

Annieshill Forest

Near Caldercruix, North Lanarkshire



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Annieshill Forest

Near Caldercruix, North Lanarkshire

Area: 73.61 Hectares / 181.89 Acres

A high-quality, mid-rotation commercial conifer forest with an exceptional crop of Sitka spruce

Freehold for Sale – Offers Over £900,000

- Excellent mid-rotation forest investment opportunity
 - High amenity value overlooking Lilly Loch
- Fertile soils supporting outstanding growth with yield classes of up to 32
- Well positioned to access the timber market in central and south Scotland



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Selling Agents:

Patrick Porteous: 07444 559510
Harry Graham: 07375 823528

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Location

Annieshill Forest lies south of the village of Caldercruix in North Lanarkshire, occupying a sheltered position between Annieshill Farm and the western shore of Lilly Loch, an attractive amenity feature of the surrounding rural landscape. The forest enjoys a peaceful yet accessible position in the heart of Scotland's central belt, approximately 4 miles east of Airdrie, 20 miles east of Glasgow and 32 miles west of Edinburgh.

This central location positions the forest within easy reach of the wide selection of timber processors across central and southern Scotland, which tend to offer the highest values for standing timber crops, significantly adding value to forest investments in this part of the country.

Please refer to the location and sale plans to locate the forest and the main access can be found using the what3words reference [staked.mining.epidemics](#)



Description

Annieshill is an excellent example of a productive mid-rotation commercial forest, established in stages between 1999 and 2007. The crop is predominantly Sitka spruce (73%) and is of very high quality, owing to fertile soils which, combined with the region’s favourable climate, have created outstanding growing conditions.

A timber volume assessment, carried out in 2025, measured approximately 16,107 cubic metres of timber, with yield classes of the Sitka spruce ranging from 28 to 32m3/ha/year across the productive area of 43.40 hectares. These growth rates underline the excellent productivity of the forest and highlight the potential for strong investment growth as it matures.

Thanks to the sheltered nature of the forest, a new owner may look to thin parts of the forest to generate income in the short term or, if preferred, could simply leave the crop to grow on until it is ready to fell in approximately 10 to 15 years.

Areas of Scots pine, Japanese larch and mixed broadleaves also add a lovely element of species diversity. Where the woodland adjoins Lilly Loch to the east, pockets of open space and mixed broadleaves provide an attractive setting from which to enjoy the views over the loch and its peaceful surroundings.

The species composition is summarised below, and supplementary information is available on request from the Selling Agents.

Species	Planting Year			Total (ha)
	1999	2000	2007	
Sitka spruce	8.35	25.97	3.60	37.92
Mixed conifers	–	5.48	–	5.48
Mixed broadleaves	–	4.36	4.35	8.71
Open ground	–	–	–	21.50
Total	8.35	35.81	7.95	73.61



Access

The entrance into Annieshill is found at point A1, as shown on the sale plan. This leads off Stepends Road to a discreet parking area and then carries on along a rough access track, suitable for four-wheel drive vehicles as far as point A2.

This can be improved for timber extraction in the future and timber can be hauled on to Stepends Road to connect with the A89 and onwards to various timber processors and markets in the region.

Forest Management & Certification

The forest is managed in accordance with the UK Woodland Assurance Standard (UKWAS) and is certified under the Forest Stewardship Council® scheme.

Sporting & Mineral Rights

The sporting rights are included, with roe deer stalking and rough shooting in season along the rides and in open areas within the woodland. Please be aware there are no rights to fish on Lilly Loch, although permit fishing is available.

The mineral rights have been reserved by a previous owner and further information is available for the Selling Agents.

Boundaries

The boundaries are fenced and in reasonable condition. Maintenance and replacement are shared at joint equal expense with the neighbouring proprietors.

Third Party Rights, Burdens & Public Rights

Overhead electricity lines pass through the areas of open ground in the southern section of the forest and there is a historical servitude right of access for laying a buried water pipe around the southern edge of the woodland boundary to connect with Lilly Loch.

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.

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

Central Scotland Conservancy
Bothwell House
Hamilton Business Park,
Hamilton, ML3 0QA
Tel: 0300 067 6006

North Lanarkshire Council

Windmillhill Street
Motherwell
North Lanarkshire
ML1 1AB.
Tel: 01698 403 200

Selling Agents

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Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL.

