

Barnglieshead

Near Canonbie, Dumfries & Galloway



LANDFOR
CHARTERED LAND & FORESTRY AGENCY
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Barnglieshead

Near Canonbie, Dumfries & Galloway

Freehold for Sale as a Whole or in Two Lots.

Lot 1 – Barnglieshead Woodland Creation Scheme

Area: 37.53 Hectares / 92.73 Acres

Offers Over £425,000

Lot 2 – Barnglieshead Land

Area: 16.24 Hectares / 40.13 Acres

Offers Over £100,000

Total Area: 53.77 Hectares / 132.86 Acres

As A Whole: Offers Over £525,000

- Approved native woodland creation planting scheme, with the potential to yield up to 12,743 woodland carbon credits.
- Attractive block of well-maintained Grade 4.1 and 4.2 permanent pasture.
- Well-located within southern Scotland, with excellent access to the M74 motorway.
- Useful general-purpose shed with development potential, subject to consent.
- Sporting rights included.



Selling Agents:

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Location

The land at Barnglieshead enjoys a peaceful rural setting near the village of Canonbie in Dumfries and Galloway. This picturesque corner of Dumfriesshire remains unspoiled yet offers excellent accessibility, with the A7 providing a direct link between Carlisle (18 miles). The property is also close to the Scottish Borders towns of Hawick (30 Miles), Selkirk (40 Miles), and Galashiels (46 miles), with Edinburgh (79 Miles) to the northeast. Additionally, the M74 motorway, just seven miles to the southeast, ensures convenient access through southern Scotland and northern England.

Canonbie, a charming village nestled beside the River Esk and only a mile from the English border, offers a range of local amenities, including shops, cafes, and primary education facilities, while the nearby town of Langholm provides further services such as hotels, secondary education, and a hospital.

For precise directions, please refer to the location and sale plans. To navigate by road, use What3Words [reference.exclaim.panel](#) to locate the property.

Lot 1 – Barnglieshead Woodland Creation Scheme

Area: 37.53 Hectares / 92.73 Acres

This attractive block of grazing and pasture ground, classified as Grade 4.1 & 4.2 by the James Hutton Institute, lies between approximately 130 and 160 metres above sea level.

In February 2024, a Forestry Grant Scheme (FGS) was approved for the creation of a predominantly native woodland extending to 31.52 hectares (77.88 acres), with the remaining area outside of the woodland scheme retained for livestock grazing.

The scheme was well designed to complement the surrounding landscape while delivering a balanced mix of long-term environmental and financial benefits. The approved planting design features an attractive variety of broadleaved species (66%), including wild Cherry, Sycamore, Beech, and Oak, alongside a smaller conifer element (24%) comprising of primarily Douglas fir, Norway spruce, and Scots pine.

The scheme is currently undergoing verification through the Woodland Carbon Code and is projected to yield up to 12,743 woodland carbon credits from 28.34 hectares (70.03 acres). This will provide the woodland owner with the opportunity to use these credits to mitigate the carbon footprint of their own activities. Alternatively, a purchaser may choose to generate income by selling the Pending Issuance Units (PIUs) or Woodland Carbon Units (WCUs) as the woodland matures to third parties for their own decarbonisation initiatives.

Lot 1 also includes a modern shed (27 m × 6.4 m), with an adjoining lean-to (10.3 m × 4.3 m), both constructed on steel portal frames with corrugated roofs, concrete floors with raised cubicles, and corrugated side cladding. The shed is connected to mains electricity and private water and stands adjacent to a hardstanding area with a former silage clamp, now used for storage and sheep handling.

The grassland within Lot 1 is currently grazed annually by a local farmer, and this arrangement may continue by agreement until planting begins.

The species composition of the woodland, following planting of the approved woodland creation scheme, is detailed below. For copies of the FGS contract and accompanying maps, please contact the Selling Agents.

