

# Kirnan Wood

## Near Lochgilphead, Argyll & Bute





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Freehold for Sale - Offers Over £700,000

A well-managed and highly productive second rotation conifer woodland, with excellent growth, in a highly scenic and accessible part of Argyll, renowned for its premium timber production.

Total Area: 62.00 Hectares / 153.20 Acres

- An excellent investment opportunity with a young, high yielding conifer crop
- Attractive and accessible location in an area renowned for good timber production
- High amenity value with a lovely area of mature Ancient Oak woodland
- Well-constructed forest road and good access to timber markets.



Selling Agents:

Patrick Porteous: 07444 559510  
Harry Graham: 07375 823528

✉ [info@landfor.co.uk](mailto:info@landfor.co.uk)  [www.landfor.co.uk](http://www.landfor.co.uk)





## Location

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Kirnan Wood lies approximately 7 miles north of Lochgilphead and 8.9 miles north of Ardrishaig Pier in Argyll. Occupying an attractive elevated position within a landscape dominated by commercial forestry.

Situated in the heart of Argyll, one of the UK's strongest regions for commercial forestry, the property has convenient access to established timber haulage routes serving both domestic markets and export routes to Ireland and the south. The region's favourable growing conditions, well developed forestry infrastructure, and reliable network of local contractors create an excellent environment for effective woodland management and commercial timber production.

Please refer to the location and sale plans to locate the property and the entrance to the forest is found at point A1 and can also be found using the What3Words reference: nuptials.poem.editor.

## Description

Kirnan Wood is a highly desirable and well managed second rotation conifer woodland, combining strong long term commercial investment potential with an attractive age profile.

Following the felling of the first rotation, the land was restocked in two stages (2013 and 2017) with improved Sitka spruce, complemented by smaller sections of Norway spruce and Scots pine. The woodland lies between 70 and 140 m above sea level, and its predominantly mineral-based soils, including peaty gleys, podzols, and brown earths, provide highly favourable conditions for the growth of commercial conifers, as demonstrated across the site.

Sitka spruce, the principal species, has benefitted particularly well from the area's humidity and moist soils, resulting in excellent growth rates with yield classes measured at 24 and above in the most fertile areas. Approximately 80% of the woodland is planted with productive conifers, underpinning

strong long-term timber potential and positioning Kirnan Wood to deliver a good return over the medium to long term.

Complementing the commercial element, the property also features an attractive area of ancient Sessile Oak woodland interspersed with mature Rowan, Hazel, and occasional Ash. This enhances both the biodiversity and ecological value of the land while adding structural and visual diversity throughout the woodland. Additionally, a telecoms mast, situated at the northeast end of the property, provides supplementary income of £1,000 per year.

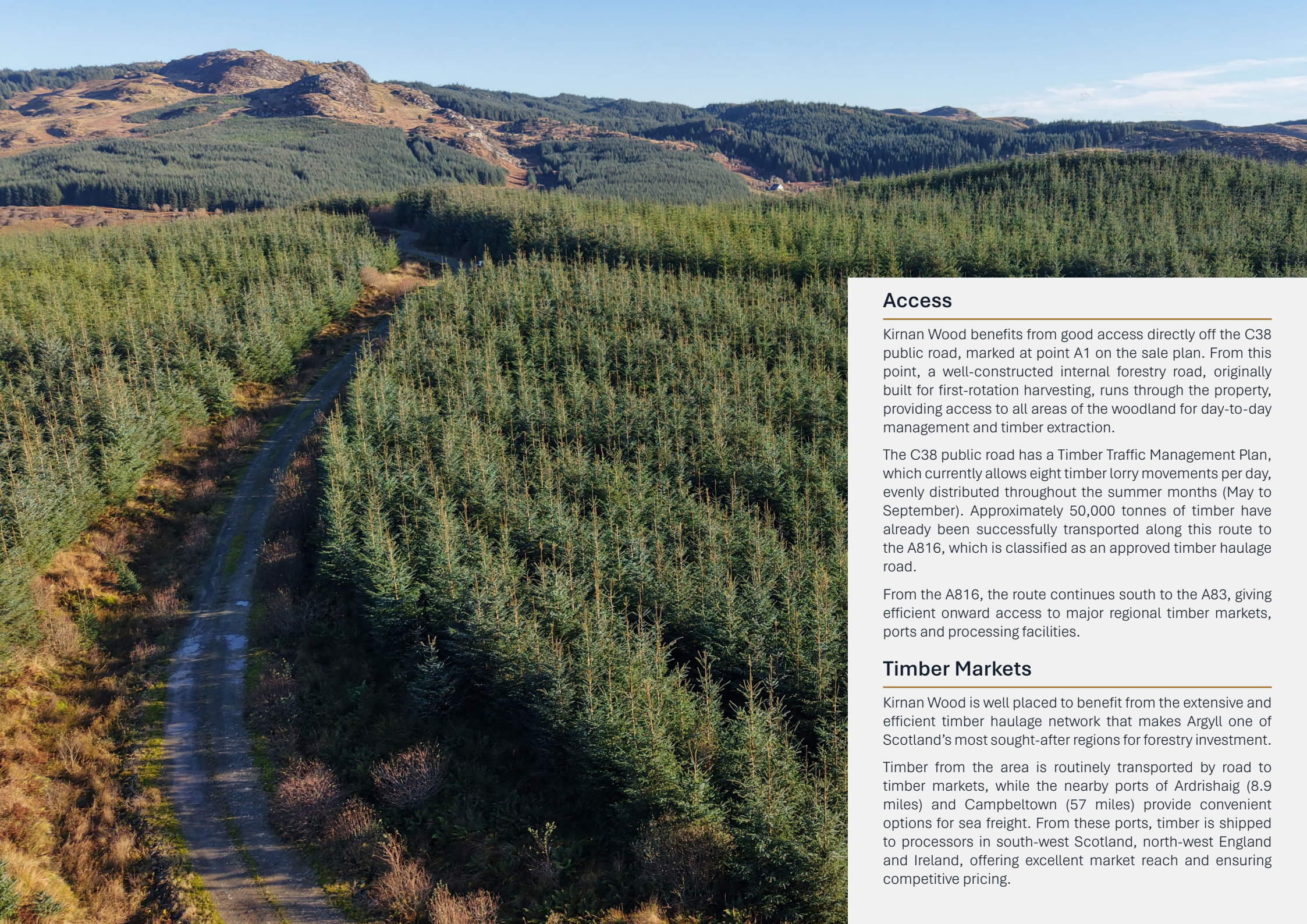
Set within the scenic surroundings of Argyll, Kirnan Wood combines high productivity with the enjoyment of a peaceful and beautifully situated forestry asset. Its well-performing crop, strong yield potential, and appealing natural features make it an excellent woodland investment opportunity.

