

KENNACRAIG WOODLAND

NEAR TARBERT, ARGYLL



LANDFOR
CHARTERED LAND & FORESTRY AGENCY
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KENNACRAIG WOODLAND

NEAR TARBERT, ARGYLL

FOR SALE IN TWO LOTS OR AS A WHOLE

Lot 1 – Kennacraig Woodland

Area: 54.11 Hectares / 133.70 Acres

Offers Over £475,000

Lot 2 – Kennacraig Oak Wood

Area: 13.63 Hectares / 33.67 Acres

Offers Over £100,000

TOTAL AREA: 67.74 HECTARES / 167.38 ACRES

AS A WHOLE - OFFERS OVERS £575,000

A highly attractive mixed aged woodland with young and mature conifer crops, along with development potential in a stunning coastal setting with loch frontage onto West Loch Tarbert.

- High yielding mid rotation conifer crops and mature timber ready to harvest
- Lovely area of mature semi natural ancient oak woodland with sea loch frontage
- Opportunity for a scenic coastal cabin or development, subject to planning permission
- Well-developed access directly onto an approved timber haulage route



Selling Agents:

Patrick Porteous: 07444 559510

Harry Graham: 07375 823528

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





LOCATION

Kennacraig Wood is situated on the Kintyre peninsula in Argyll, next to Kennacraig ferry terminal overlooking West Loch Tarbert, 5 miles south-west of the popular harbour village of Tarbert. The woodland enjoys an outstanding elevated setting, sloping down towards the shoreline with panoramic views across the sheltered sea loch towards the Isle of Gigha and Islay to the west.

The woodland is separated into two sections by the A83 trunk road which provides excellent access for exploring the region and links to timber markets further afield. Lochgilphead lies 30 miles to the north and Campbeltown 33 miles to the south, with Glasgow and the central belt around two and a half hours' drive. The ferry terminal at Kennacraig offers regular sailings that connect with Port Ellen and Port Askaig on Islay, and with Colonsay in summer.

Tarbert offers a range of local shops, hotels, cafés and restaurants, along with everyday services, while the woodland's location provides an excellent base from which to enjoy Argyll's beaches, sailing, sea angling and its abundant wildlife.

For further details on the woodland's location, please refer to the location and sale plans. The main access can be found using the what3words references [films.couches.hamsters](#) for lot 1 and [shrub.control.oiled](#) for lot 2.

DESCRIPTION

LOT 1 – KENNACRAIG WOOD

AREA: 54.11 HECTARES / 133.70 ACRES

Kennacraig Wood is an excellent example of a mixed-age and highly productive woodland in a stunning coastal setting set to deliver short-term income from timber harvesting along with significant long-term capital growth.

The timber crop was established in 1984 with Sitka spruce and mixed conifers, together with smaller areas of Japanese larch, on gently sloping fertile soils. Combined with the coastal moisture and humidity, these have provided excellent growing conditions. Restructuring of the woodland began in 2011 with the first felling and this continued through to 2018, followed by replanting which has focused on high-yielding Sitka spruce that is developing well.

The stocked conifer area extends to 42.43 hectares and the second-rotation crops, which account for 74% of this, could be thinned within the next five to ten years to generate income, or simply left to grow on to maturity.

At the northern end of the forest there is 11.08 hectares of high-quality mature timber ready to fell, offering a purchaser tax-free returns in the short term. A section of the woodland was felled in 2021 and there remains 1.78 hectares that is due to be replanted with predominantly Sitka spruce (75%) and other species. The woodland will be sold subject to a replanting obligation over this area.

In addition to the highly productive woodland, there are areas of ancient broadleaved woodland of semi-natural origin, and the attractive Allt Rhu watercourse runs through the north-eastern section of the woodland. Along with the stunning coastal views, there may also be scope to build a cabin to enjoy the area, subject to consent.

The current species composition is shown below, and supplementary information is available on request from the Selling Agents.

