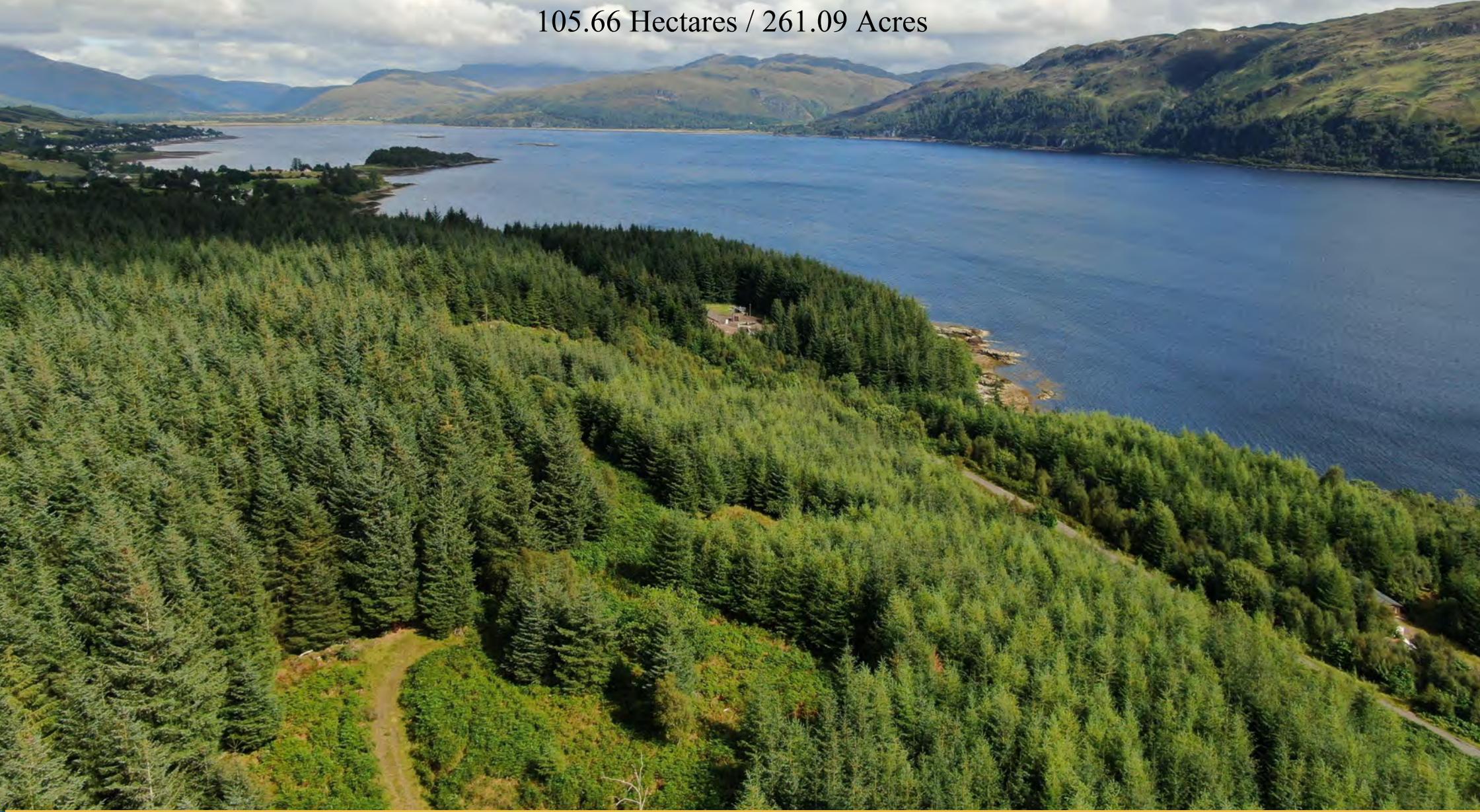


Lot 1 - Strome Carronagh Forest

Lochcarron | Ross and Cromarty

105.66 Hectares / 261.09 Acres







Lot 1 - Strome Carronagh Forest

105.66 Hectares / 261.09 Acres

A productive commercial conifer forest, stunningly located on the shores of Loch Carron

