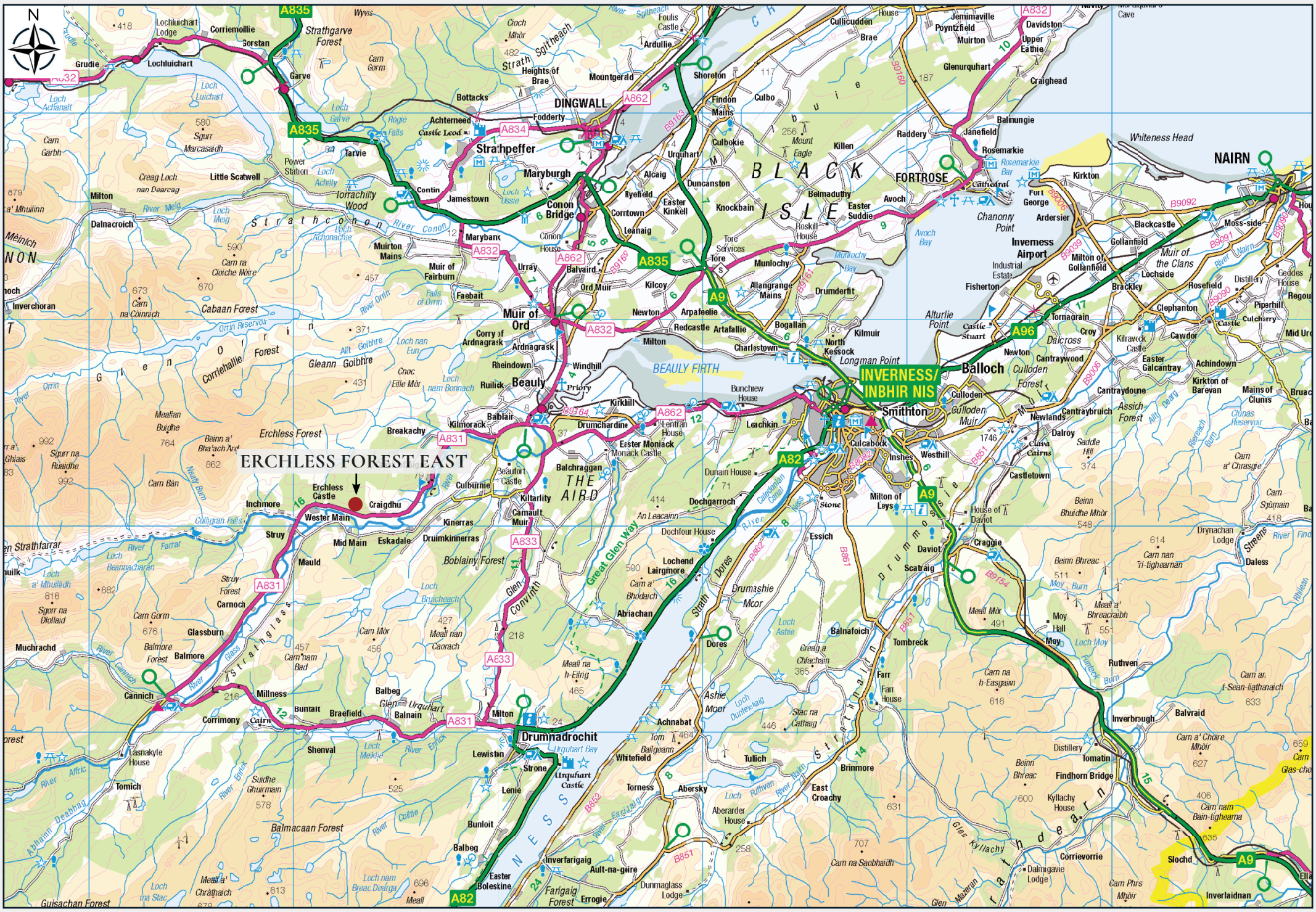


ERCHLESS FOREST EAST

NEAR BEAULY, INVERNESS-SHIRE



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ERCHLESS FOREST EAST

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TOTAL AREA: 450.65 HECTARES / 1,113.55 ACRES

An extensive and diverse mixed commercial forest situated in a stunning part of the Scottish Highlands within easy reach of Inverness and the timber markets in this region.

