

Coille Oisinn Forest

Loch Shin, Sutherland, Scotland



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Coille Oisinn Forest

Loch Shin, Sutherland, Scotland

Area: 91.40 Hectares / 225.84 Acres

For Sale - Offers Over £790,000

- Outstanding Lochside forest with stunning views and good access
 - Mature timber ready for felling over the next 5 – 10 years
 - Riparian fishing rights on the pretty River Fiag
 - Established stone quarry on site for forest road improvements
 - Great location for a forest cabin and camping site

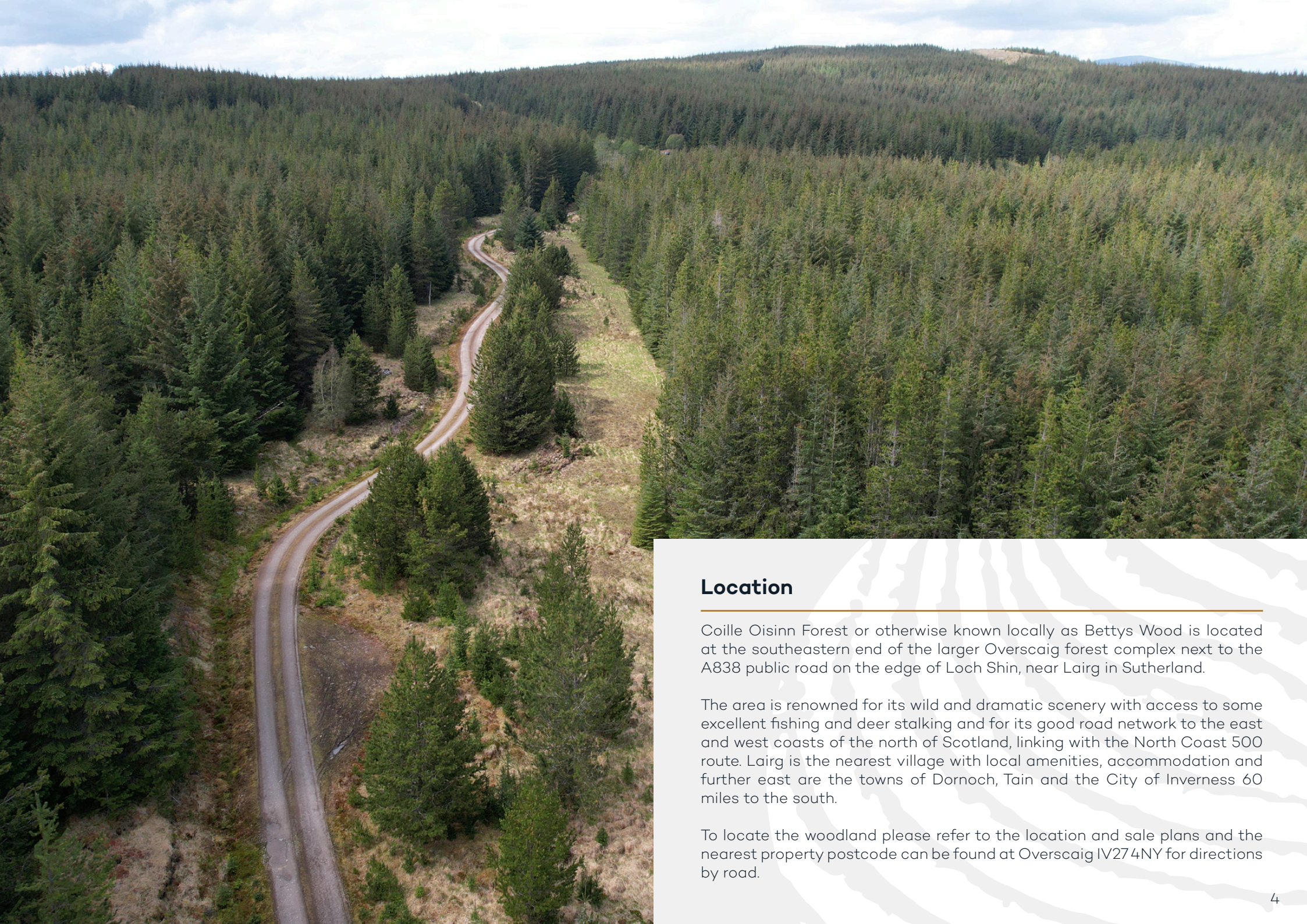


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Selling Agent
Patrick Porteous

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Location

Coille Oisinn Forest or otherwise known locally as Bettys Wood is located at the southeastern end of the larger Overscaig forest complex next to the A838 public road on the edge of Loch Shin, near Lairg in Sutherland.