The current crop composition has been estimated from

aerial imagery and is as follows. Further details are available from the Selling Agents upon request.

Species	Planting Year				Total
	1930	1979	2013	2017	
Sitka spruce		1.77	26.88	19.73	48.38
Norway spruce				1.09	1.09
Scots pine/ Mixed broadleaves			1.58		1.58
Mixed broadleaves	4.16		1.87		6.03
Open ground					4.92
<b>Total</b>	<b>4.16</b>	<b>1.77</b>	<b>30.33</b>	<b>20.82</b>	<b>62.00</b>





## Access

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Kirnan Wood benefits from good access directly off the C38 public road, marked at point A1 on the sale plan. From this point, a well-constructed internal forestry road, originally built for first-rotation harvesting, runs through the property, providing access to all areas of the woodland for day-to-day management and timber extraction.

The C38 public road has a Timber Traffic Management Plan, which currently allows eight timber lorry movements per day, evenly distributed throughout the summer months (May to September). Approximately 50,000 tonnes of timber have already been successfully transported along this route to the A816, which is classified as an approved timber haulage road.

From the A816, the route continues south to the A83, giving efficient onward access to major regional timber markets, ports and processing facilities.

## Timber Markets

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Kirnan Wood is well placed to benefit from the extensive and efficient timber haulage network that makes Argyll one of Scotland's most sought-after regions for forestry investment.

Timber from the area is routinely transported by road to timber markets, while the nearby ports of Ardrishaig (8.9 miles) and Campbeltown (57 miles) provide convenient options for sea freight. From these ports, timber is shipped to processors in south-west Scotland, north-west England and Ireland, offering excellent market reach and ensuring competitive pricing.



## Sporting & Mineral Rights

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The sporting rights are included in the sale, with the forest's varied landscape and mixed age structure offering excellent opportunities for Red & Roe deer stalking.

Deer management was carried out by a sporting tenant until January 2026. This agreement has not been renewed, and a new sporting lease could be put in place for future management purposes.

Mineral rights are also included in the sale, as per the title, with the exception of those reserved by statute.

## Boundaries

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The northern, eastern and western boundaries of the forest are enclosed by a stock proof fence in varying condition. Maintenance of the boundary fence is shared on a 50/50 basis with the adjoining neighbours or according to the conditions in the title.

## Planning & Development

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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

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The neighbouring forest to the south has a reserved right of access over the internal forest road for all timber extraction and management purposes. Maintenance obligations for this access are apportioned according to usage.

A right of access is reserved to EE Limited over a short section of the internal forest road, allowing access to the telecoms mast for servicing, renewal, and replacement.

An electricity wayleave is also in place in favour of Scottish & Southern Electricity Networks from the mast site, which includes a single pole and a short section of underground cable. There are no ongoing payments associated with this wayleave.

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.