Species	Planting Years						
	1900	1984	2011	2014	2017	2018	Total
Sitka spruce			14.00	3.75	2.85	6.80	27.41
Sitka spruce/Mixed conifers		7.77	1.25	2.69			11.71
Japanese larch		2.31					2.31
Mixed conifers / Native broadleaves		1.03					1.03
Native broadleaves	5.22	0.33					5.55
Sitka spruce/Mixed conifers windblow		1.00					1.00
Land awaiting restocking							1.78
Open ground							3.32
Total	5.22	12.44	15.25	6.44	2.85	6.80	54.11





LOT 2 – KENNACRAIG OAK WOOD

AREA: 13.63 HECTARES / 33.67 ACRES

This coastal area of native oak woodland is situated along the edge of West Loch Tarbert. The land falls westward from the public road through mature ancient semi natural oak to the water's edge, where the views across the sea loch are spectacular.

Most of the woodland is characteristic of the Atlantic Sessile oak woodland (rainforest) typically found on the west coast with significant diversity and supporting a range of habitats.

There are also areas of younger native regeneration establishing well, with small pockets of mixed conifers adding to the mixed nature of the woodland.

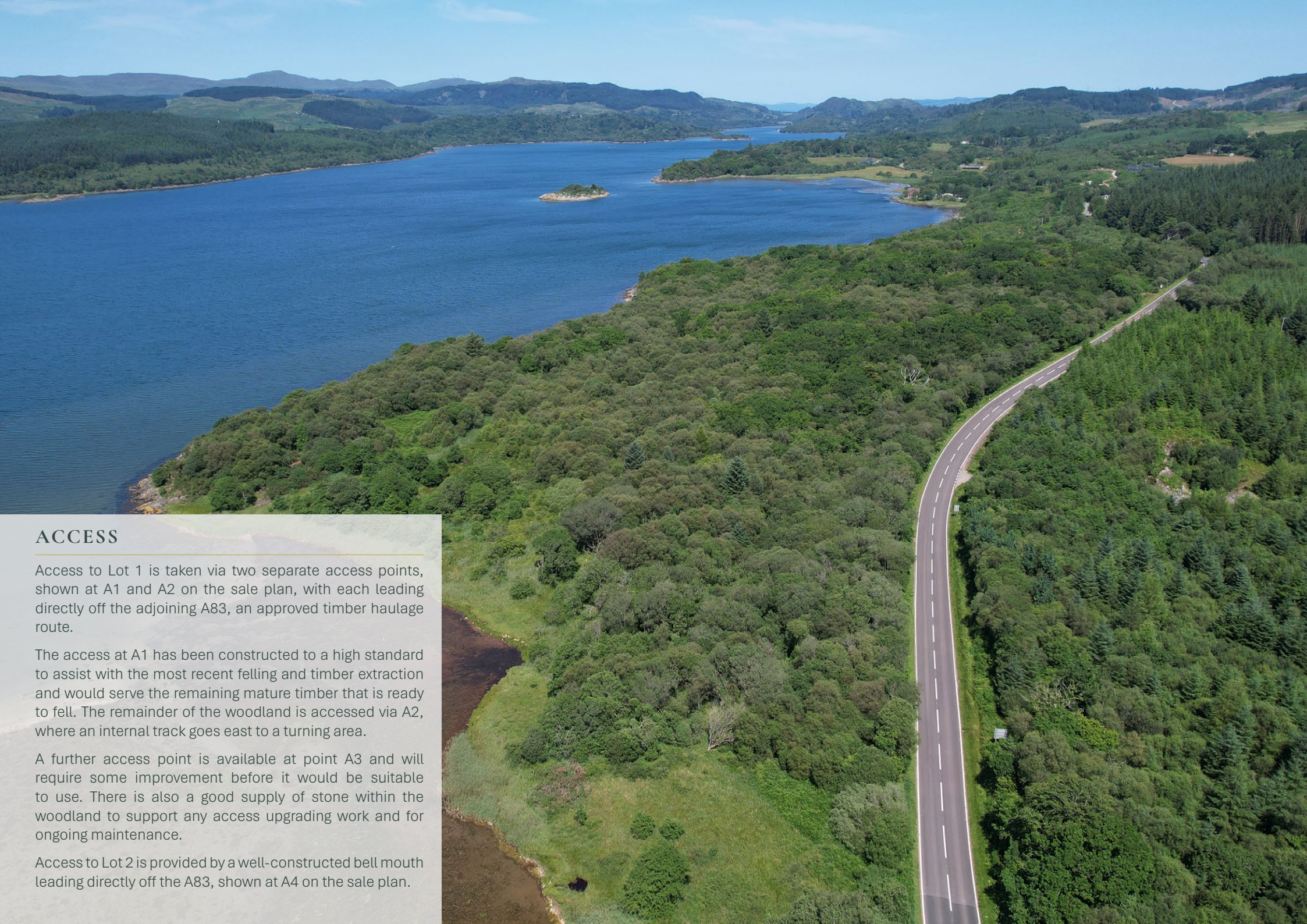
The coastal woodland setting would be ideal for a cabin or development overlooking the sea loch, while ownership down to the foreshore enhances the amenity and may allow for a small jetty to be constructed, subject to obtaining the necessary permissions, marine consents and regulatory approvals.