Species	Ha	Acres
Mixed broadleaves	20.83	51.47
Douglas fir	2.62	6.47
Scots pine	2.51	6.20
Norway spruce	2.36	5.83
Open ground	3.20	7.91
Total	31.52	77.88





Lot 2 – Barnglieshead Land

Area: 16.24 Hectares / 40.13 Acres

Lot 2 at Barnglieshead extends to approximately 16.24 hectares (40.13 acres) and comprises of an attractive block of ring-fenced, good-quality permanent pasture and rough grazing, well-suited to livestock production and horse grazing. The land rises from 130 to 160 metres above sea level at its highest point and is classified by the James Hutton Institute as Grade 4.1 and 4.2.

Separated into four field parcels, the land benefits from internal gated access throughout and is surrounded by a mixture of attractive, mature broadleaved species, as well as a small block (0.56 ha) of mid-rotation Sitka spruce, planted in the early 2000s.

The land is currently rented out to a neighbouring farmer on a seasonal grazing agreement and offers a purchaser the opportunity to generate income from a continuation of this arrangement. Alternatively, it may lend itself to a woodland creation scheme, subject to approval from Scottish Forestry.



Access

Access to Lot 1 is provided directly from the adjoining minor public road via a series of gated entrances, shown as A1 through to A5 on the accompanying sale plan. This road links with the B637 to the South, which in turn connects with the M74 motorway, offering wider regional access across northern England and southern Scotland.

Lot 2 is similarly accessed directly from the adjoining minor public road via a double-gated entrance marked at point A6 on the sale plan.

Woodland Carbon Code

This voluntary scheme provides an excellent opportunity for landowners to register and validate new woodland creation projects to generate tradeable woodland carbon units (WCCs) from the biological growth of woodland to sequester atmospheric carbon. Following planting and verification it is estimated that 12,743 tradeable Pending Issuance Units (PIUs) will be available. The purchaser will also be responsible for adhering to the specific conditions and obligations of the Woodland Carbon Code and to maintain the woodland.

Purchasers are advised to seek independent advice on the current terms and conditions applied to the scheme and sale of carbon units. The project registration documents can be found on Markit Environmental Registry - Project Details (Reference ID: 104000000029243) and further details are available from the Selling Agents on request.

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.

Forestry Grant Scheme

A Forestry Grant Scheme contract was issued by Scottish Forestry in February 2024 for the establishment of 31.52 hectares of woodland on the farmland within Lot 1. A variation to the scheme has since been submitted, adjusting the initial claim year from May 2024 to May 2026. The following table shows the grant income payable to the claimant.

Claim Year	Claim Amount
2026	£177,975.84
2027	£14,996.74
2028	£14,996.74
2029	£14,996.74
2030	£14,996.74
Total	£237,962.80

The purchaser of Lot 1 will be required to accept a transfer of obligations under the FGS Contract, which covers the entire woodland creation area. For further information on the transfer of obligations and to obtain a copy of the FGS contract please contact the Selling Agents.



Sporting & Mineral Rights

Each lot includes the sporting rights, with the opportunity for some occasional deer stalking and rough shooting in season. The mineral rights are also included, except as reserved by statute.

Boundaries

Both lots are enclosed by stock proof fences in good condition with maintenance on a 50/50 basis with the neighbouring owners.

Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please be aware of possible hazards on the property when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the properties at any time, and it is vital that prospective purchasers register their interest with the Selling Agent 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.

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

Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: The sale brochure (prepared in July 2025), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers, and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property, and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. 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. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

Third Party Rights & Burdens

The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights contained within the title.

A high-pressure gas pipeline crosses the northern section of Lot 1 and is shown on the sale plan, and an underground telecommunication cable passes through the northwest corner of Lot 1 and goes south through Lot 2.

For further details and to obtain a copy of the title please contact the Selling Agents.

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 Advisor or Accountant to fully appreciate these tax benefits.

