

Gillshaw Wood

Lockerbie | Dumfries & Galloway | DG11 3AE

45.60 Hectares / 112.68 Acres







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45.60 Hectares / 112.68 Acres

A well-located commercial conifer woodland comprising maturing and young crops, a stunning pond and an attractive area of native woodland.

Freehold for Sale as a Whole

Offers Over £350,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

Gillshaw is located approximately 8.5 miles north-west of Gretna in Dumfries & Galloway. The woods are ideally located in one of the most desirable regions for commercial forestry investment in the UK. South Scotland and the North of England consistently attracts strong demand for forestry properties due to several key advantages. It offers easy access to main link roads and major timber processing facilities, allowing for efficient transportation and logistics. The region also benefits from top timber prices, which are consistently achieved thanks to favourable market conditions. Additionally, the area features favourable growing conditions, soils, and climate. The local economy is strongly supported by the forest industry, ensuring a robust infrastructure and community expertise. Furthermore, established transport routes and a comprehensive network of management and contractor resources enhance the practicality and profitability of forestry operations in this location.

Access

Access to the property is taken directly from the U232A public road, an agreed timber haulage route with a proven track record of accommodating timber transport from the woodland.

Gillshaw Wood is accessed at Point A1 on the plan, where a well-constructed shared farm road leads to Point A2. From here, a short section of internal track provides access within the woodland, along with a designated timber stacking area.

