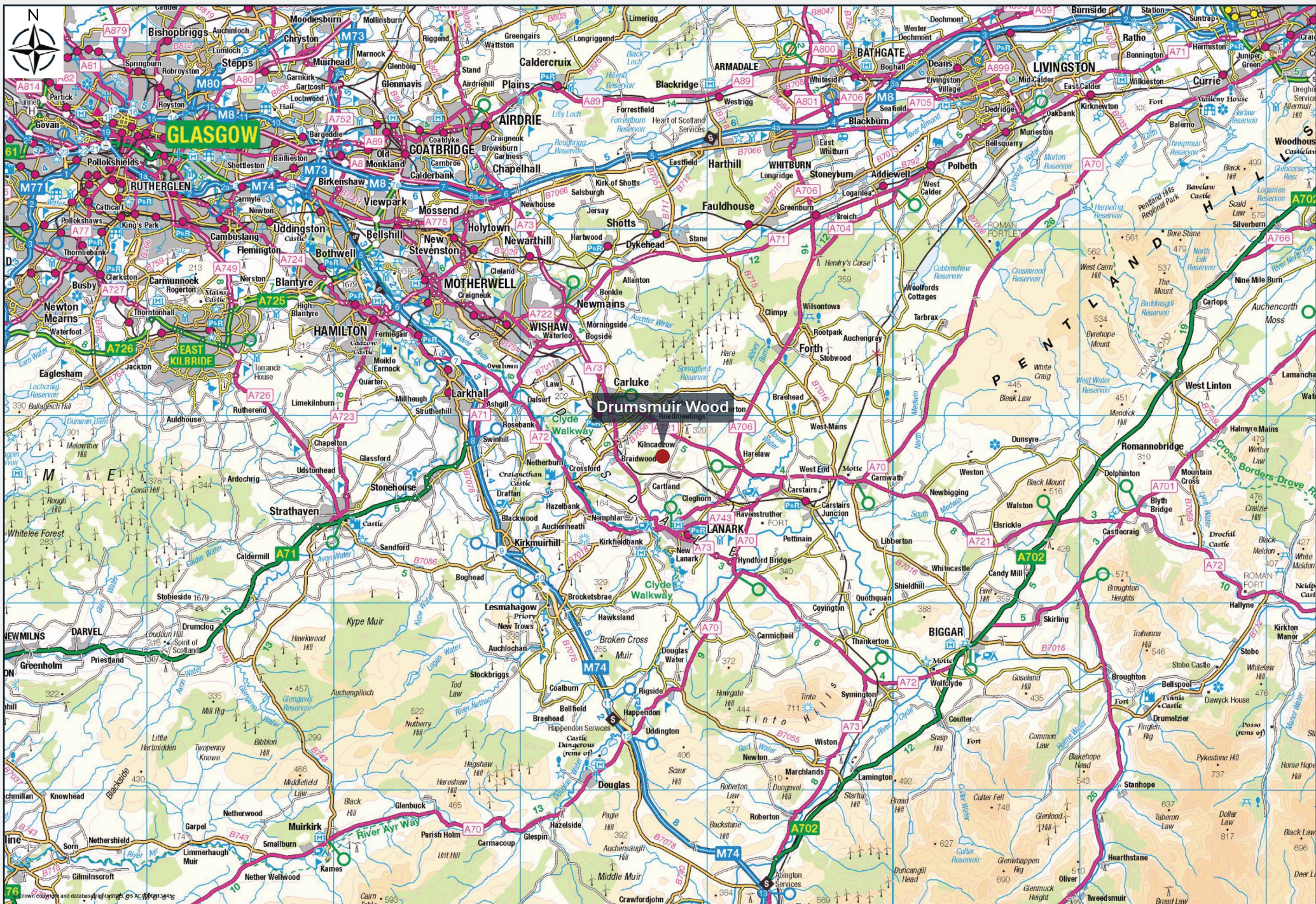


Drumsmuir Wood

Near Carlisle, South Lanarkshire



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Drumsmuir Wood

Near Carluke, South Lanarkshire

Total Area: 47.02 Hectares / 116.18 Acres

A well-located, second-rotation commercial conifer forest with a diverse age profile, high-yield class crops, excellent access, and significant amenity value

- Diverse age profile offering an excellent investment opportunity
 - High yield class second rotation conifer crops
 - Attractive pond with the potential to erect a cabin, subject to consent
- Established access onto a tried and tested haulage route
 - Well-located in south Scotland, providing access to major timber processors

Freehold for Sale

Offers Over £425,000



Selling Agents:

Patrick Porteous: +44 07444 559510

Harry Graham: +44 07375 823528

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





Location

Drumsmuir Wood is situated in the highly accessible region of South Lanarkshire, offering an attractive setting surrounded by farmland and productive forestry. The area is renowned for producing high-quality timber crops, a characteristic reflected in the quality of this highly productive commercial woodland.