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Patrick Porteous Tel: 07444 559510
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Seller's Solicitor

Brodies LLP
58 Morrison Street, Edinburgh, EH3 8BP
Graeme Leith Tel: 0131 228 3777
Email: graeme.leith@brodies.com

Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please also be aware of potential hazards within the property and take precautions to avoid injury or damage when viewing the property.

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.

Important Notice

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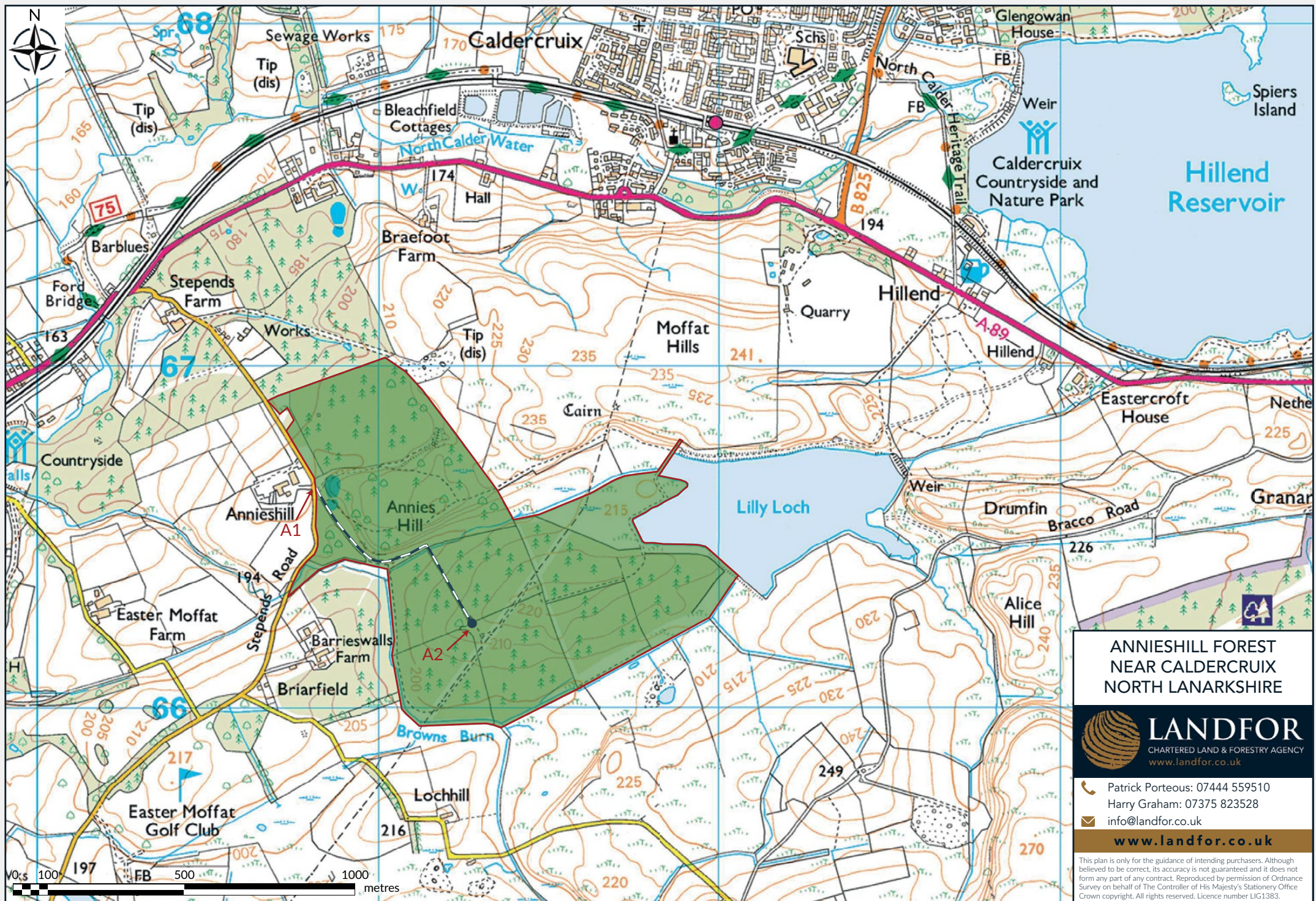


Finance & Anti-Money Laundering

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 adviser or accountant to fully appreciate these tax benefits.



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