

# Greenlawdean Wood

Greenlaw | Scottish Borders

40.82 Hectares / 101 Acres





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40.82 Hectares / 101 Acres

A well-located compact commercial forest in the Scottish Borders, offering immediate harvesting potential.

- Sitka spruce accounts for circa 82% of the stocked area
- Weighted average crop age of 24 years
- Mix of harvest-ready timber and second-rotation crops
- Good access and straightforward management
- Well located for timber markets and growing conditions

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**Freehold for Sale as a Whole**

**Offers Over £650,000**

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**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)

Jock Galbraith MRICS & Emily Moore

## Location

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Greenlawdean Wood enjoys an attractive and accessible position in the Scottish Borders, a region widely regarded for its productive forestry. The area benefits from reliable transport links to major processors, a favourable growing climate, and good underlying soils. Combined with generally easy terrain, these factors support efficient management, harvesting, and extraction.

Strong regional demand for timber, together with the stable and well-established forestry fundamentals of the Borders, underpins the long-term commercial appeal of the area.

The property is shown on the location and sale plans within these particulars. The nearest postcode is TD10 6XS and What3Words: scoots.verb.strapping

## Access

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Greenlawdean Wood is accessed directly from the Halliburton public road via a gated entrance, which leads onto a private forest road running through the centre of the property to a turning and stacking area. The internal access is practical and well laid out, enabling straightforward management and timber extraction.

The A697 at nearby Greenlaw is designated as an Agreed Route for timber transport on the Timber Transport Forum. Substantial volumes of timber have been successfully extracted from the property during recent harvesting operations, demonstrating the suitability of both the access arrangements and the internal infrastructure.





## Description

Greenlawdean Wood extends to approximately 41 hectares of, with the crop made up predominantly of Sitka spruce, which accounts for around 82% of the conifer area. The woodland has a weighted average age of approximately 24 years, with the remaining 19 hectares of mature crop expected to be harvested over the next couple years, providing near-term income potential.

In 2024, approximately 12 hectares were felled and restocked, forming the basis of the next rotation. Initial establishment has been reasonable, although some browsing is evident and beat up work is required.

The property offers a well-balanced commercial crop, combining harvest-ready timber with recently restocked ground, and presents an easy to manage, attractive opportunity for purchasers seeking both short-term returns and longer-term productive potential.

Species	Planting Year			Area (Ha)
	1987	2024	N/A	
Sitka spruce	16.65	8.99		25.64
Mixed conifers	1.20	3.06		4.26
Japanese larch	0.4			0.40
Mixed broadleaves	0.92			0.92
Open ground			9.78	9.78
<b>Total</b>	<b>19.17</b>	<b>12.05</b>	<b>9.78</b>	<b>41.00</b>





## **Sporting Rights**

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

## **Boundaries**

The property is mostly bounded by a stock fence. Maintenance is on 50:50 basis with the neighbouring land owners.

## **Mineral Rights**

Mineral rights are included so far as the seller has right thereto.

## **Wayleaves & Third-Party Rights**

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

## **Designations**

We are not aware of designations impacting the property. Interested parties should carry out their own searches.



## Forest Grants & Management

The property is not subject to any current forestry grant schemes. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

## Viewing

Viewing is possible at any time. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

## 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 Agents

### **GOLDCREST Land & Forestry Group LLP**

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

## Seller's Solicitors

### **Turcan Connell**

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

Tel: 0131 228 8111

Ref: Don Macleod

## Measurements

Recent digital measurements state the area to be 40.82 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