Located just 3.5 miles southeast of the small town of Carluke, Drumsmuir Wood enjoys excellent transport links by road, ensuring easy accessibility across Scotland. The M74 motorway, approximately 11 miles to the southwest, provides swift access to Glasgow (26 miles) and Carlisle (77 miles) in the South. The woodland's southern location facilitates convenient access to all major timber processors in the region.

For precise location details, please refer to the location map and sales plans. The entrance to the woodland can also be found using the What3Words reference [moss.allies.guessing](#).

Description

Drumsmuir Wood is a well-located and managed second rotation conifer woodland, featuring an attractive age profile and high amenity value. Following felling of the first rotation, the property now comprises a high proportion of improved Sitka spruce (63%), alongside small parcels of Lodgepole pine and Hybrid larch, planted in various stages from 2006 onwards, with the most recent planting taking place in spring 2025.

Planted primarily on a mix of mineral and peaty gleys and podzol soils, the woodland is separated into two sections. The mid-rotation crop, located in the southern and eastern section, is exhibiting excellent growth rates with yield classes estimated to be in the region of 18 and above. The 2019 and 2025 crops can be found in the northern and western sections of the woodland and have established well, creating a very attractive diverse age class structure which will provide an excellent timber supply when maturity is reached.

The woodland also benefits from a delightful pond in the northern section, surrounded by a selection of mature broadleaves. Subject to consent, this scenic setting presents an excellent opportunity to erect a hut or cabin, providing a peaceful retreat within the woodland.

Drumsmuir’s Wood enjoys a prime location in southern Scotland, close to well-established timber markets. Combined with its excellent crop quality and strong amenity appeal, the woodland presents a highly attractive investment opportunity.

The current crop composition can be seen below, and copies of the management plan, compartment database and maps are available from the Selling Agents upon request.

Species	Planting Year							
	1966	1967	1981	2006	2013	2019	2025	Total
Sitka spruce		0.19		2.46	4.58	11.56	11.08	29.87
Lodgepole pine						1.37	3.56	4.93
Sitka spruce / Hybrid larch					0.61			0.61
Mixed conifers					0.61			0.61
Mixed broadleaves	0.74		0.44	0.40		1.02	0.73	3.33
Open ground								8.28
Total	0.74	0.19	0.44	2.86	5.19	13.95	15.37	47.02





Access

Access to Drumsmuir Wood is provided via the adjoining Craigherhill Road, identified as A1 on the sale plan. From here, the access road extend northeast through the woodland, leading to a turning area, shown at A2 on the sale plan, designed to accommodate timber lorries.

The internal roads are also in excellent condition, ensuring easy accessibility throughout the property for timber harvesting and management purposes.

Craigherhill Road, previously used for timber haulage during the first rotation, is designated as a consultation route for timber transport. This road joins the A73 to the south, which provides wider access to the M74 motorway, providing excellent access to all major timber processors across southern Scotland.

Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please also be aware of potential hazards on the ground 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 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.

Sporting & Mineral Rights

The sporting rights are included. The mineral rights are also included in the sale, except those reserved by statute.

A sporting lease is currently in place to manage deer within the forest to reduce browsing, generating an annual rent of £100 plus VAT. This lease can be terminated if required, granting the purchaser full control of the sporting rights.

Boundaries

The woodland is entirely enclosed within a stock-proof fence in varying condition with maintenance on a 50/50 basis with neighbouring owners.

Forest Management

The property is currently managed on behalf of the owner by DGA Forestry, 1 John Street, Dalbeattie, DG5 4AL. Tel: 01387 850 497.

Authorities

Scottish Forestry
Central Scotland Conservancy
Bothwell House, Hamilton, ML3 0QA
Tel: 0300 067 6006

South Lanarkshire Council
45 John Street, Blantyre, Glasgow, G72 0JG
Tel: 0303 123 1015

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 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.

Selling Agents

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

Patrick Porteous Tel: 07444559510.
Harry Graham Tel: 07375823528
Email: Info@landfor.co.uk

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.

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. A copy of the title plan and sheet are available from 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.

Seller's Solicitor

Andrew Ion
Kerr Stirling, 10 Albert Place, Stirling, FK8 2QL.
Tel: 01786 463 414



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