Nearest postcode: DG11 3AE
What3Words: puffed.quits.ethic



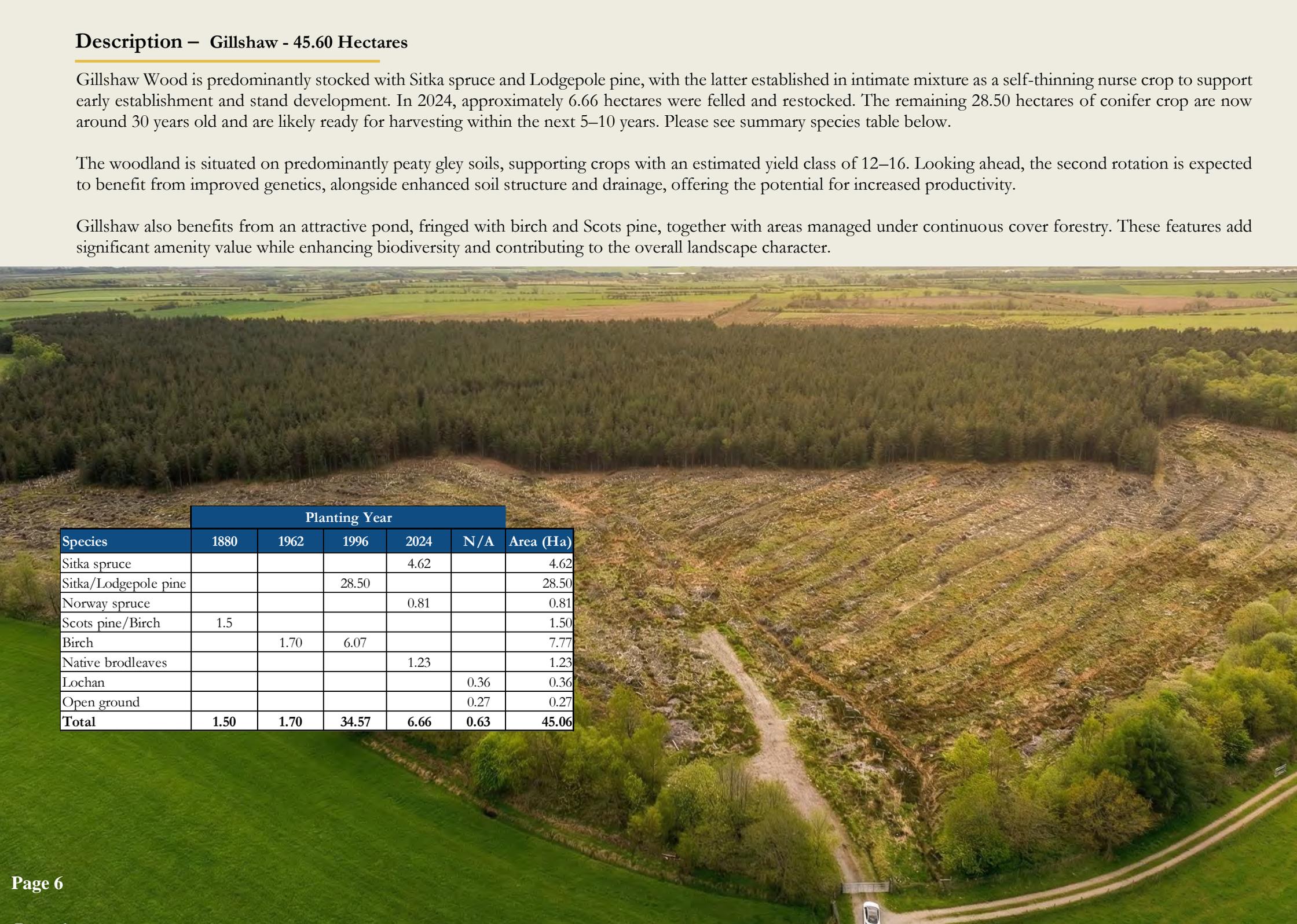


Description – Gillshaw - 45.60 Hectares

Gillshaw Wood is predominantly stocked with Sitka spruce and Lodgepole pine, with the latter established in intimate mixture as a self-thinning nurse crop to support early establishment and stand development. In 2024, approximately 6.66 hectares were felled and restocked. The remaining 28.50 hectares of conifer crop are now around 30 years old and are likely ready for harvesting within the next 5–10 years. Please see summary species table below.

The woodland is situated on predominantly peaty gley soils, supporting crops with an estimated yield class of 12–16. Looking ahead, the second rotation is expected to benefit from improved genetics, alongside enhanced soil structure and drainage, offering the potential for increased productivity.

Gillshaw also benefits from an attractive pond, fringed with birch and Scots pine, together with areas managed under continuous cover forestry. These features add significant amenity value while enhancing biodiversity and contributing to the overall landscape character.



Species	Planting Year					Area (Ha)
	1880	1962	1996	2024	N/A	
Sitka spruce				4.62		4.62
Sitka/Lodgepole pine			28.50			28.50
Norway spruce				0.81		0.81
Scots pine/Birch	1.5					1.50
Birch		1.70	6.07			7.77
Native broadleaves				1.23		1.23
Lochan					0.36	0.36
Open ground					0.27	0.27
Total	1.50	1.70	34.57	6.66	0.63	45.06



Sporting Rights

The mixture of cover and open ground present opportunities for deer stalking. Sporting rights are included in the sale.

Boundaries

The properties are bounded by a stock fence. Maintenance is on a mutual basis with the neighbouring land owner.

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 has been well managed by Mark Seed Forest and Land Management. They have full records of the property and can be contacted by email: mark@seedforestandland.co.uk or phone: 07437 015 753

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

Selling Solicitor

Anderson Strathern

58 Morrison St, Edinburgh EH3 8BP

Tel: 0131 270 7700

Ref: Adèle Nicol

Measurements

The properties will be sold as per the title area, 45.60 Hectares. Any line boundaries on the photographs or on maps within this brochure are for illustration purposes only and may not be accurate.