- Excellent forest investment opportunity with over 44,000 m3 of mature timber
- Fertile land to be replanted with the option of a variety of mixed species
 - Stunning location with a mixed age range of timber crops.
- Established forest road network with good access to nearby timber processing markets
 - Prolific natural regeneration of conifer and broadleaved species throughout the forest

FREEHOLD FOR SALE - OFFERS OVER £3,500,000



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Selling Agents:

Patrick Porteous: 07444 559510
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LOCATION

Erchless Forest East sits on the north side of Glen Glass, approximately halfway between Beaulieu and Glen Affric, near the village of Struy in Inverness-shire. The forest overlooks Strathglass and the River Beaulieu with Glen Strathfarrar to the west. Renowned for its stunning scenery, extensive woodland cover, biodiversity and some of the finest examples of native Caledonian forest in Scotland can be found in this region.

The forest sale presents an excellent opportunity to acquire a well located, sizeable forest that is seldom available close to Inverness and the well-established timber market in the northeast of Scotland.

To locate the forest, please refer to the location and sale plans where the entrance to the forest can be found at point A1 and by using What3Words reference: reprints.pizzas.imprints.

DESCRIPTION

The forest was established in two stages with the southern half of the forest planted by the Forestry Commission in 1959, followed by the northern half, by Erchless Estate, in 1968.

Since then, some significant restructuring has taken place with forest road construction and the first phase of felling and replanting in 1996, with further felling taking place between 2012 and 2017. This focused on the removal of lower-value Lodgepole pine and replacing this with higher-yielding, improved Sitka spruce to the north of the forest.

Approximately 86.88 hectares of the forest that was felled between 2012 and 2017 was left fallow and can be restocked with Sitka spruce, Douglas fir, mixed conifer and native broadleaved species. Parts of these areas already have

mixed species natural regeneration taking place, creating the opportunity to focus replanting on the more productive areas to maximise future timber production.

The remaining mature timber extends to approximately 105 hectares with an estimated standing volume in the region of 44,000 m³, with several stands demonstrating excellent productivity. The Sitka spruce, in particular, is performing well with volumes in the most fertile areas of the forest estimated to be standing around 700m³ per hectare. Felling of these areas can be expected over the next five - ten years, presenting an excellent opportunity to secure a significant source of tax-free timber revenue.

Natural regeneration has flourished throughout the forest with native broadleaves improving the overall forest design and biodiversity to help meet the principles of the UK

Forestry Standard. Crunaglack, in the south-eastern corner of the forest, was felled in 1999 and has since regenerated naturally, increasing the proportion of native woodland. In doing so, it allows timber production to be concentrated on the most productive areas, which can be replanted.

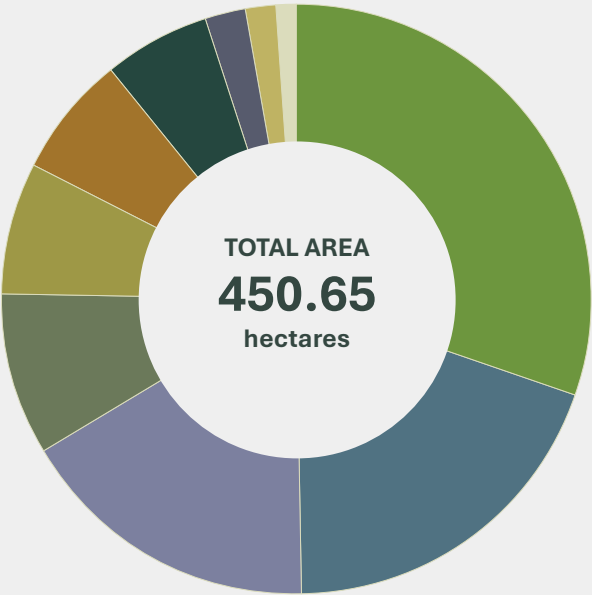
The forest has significant potential to produce an excellent timber resource over time in a stunning location with scope to consider the development of a forest cabin to enjoy the outstanding panoramic view across Glen Glass.