The area is renowned for its wild and dramatic scenery with access to some excellent fishing and deer stalking and for its good road network to the east and west coasts of the north of Scotland, linking with the North Coast 500 route. Lairg is the nearest village with local amenities, accommodation and further east are the towns of Dornoch, Tain and the City of Inverness 60 miles to the south.

To locate the woodland please refer to the location and sale plans and the nearest property postcode can be found at Overscaig IV274NY for directions by road.

Description

The forest was established on former hill ground overlooking Loch Shin over a period of three planting seasons from 1982 to 1984 with Sitka spruce planted in a self-thinning mixture with Lodgepole pine on ploughed ground.

Now forty years on and the timber crop is nearing maturity whereby harvesting could be considered within the next 5 years or left to grow on and increase the harvestable timber volume. The stocked area amounts to approximately 81.90 hectares with the dominant Sitka spruce growing at a yield class of 8 - 10 m³/Ha/Yr and the lower canopy crop of Lodgepole pine at a yield class of 6 which is expected to produce a significant volume of timber when harvested.

Parts of the forest were left unplanted for access rides and clearings as well as an overhead electricity line which passes through the property which provide good opportunities for woodland deer stalking with Red, Sika and Roe deer found within the forest complex.

Species	Planted			Area/Ha
	1982	1983	1984	
Sitka Spruce / Lodgepole Pine	18.40	16.70	46.80	81.90
Open Ground				9.50
Total				91.40





Access

The forest entrance is located at the southeastern corner of the property next to Fiag Bridge and the A838 public road. The forest access road then passes through a locked gate and continues up through the forest from point A1 to the northern boundary at point A2, as shown on the sale plan.

This route is shared with the other owners within the Overscaig forest complex to the north and maintenance is shared according to its use. Coille Oisinn Forest also benefits from having a long established quarry next to the A838 with its own access, shown at point A3 on the sale plan. This was specifically used for the supply of good quality stone for road improvements on the A838 and could be a valuable supply of stone for forest road improvements in the future.

The A838 is a Consultation Route for timber haulage to the various timber markets located around Inverness and further east.

Wind Energy

Part of Coille Oisinn Forest and the neighbouring woodlands are currently subject to an ongoing wind energy planning application for the construction of the Coille Linne Wind Farm. The planning application was made in June 2025 for 15 turbines with a maximum installed capacity of 113 megawatts over an area of commercial forestry extending to 661.80 hectares.

As part of this project Coille Oisinn would benefit from income generated from the provision of access, a 132kv substation and a quarry to provide stone for the wider development. A copy of the agreed heads of terms and further information is available from the Selling Agents on request.

Sporting & Mineral Rights

The sporting rights are included with woodland deer stalking as well as riparian fishing rights along the western bank of the pretty River Fiag which flows down the eastern boundary of the forest, providing the opportunity to fish for Brown trout. The mineral rights are included in terms of the title with the exception of those reserved by statute.

Boundaries

The forest is enclosed within a deer fence that runs along the eastern and southern boundary of Coille Oisinn Forest and then around the perimeter of the wider Overscaig Forest complex.

Maintenance is currently shared according to the proportion of planted area per ownership enclosed within the forest complex ring fence which is 7.3% for Coille Oisinn Forest. Ownership along the eastern boundary extends beyond the deer fence to the middle of the River Fiag and public road to the south.

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 in the title.

Authorities

Scottish Forestry
Highland & Islands Conservancy,
Woodlands, Fodderty Way,
Dingwall, IV15 9XB.
Tel: 0300 067 6950

Highland Council
Glenurquhart Road,
Inverness,
IV3 5NX.
Tel: 01349 886606

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 (brochure prepared in June 2024), 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.

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.

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and for the gate lock code. Please also be aware of possible hazards within the woodland when viewing.

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 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.

Selling Agent

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Tel: 074445 59510.
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Seller's Solicitor

Stephen Gamba
Gillespie Macandrew LLP,
5 Atholl Crescent,
Edinburgh, EH3 8EJ.
Tel: 0131 240 0770.

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.





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