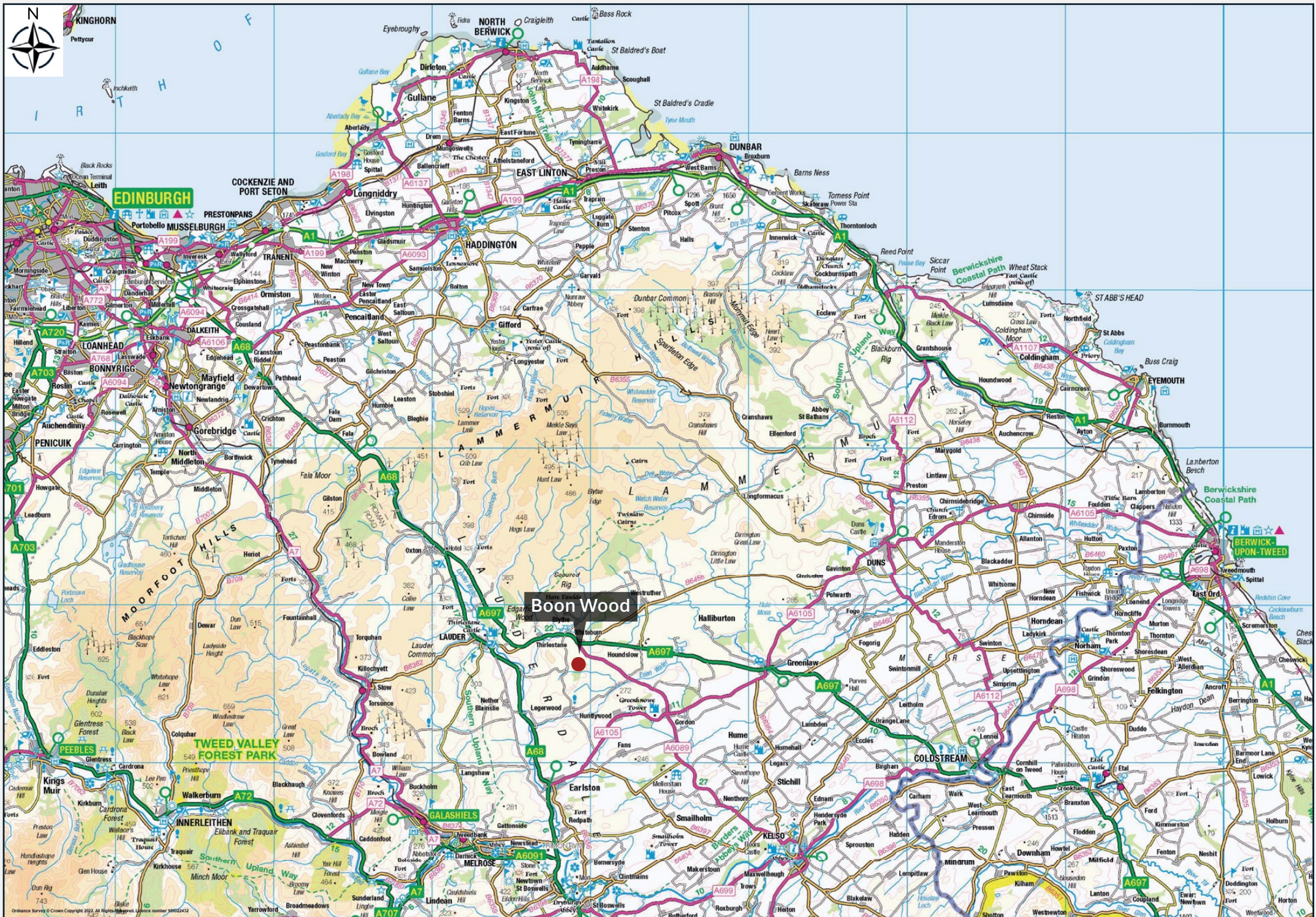


Boon Wood

Near Lauder, Scottish Borders



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Boon Wood

Near Lauder, Scottish Borders

Freehold for Sale - Offers Over £790,000

- A substantial volume of timber with approval in place to fell
- Good location for access to a well-established timber market
- Fertile soils suitable for growing high yield class timber crops
- Excellent, newly built forest access road

Total Area: 38.98 Hectares / 96.32 Acres



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Selling Agents:

Patrick Porteous: 07444 559510
Harry Graham: 07375 823528

✉ info@landfor.co.uk 🌐 www.landfor.co.uk



Location

Boon Wood is situated four miles southeast of the village of Lauder in the Scottish Borders countryside, surrounded by fertile farmland and mixed woodland. Lauder provides local amenities, and the city of Edinburgh is only a 50-minute drive to the north, where there are good transport links via rail and air to the rest of the country and further south. The woodland is very accessible via country roads from the A68 and the A6089.