Selling Agents

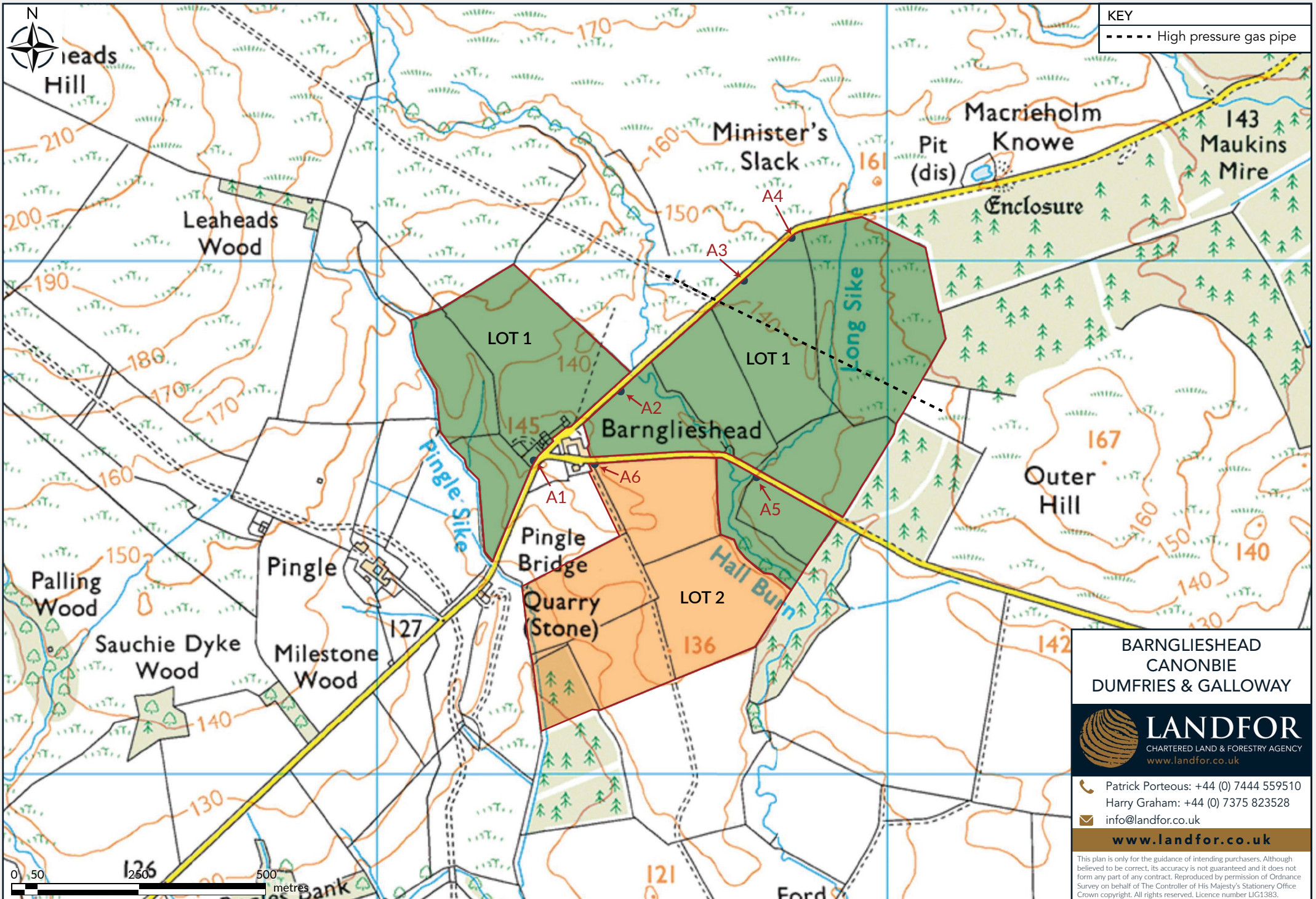
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