The previous LTFP has now expired and so a purchaser will have the ability to create their own Forest Plan to suit their own management objectives going forward.

Supplementary information is available on request from the Selling Agents.



Species by area



SPECIES	AREA (HA)	%
Sitka spruce	137.25	30.5%
Scots pine / lodgepole pine	32.08	7.1%
Scots pine	30.58	6.8%
Mixed conifers	26.42	5.9%
Lodgepole pine	9.81	2.2%
Native broadleaves	40.23	8.9%
Lodgepole pine (windblow)	6.87	1.5%
Scots pine (windblow)	4.97	1.1%
Open ground	75.57	16.8%
Land awaiting restocking	86.88	19.3
Total	450.65	100.0%



Species	Planting Year						Total
	1959	1968	2003	2013	2016	2017	
Sitka spruce		4.45	2.15	61.05	20.79	48.82	137.25
Scots pine	30.58						30.58
Scots pine/lodgepole pine	29.36	2.72					32.08
Lodgepole pine	9.81						9.81
Mixed conifers	4.12					8.02	12.14
Hybrid larch	3.56	1.33					4.88
Sitka spruce/mixed conifers		8.43					8.43
Scots pine/Norway spruce	0.70						0.70
Mixed conifers/mixed broadleaves	0.27						0.27
Lodgepole pine (windblow)	6.87						6.87
Scots pine (windblow)	4.97						4.97
Native broadleaves	34.15			2.23	2.29	1.56	40.23
Land awaiting restocking							86.88
Open ground							75.57
Total	124.39	16.92	2.15	63.28	23.07	58.39	450.65





ACCESS

To reach the property from the east, follow the A831 public road west in the direction of Struy and approximately 1 mile before the village turn off the public road at the access point marked A1, as show on the sale plan. Then follow the access road a short distance up the hill to reach the forest access gate and continue on past Erchless Forest Cottage and into the forest.

The forest road and track network within the forest provides access to most parts, but please allow time to walk the tracks, as some of these are only suitable for all terrain vehicles. There is also a good supply of stone available in various locations within the forest for further road construction or access improvements. All timber has been extracted down to the A831 (an approved haulage route) and then east to the various timber processors in the region.

The solum of the forest access road between points A1-A2-A4 is owned by Erchless Estate for access to their hill ground. A servitude right of access will be granted to the purchaser of the forest for access over this route for all purposes and maintenance will be according to user. There are also two timber loading bays located along the southern edge of the forest, adjacent to the A831 (points A8 and A9), which have been used for access and timber extraction in the past.



WOODLAND MANAGEMENT

Grant funding will be available (on application) to assist with the replanting of the northern (52.26 hectares) and southern (34.61 hectares) areas that were previously felled and shown on the sale plan. The purchaser will be expected to accept the replanting obligations for both areas within the forest.

There is a small, localised population of the Pine Tree Lappet Moth found in this area and whilst there has been no damage recorded, a timber movement restriction has been in place for many years to prevent the potential spread of the Moth, which is being monitored by Forest Research.

As a precaution, this prevents timber from being despatched from this area between Mid-May and the end of August. To date it has not affected local timber prices or harvesting operations and a purchaser should be aware of its presence.

The forest is managed in accordance with the UK Woodland Assurance Standard (UKWAS) and is currently managed on behalf of the owners by Nicholson Forest Management, 17 Culloden Road, Balloch, Inverness, IV2 7HQ.

SPORTING & MINERAL RIGHTS

The sporting rights are included with the freehold with Red, Roe and Sika deer found within the forest. The deer population is currently managed by the estate to prevent damage to the younger tree crops, permitting natural regeneration to take place and thereby providing some exciting and challenging woodland stalking in this highly scenic area.