Please refer to the location and sale plans to find the property. The entrance, next to the public road, can be located using the [what3words](#) reference [removals.zest.chained](#).



Description

Boon Wood was established in 1981 with a pure crop of Sitka spruce, and the timber crop is now 45 years old and ready to be harvested.

The timber crop was measured in April 2022 using sample plots and this survey indicated a total volume of approximately 17,600 m³ growing in Boon Wood at that time. Since then, there have been a further five growing seasons and the timber volume is now expected to be in the region of 19,800 m³ (550 m³ per stocked hectare). This includes the timber in approximately 6.50 hectares of the crop which suffered storm damage during Storm Arwen in November 2021.

Felling permission is in place for 39 hectares until August 2028, providing an excellent opportunity to benefit from tax-free timber revenue. A purchaser could harvest all of the timber crop immediately, or time harvesting to suit market conditions. Once felled, the woodland is due to be restocked with 65% Sitka spruce, 18% Norway spruce, 7% broadleaves and 10% open ground. The use of genetically improved Sitka spruce, combined with the fertile underlying soils, is expected to deliver a higher yield class in the second rotation.

The current crop composition is below and for further information please contact the Selling Agents.

Species	Planting Year	Area (ha)
Sitka spruce	1981	29.45
Sitka spruce (windblown)	1981	6.52
Open ground		3.01
Total		38.98



Access

Boon Wood benefits from a servitude right of access via a newly constructed and shared access road, shown between points A1–A2 on the sale plan. The new access road has been built to a high specification for timber harvesting and haulage operations with a turning/stacking area formed within the woodland. Maintenance of the shared access road is on a user basis.

Up to six lorry loads of timber can be hauled per day from point A1 northwards on the single-track public road to the A6089, an approved timber haulage route. This provides excellent access on to the many timber processors located in south Scotland and the north of England.

Forest management

The property is managed on behalf of the current owner by Scottish Woodlands Limited, Priorwood, High Road, Melrose, TD6 9EG (telephone: 01835 823353).

Sporting and Mineral Rights

The property includes the sporting rights, and the mineral rights are also included, except as reserved by statute.

Boundaries

Where the woodland boundary adjoins agricultural land, the stock fences are to be maintained at joint equal expense with the neighbouring proprietors and will require some maintenance.

The boundary adjoining the neighbouring woodland is identified by a redundant stock fence and this is to be maintained at joint equal expense, only if required.

Third Party Rights & Burdens

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.

Important Notice

LANDFOR Chartered Land & Forestry 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: This sale brochure was prepared in October 2026. Its 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 purchasers 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 agents 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 about 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 that the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (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. Please be aware that property viewings are undertaken at your own risk. To the fullest extent permitted by law, neither the seller nor Landfor Chartered Land & Forestry Agency accepts liability for any injury or damage to property during any viewings. Landfor Land & Forestry Ltd is a company registered under the Companies Act 2006 with company number SC720047. Registered office: Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

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

South Scotland Conservancy
55/57 Moffat Road, Dumfries, DG1 1NP.
Telephone: 0300 067 6500

Scottish Borders Council

Newtown St Boswells, Melrose, TD6 0SA.
Telephone: 0300 100 1800

Viewing and 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.

Selling Agents

LANDFOR Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn, Perthshire,
PH2 9HL.

Patrick Porteous Mobile: 07444 559510
Harry Graham Mobile: 07375 823528
Email: Info@landfor.co.uk

Seller's Solicitor

Lindsays
100 Queen Street, Glasgow, G1 3DN.

Sarah Taylor - Tel: 0141 302 8381
Email: SarahTaylor@lindsays.co.uk

Anti-money laundering regulations

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. It is important to get the right advice from your financial adviser or accountant to fully appreciate these tax benefits.



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