- Crops dominated by Sitka spruce
- Weighted average age 36
- Substantial volumes of timber available to harvest
- Located in an area of stunning natural beauty
- Direct access to Loch Carron
- Excellent internal forest access tracks

Freehold For Sale As A Whole

Offers over £1,350,000

Sole selling agents

GOLDCREST Land & Forestry Group
18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

Strome Carronagh Forest enjoys an exceptionally attractive setting on the northern shores of Loch Carron in Ross and Cromarty, surrounded by the striking scenery of the West Highlands. The nearby village of Lochcarron, situated just 1.5 miles to the north, provides a good range of local amenities, including shop, petrol station and a welcoming hotel. Strathcarron, located a further 4 miles to the north at the head of the loch, benefits from a railway station on the Kyle of Lochalsh line, offering convenient rail connections to Inverness and beyond. Inverness Airport lies approximately 65 miles to the east, providing national and international flights, while Fort William is about 86 miles to the south, offering a wider range of services and facilities.

The property is shown on the location and sale plans within these particulars. The entrance to the forest is at Grid Reference NG 879373. The What3Words code is: [backpack.blunt.reverses](#) and the nearest postcode IV54 8YH.



Access

Access to the property is taken directly from the C1096 public road, which is designated as a Timber Consultation Route. The entrance is marked A1 on the Sale Plan.

Within the property, an established network of internal forest roads provides good vehicular access to the majority of the woodland, supporting efficient forest management and timber extraction. A servitude right of access for all purposes is in place between points A3–A5.

The internal infrastructure has proven effective, with timber having been successfully extracted from the property in recent years.



Description

Strome Carronagh – 105.66 Hectares / 261.09 Acres

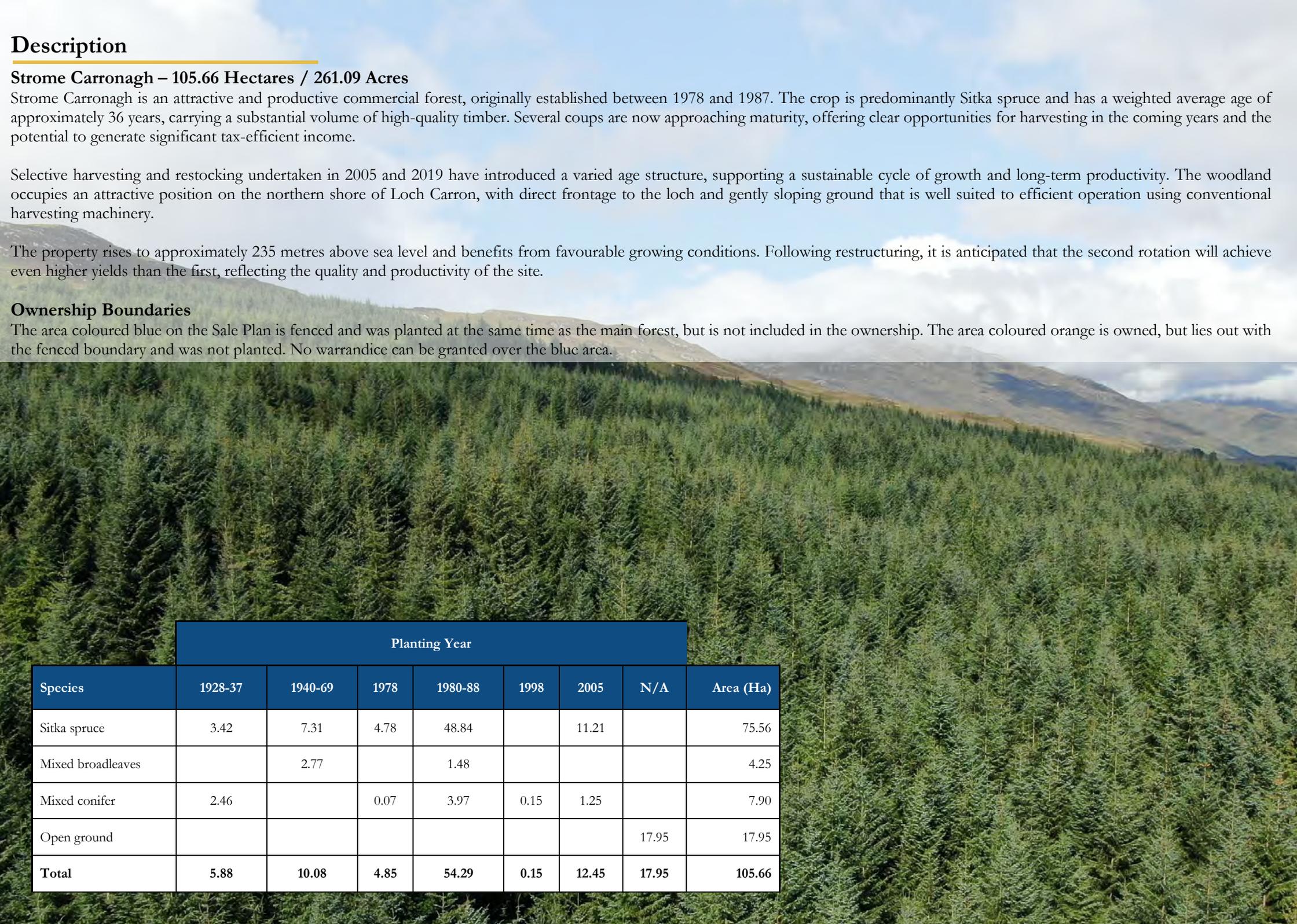
Strome Carronagh is an attractive and productive commercial forest, originally established between 1978 and 1987. The crop is predominantly Sitka spruce and has a weighted average age of approximately 36 years, carrying a substantial volume of high-quality timber. Several coups are now approaching maturity, offering clear opportunities for harvesting in the coming years and the potential to generate significant tax-efficient income.

