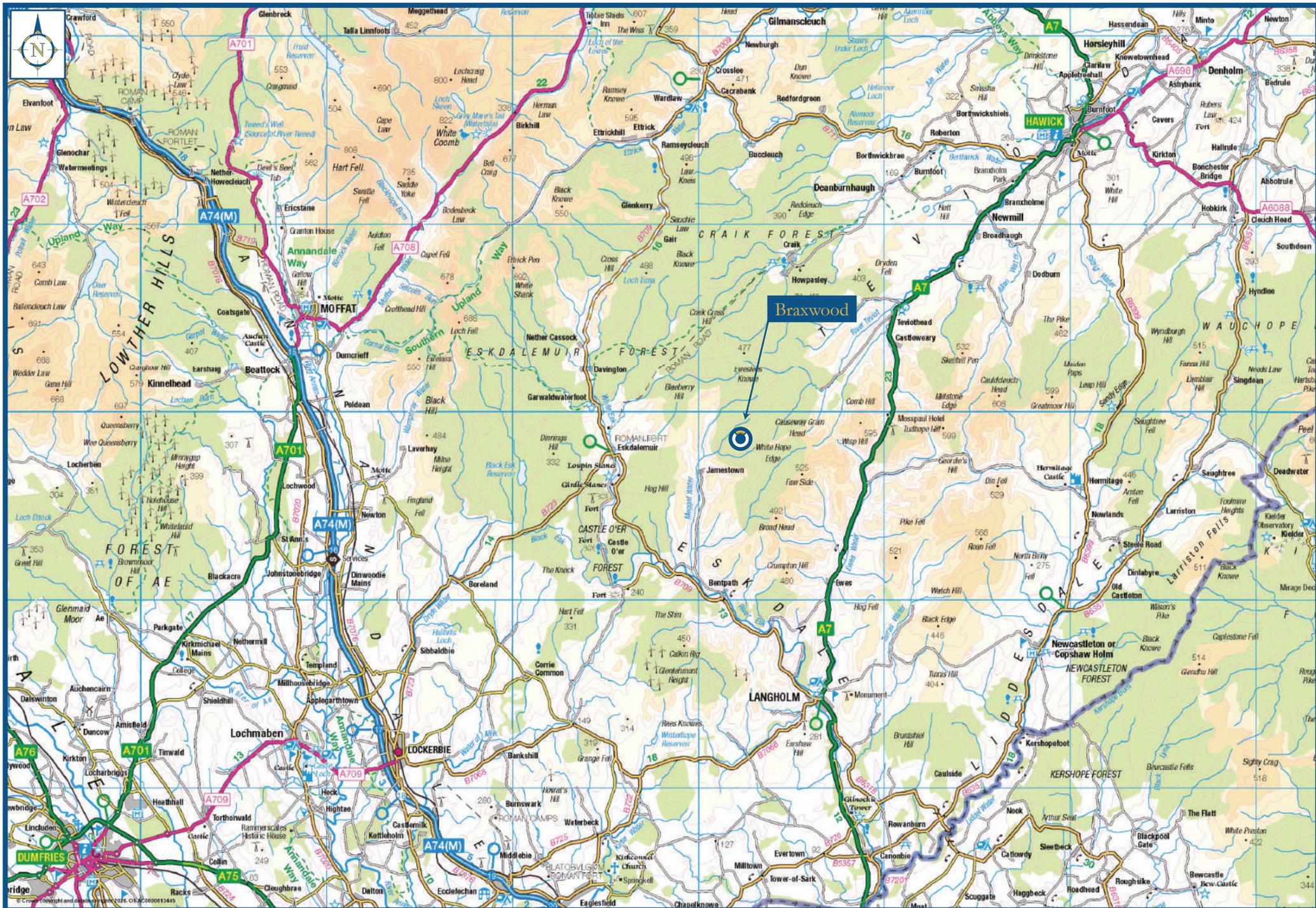


# Braxwood

Eskdalemuir | Dumfries & Galloway

39.50 Hectares / 97.60 Acres





Braxwood





# Braxwood Wood

39.50 Hectares / 97.60 Acres

A rare opportunity to purchase a highly productive commercial woodland in the heart of the renowned Eskdalemuir Forestry Complex