For more details on the third-party rights please contact the Selling Agents.

## Forest Management

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The property is currently managed by Eamonn Wall & Co, 15 W Burnside, Dollar FK14 7DP.

## Viewing & Offers

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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.

## Finance & Anti-Money Laundering

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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

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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.

## Authorities

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### Scottish Forestry

Perth and Argyll Conservancy  
Upper Battleby  
Redgorton, Perth  
PH1 3EN  
Tel: 0300 067 60040

### Argyll & Bute Council

Kilmory  
Lochgilphead  
PA31 8QN  
Tel: 01852 500 652

## Selling Agents

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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

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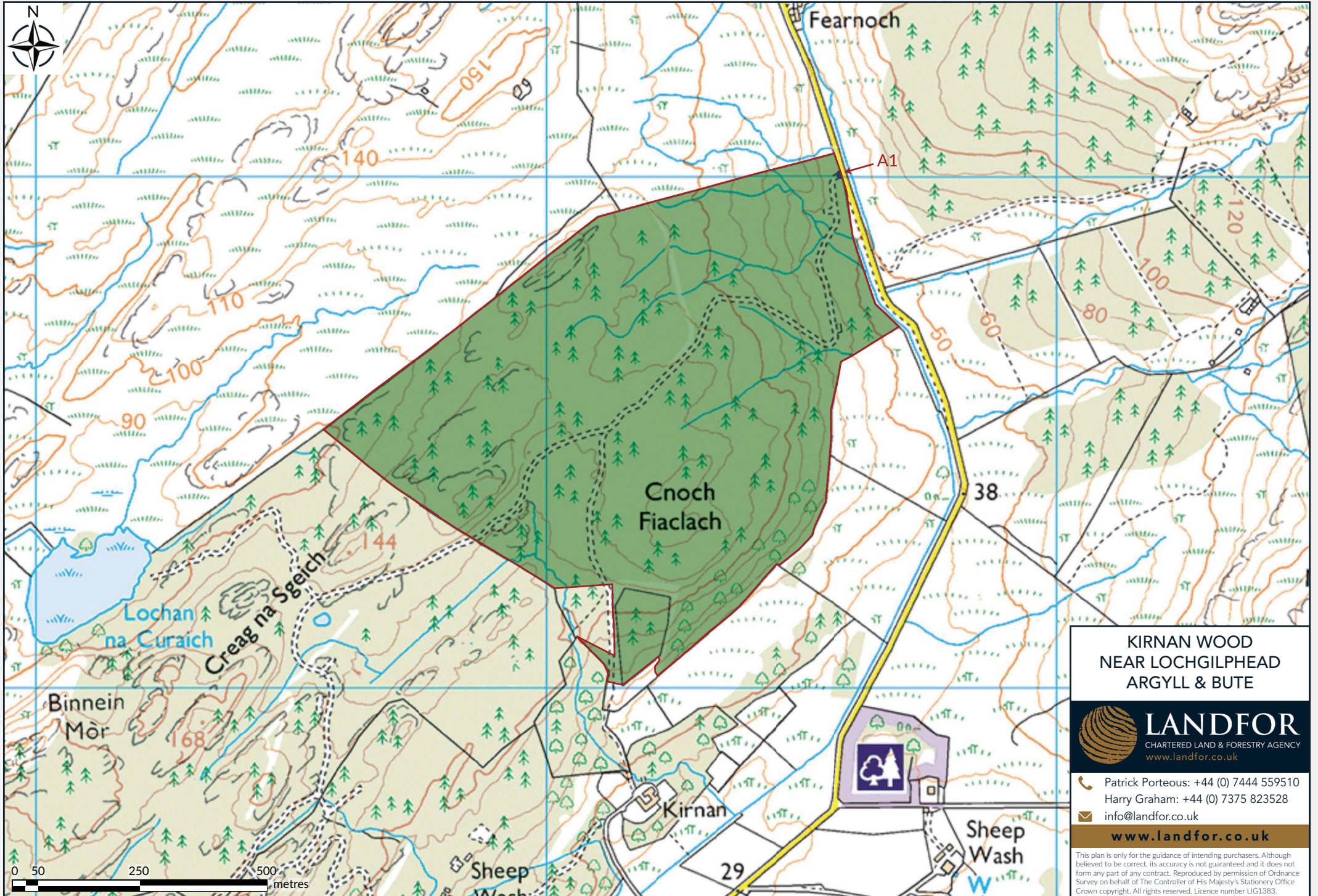
Gillespie Macandrew LLP  
Broxden House, Lamberkine Drive,  
Perth, PH1 1RA.

Lois Newton  
Tel: 01738 231013  
Email: Lois.Newton@gillespiemacandrew.co.uk

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KIRNAN WOOD  
NEAR LOCHGILPHEAD  
ARGYLL & BUTE



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