There are two small Lochans within the northern half of the forest with the larger of the two, Loch na Plangaid, fishable for Brown trout.

The Mineral Rights are included in so far as the Seller has right thereto and excepting those reserved by statute.

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.



BOUNDARIES

The boundary is deer fenced and internal deer fences have also been erected to assist with deer management.

The purchaser will be expected to erect a new deer fence between points B1-B2, shown on the sale plan within a period of 5 years from the date of entry and to continue to maintain existing deer fences, if required, between points B1-B2-B3-B4-B5 and B1 and B6 in a deer proof condition at their sole expense. All other fences are to be maintained mutually or as according to the title.

TIMBER MARKETS

This region of the country is renowned for its excellent connectivity to a broad range of established timber processors. West Fraser's panel board facility at Dalcross lies just 26 miles to the northeast, with the Balcas biomass plant at Invergordon approximately 32 miles to the north.

For sawlogs, John Gordon & Son and Tulloch Timber are both in Nairn (36 miles), while James Jones & Sons at Mosstodloch lies 65 miles east of the forest. Within easy reach of the property. West Fraser panel board facility is located nearby at Dalcross (12 miles), while the Balcas biomass plant at Invergordon lies approximately 30 miles to the north.

This proximity and extensive selection of established timber markets ensure competitive timber pricing and makes the region a prime location for forestry investment.

THIRD PARTY RIGHTS, RESERVATIONS & BURDENS

The proprietors of Erchless Estate will retain ownership of the solum of the forest access road between points A2 - A3 - A4 for access to the northern part of their estate. Reserving the right to improve, widen and to create laybys along this route with maintenance shared according to user. Where this could impact upon any tree crops within the forest, crop compensation is to be paid to the forest owner at an agreed scale of values, according to the area, age and species impacted.

The neighbouring Estate to the north of the forest (Farley Estate) has a servitude right of access over the forest road between points A2-A4 with maintenance shared according to use.

There are overhead electricity lines passing through the forest which are operated by Scottish & Southern Energy.

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 & 2025.

WIND ENERGY

The Purchaser will be expected to enter into a clawback agreement by way of a standard security for 25% of any gross income payable from any wind farm development projects commissioned within a period of 15 years from the date of entry, for the project's lifetime.

AUTHORITIES

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

Highland Council
Glenurquhart Road
Inverness, IV3 5NX
Tel: 01349 886 608

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.

SELLING AGENTS

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

SELLER'S SOLICITOR

Turcan Connell
Princes Exchange, 1 Early Grey Street,
Edinburgh, EH1 2AS
Don Macleod Tel: 0131 228 8111
Email: don.macleod@turcanconnell.com

FINANCE & ANTI-MONEY LAUNDERING

To comply with the Money Laundering, Terrorist Financing, and Transfer of Funds (Information on the Payer) Regulations 2017, all formal offers must be submitted in Scottish Legal Form.

Offers must be accompanied by adequate identification and either a bank reference or guarantee confirming sufficient funds and their source.

TAXATION

Commercial woodland ownership offers a highly efficient tax environment that can significantly enhance investment returns. Key benefits generally include:

Income & Corporation Tax: Profit from the sale of timber is typically exempt from both Income and Corporation Tax.

Capital Gains Tax (CGT): Standing timber is exempt from CGT; only the increase in the value of the underlying land is assessable.

Inheritance Tax (IHT): Commercial woodland and agricultural assets generally qualify for 100% Business Property Relief (BPR) or APR on the first £2.5 million of qualifying assets per person, provided the asset has been owned and managed commercially for at least two years. This allowance can be combined for married couples/civil partners to pass on up to £5 million of qualifying assets tax-free. Qualifying assets exceeding these thresholds receive 50% relief, resulting in an effective IHT rate of 20%.

VAT: Owners can register for VAT to reclaim tax on management expenses and capital works.

Tax legislation is subject to change, and its impact depends on your circumstances. It is therefore essential to consult with a qualified Financial Advisor or Accountant to fully understand how taxation applies to your investment.

Important Notice

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