- Crop is comprised almost entirely of Sitka spruce
- Weighted average age of 16 years
- Extremely fertile and high yielding
- High quality access road
- Well located for timber markets

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**Freehold for Sale as a Whole**

**Offers Over £800,000**

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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 & Jon Lambert MRICS

## Location

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Braxwood lies within the well-established Eskdalemuir Forest Complex, an area widely recognised for producing high-quality commercial timber. The area has a strong track record of successful planting, growth, and harvesting, underpinned by favourable soils, climate, and topography.

Braxwood, benefits from a proven productive forestry district with established infrastructure, experienced contractors, and close proximity to major timber processors.

The property is shown on the location and sale plans within these particulars. The nearest postcode is DG13 0QF and What3Words: farmland.scorpions.shunts

## Access

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Braxwood is accessed directly from the B709, which is designated as an Agreed Route for timber transport within the Timber Transport Forum network, ensuring suitability for commercial timber haulage. From the public road, a shared forest access road extends for approximately 14.9 km to the woodland. This route is constructed to a high specification and maintained to an excellent standard. Maintenance of the shared access road is apportioned on a percentage basis among the benefiting proprietors, with Braxwood responsible for a modest 2.16% share of the overall costs.

For timber extraction, Braxwood also benefits from servitude rights over a separate forest bypass road. This bypass route was built by and is maintained entirely at the expense of Forestry and Land Scotland. A detailed plan illustrating the full access route and timber extraction bypass is available from the Selling Agent upon request.





## Description

Braxwood extends to circa 40 hectares and is predominantly stocked with Sitka spruce, with a small proportion of open ground. The woodland is established on fertile, productive soils, and the crop is generally uniform and of notable quality. Growth rates are strong, with the majority of the crop performing at a high yield class, indicating the potential for a substantial and valuable timber output at maturity.

The terrain across the property is gently undulating, allowing for straightforward management and harvesting. This topography, combined with the productive soils, contributes to the strong overall performance of the crop.

The woodland is at mid-rotation stage, with an average crop age of approximately 16 years, offering investors the prospect of continued biological growth and capital appreciation in the medium/long term.

Species	Planting Year			N/A	Area (Ha)
	2008	2009	2014		
Sitka spruce	4.53	22.98	6.75		34.26
Mixed broadleaves	0.31	0.51	0.41		1.23
Open ground				4.59	4.59
<b>Total</b>	<b>4.84</b>	<b>23.49</b>	<b>7.16</b>	<b>4.59</b>	<b>40.08</b>





## **Sporting Rights**

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

## **Boundaries**

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

## **Mineral Rights**

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

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

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

## **Designations**

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



## Forest Grants & Management

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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

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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

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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

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### **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

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### **Turcan Connell**

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

Tel: 0131 228 8111

Ref: Don Macleod

## Measurements

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The title state the area to be 39.50 hectares. The property will be sold as per the title.

## Authorities

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### **Scottish Forestry**

South Scotland Conservancy

55/57 Moffat Road

Dumfries, DG1 1NP

Tel: 0300 067 6500

### **Dumfries & Galloway Council**

109-115 English Street

Dumfries

DG1 2DD

Tel: 0303 333 3000

## Financial Guarantee/Anti Money Laundering

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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.