Woodland of this character is rarely available and presents an excellent opportunity for those looking to acquire native woodland in a spectacular coastal setting with development potential.

The woodland composition is shown below, and further information is available on request from the Selling Agents.

Species	Planting Year			
	1900	2006	2018	Total
Mixed Native Broadleaves	8.17			8.17
Native Broadleaved Regeneration			2.75	2.75
Mixed Conifers / Mixed Broadleaves		1.38		1.38
Open ground				1.32
Grand Total	8.17	1.38	2.75	13.63





ACCESS

Access to Lot 1 is taken via two separate access points, shown at A1 and A2 on the sale plan, with each leading directly off the adjoining A83, an approved timber haulage route.

The access at A1 has been constructed to a high standard to assist with the most recent felling and timber extraction and would serve the remaining mature timber that is ready to fell. The remainder of the woodland is accessed via A2, where an internal track goes east to a turning area.

A further access point is available at point A3 and will require some improvement before it would be suitable to use. There is also a good supply of stone within the woodland to support any access upgrading work and for ongoing maintenance.

Access to Lot 2 is provided by a well-constructed bell mouth leading directly off the A83, shown at A4 on the sale plan.

SPORTING & MINERAL RIGHTS

The sporting rights are included in the sale, with the woodlands mixed age structure and topography offering good opportunities for red, roe and sika deer stalking.

Deer management was previously carried out by a sporting tenant and ceased in March 2026, and a new sporting lease could be put in place for future deer management purposes, if required.

The mineral rights have been reserved. However, this should not prevent the woodland owner from carrying out normal woodland management activities, such as construction of access roads, ground preparation or drainage for tree establishment.

THIRD PARTY RIGHTS & BURDENS

An electricity servitude, in favour of Scottish & Southern Electricity Networks, is in place for the overhead line that passes through the western corner of Lot 1 and the eastern section of Lot 2. There are no ongoing payments associated with this servitude.

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.

BOUNDARIES

The boundaries have both stone walls and stock proof fences. Maintenance of the boundaries are to be shared on a 50/50 basis with the adjoining neighbours or according to the conditions in the title.

A stock proof fence is to be erected by the seller along the northeastern boundary of lot 1 prior to the completion of the sale following a plot of land from within the forest being sold. The route of this fence is shown as X-Y-Z on the sale plan.

FOREST MANAGEMENT

The property is currently managed on behalf of the owner by Andrew Dixon, RDS Forestry, Enterprise House, Springkerse Business Park, Stirling, FK7 7UF.