Authorities

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

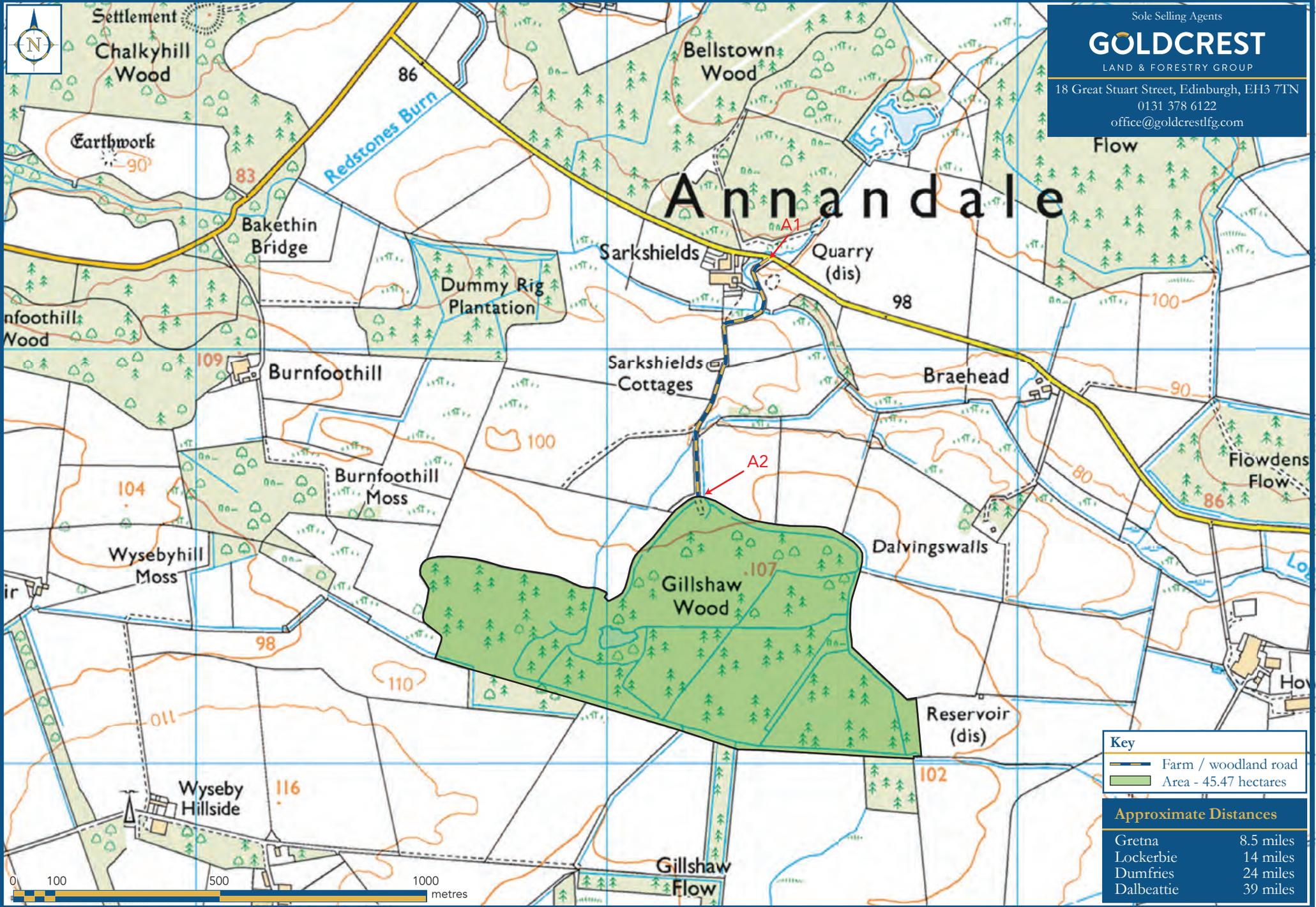
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

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@golderestfig.com

Key

- Farm / woodland road
- Area - 45.47 hectares

Approximate Distances

Gretna	8.5 miles
Lockerbie	14 miles
Dumfries	24 miles
Dalbeattie	39 miles

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