Selective harvesting and restocking undertaken in 2005 and 2019 have introduced a varied age structure, supporting a sustainable cycle of growth and long-term productivity. The woodland occupies an attractive position on the northern shore of Loch Carron, with direct frontage to the loch and gently sloping ground that is well suited to efficient operation using conventional harvesting machinery.

The property rises to approximately 235 metres above sea level and benefits from favourable growing conditions. Following restructuring, it is anticipated that the second rotation will achieve even higher yields than the first, reflecting the quality and productivity of the site.

Ownership Boundaries

The area coloured blue on the Sale Plan is fenced and was planted at the same time as the main forest, but is not included in the ownership. The area coloured orange is owned, but lies out with the fenced boundary and was not planted. No warrandice can be granted over the blue area.



Species	Planting Year							Area (Ha)
	1928-37	1940-69	1978	1980-88	1998	2005	N/A	
Sitka spruce	3.42	7.31	4.78	48.84		11.21		75.56
Mixed broadleaves		2.77		1.48				4.25
Mixed conifer	2.46		0.07	3.97	0.15	1.25		7.90
Open ground							17.95	17.95
Total	5.88	10.08	4.85	54.29	0.15	12.45	17.95	105.66

Timber Markets

The closest major sawmills include Munro Sawmills Dingwall (53 miles), West Fraser Inverness (68 miles) and BSW Fortwilliam (89 miles).

Sporting Rights

The sporting rights are in hand and included in the sale.





Wayleaves & Third-Party Rights

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

Mineral Rights

Mineral rights are included except as reserved by Statute or in terms of the Titles.



Forest Grants

There are no grant schemes in place and no transfer of obligations required. For further 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 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 – particularly windblown trees and damaged fences.

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.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

Sole Selling Agents

Goldcrest Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Jon Lambert MRICS

Seller's Solicitors

Morton Fraser MacRoberts LLP

9 Haymarket Square, Edinburgh EH3 8RY

Tel: 0131 247 1000

Ref: Matthew Barclay

Authorities

Scottish Forestry

Perth & Argyll Conservancy

Upper Battleby

Redgorton

Perth PH1 3EN

Tel: 01738 442 830

The Highland Council

Headquarters

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886 608

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.