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
Perth and Argyll Conservancy
Upper Battleby
Redgorton
Perth
PH1 3EN
Tel: 0300 067 6005

Argyll & Bute Council
Kilmory
Lochgilphead
PA31 8RT
Tel: 01546 605522

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

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

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

Patrick Porteous - Mobile: 07444559510
Harry Graham - Mobile: 07375823528
Email: info@landfor.co.uk

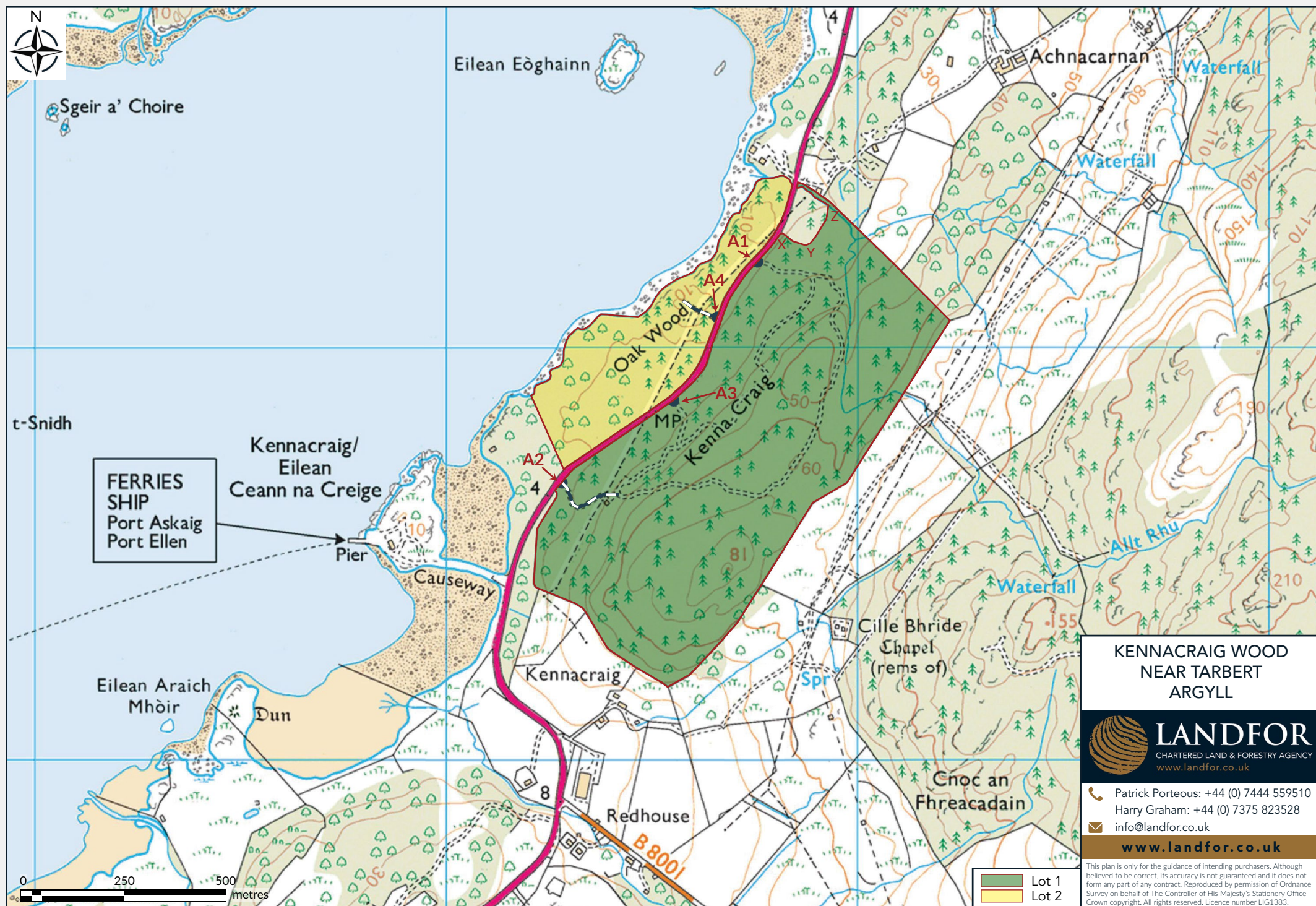
SELLER'S SOLICITOR

Lindsays
100 Queens Street,
Glasgow
G1 3DN

Lorna McKay
Tel: 0141 302 8384
Email: ruralproperty@lindsays.co.uk

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