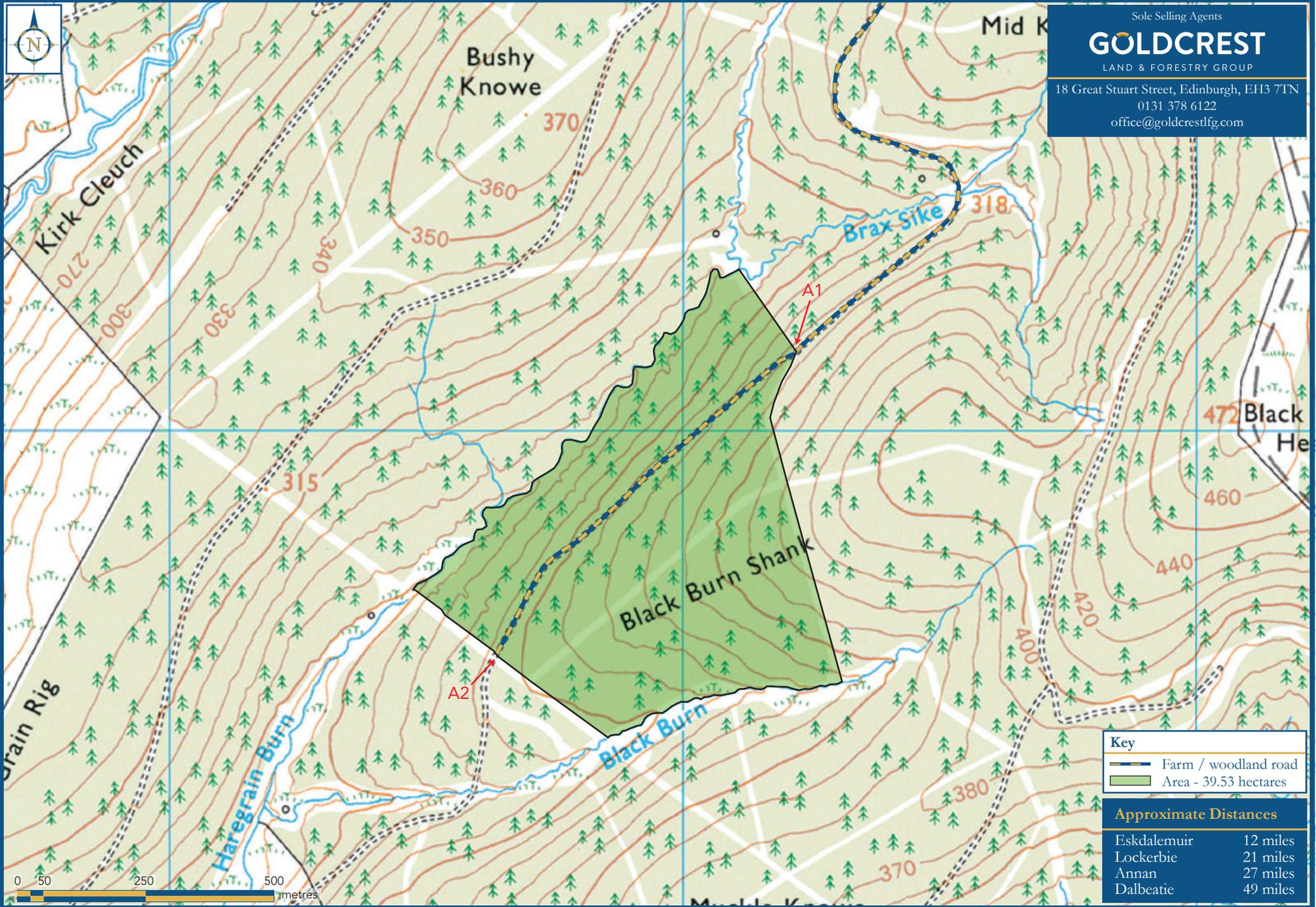
For further information, please contact the Selling Agents.

## Taxation

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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 - 39.53 hectares

**Approximate Distances**

Eskdalemuir	12 miles
Lockerbie	21 miles
Annan	27 miles
Dalbeattie	49 miles



# GOLDCREST

LAND & FORESTRY GROUP

**18 Great Stuart Street  
Edinburgh, EH3 7TN  
0131 3786 122  
office@goldcrestlfg.com**

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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.

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