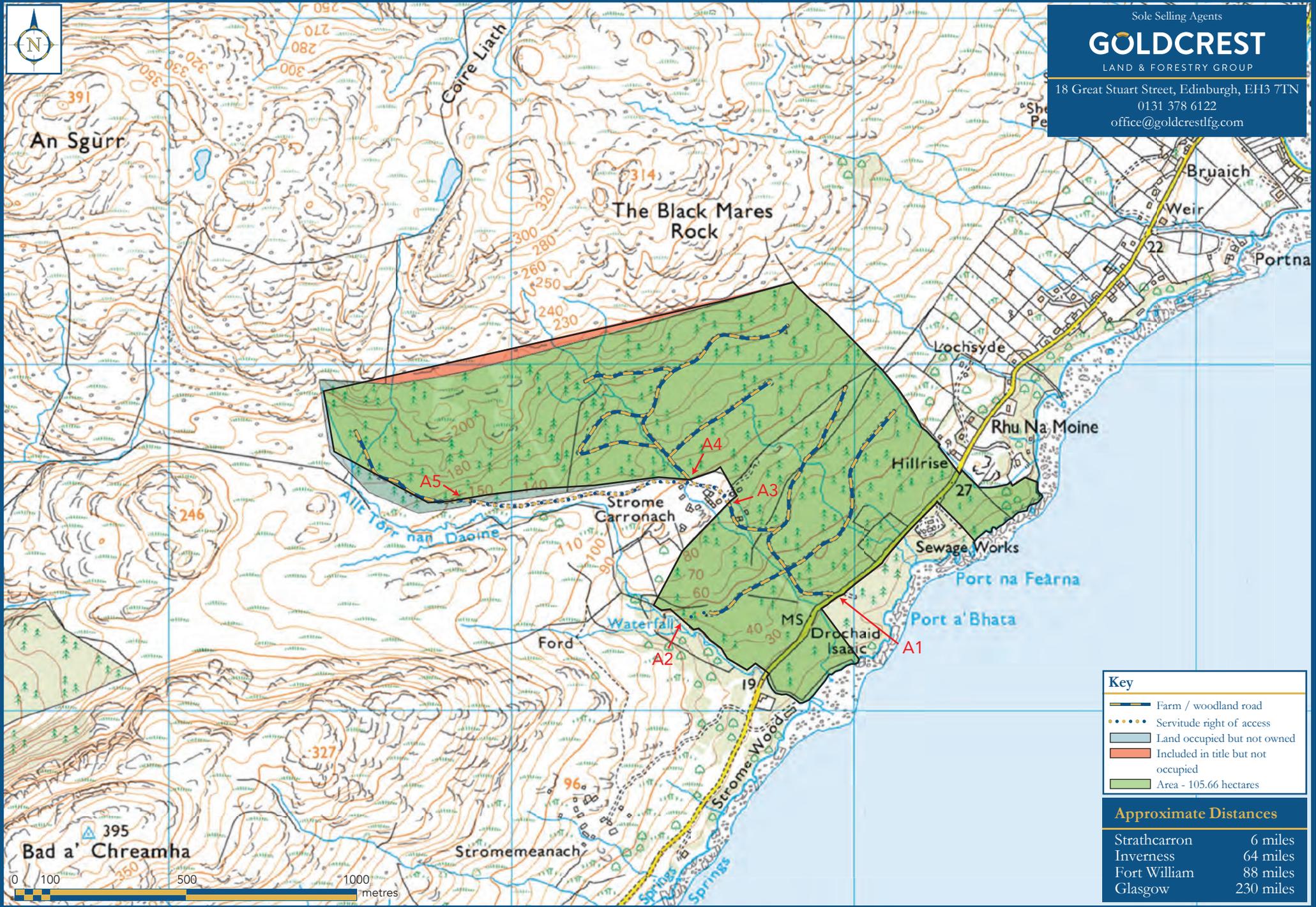
For further information, please contact the Selling Agents.

Commercial Forestry at Strome Carronagh, Loch Carron



Sole Selling Agents
GOLDCREST
 LAND & FORESTRY GROUP

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 office@golderestlfg.com



Key

- Farm / woodland road
- Servitude right of access
- Land occupied but not owned
- Included in title but not occupied
- Area - 105.66 hectares

Approximate Distances

Strathcarron	6 miles
Inverness	64 miles
Fort William	88 miles
Glasgow	230 miles

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 any 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



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IMPORTANT NOTICE

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www.goldcrestlfg.com