOR

McClean & Stewart Solicitors
51-53 High Street
Dunblane, FK15 0EG

Gemma Baillie - Tel: 01786 823 217
Email: mail@mcleanandstewart.co.uk

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 (brochure prepared in December 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 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. 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.



INVERERNIE FOREST
NEAR DAVIOT
INVERNESS-SHIRE



LANDFOR
CHARTERED LAND & FORESTRY AGENCY
www.landfor.co.uk

Patrick Porteous: +44 (0) 7444 559510
Harry Graham: +44 (0) 7375 823528
info@landfor.co.uk

www.landfor.co.uk

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383.



LANDFOR
CHARTERED LAND & FORESTRY AGENCY
www.landfor.co.uk