### **Highland Council**

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886 606

## Financial Guarantee/Anti Money Laundering

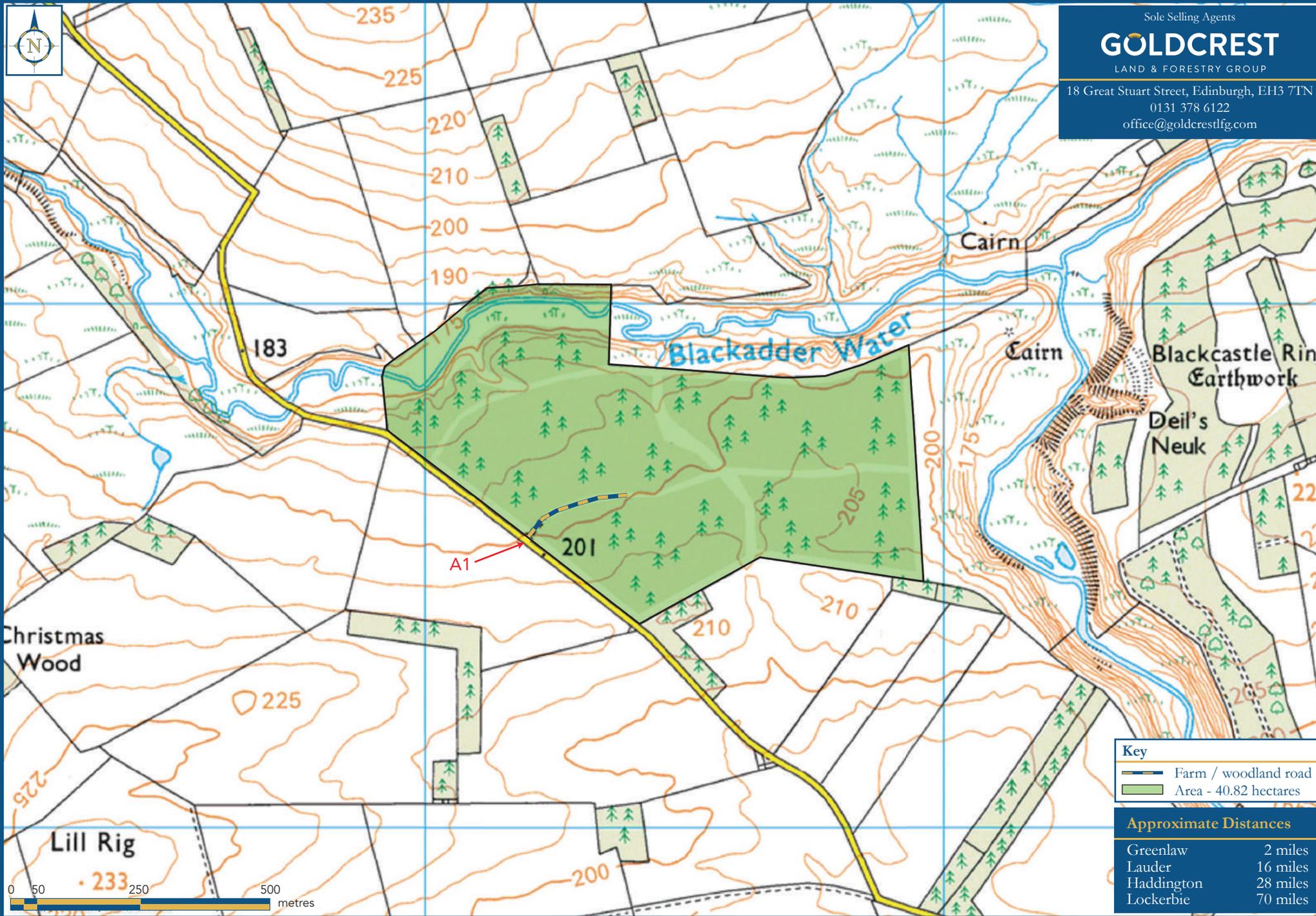
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

## 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.



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

**Key**

- Farm / woodland road
- Area - 40.82 hectares

**Approximate Distances**

Greenlaw	2 miles
Lauder	16 miles
Haddington	28 miles
Lockerbie	70 miles



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**Edinburgh, EH3 7TN**

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#### **IMPORTANT NOTICE**

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in Feb 2026) 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.