

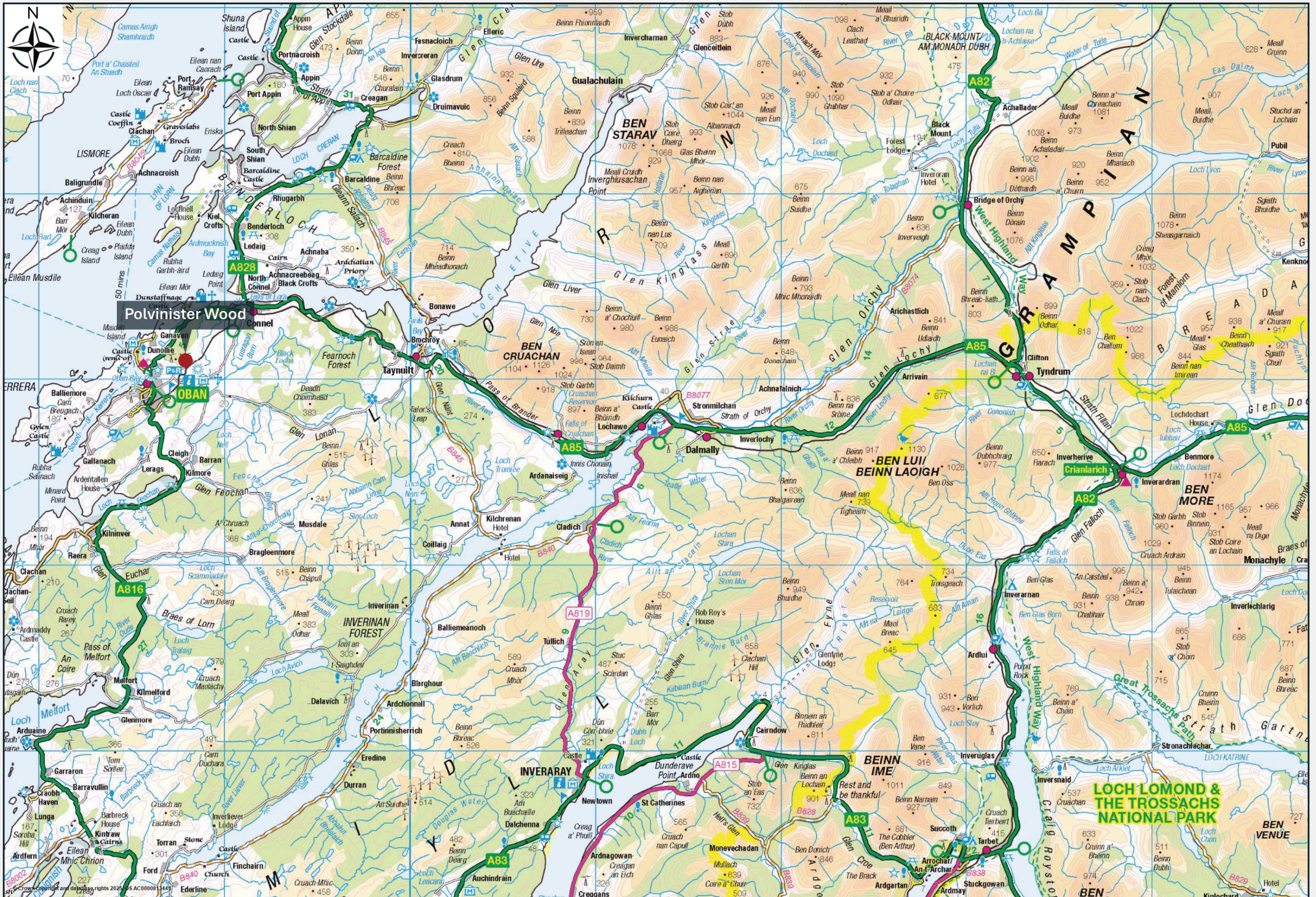
# Polvinister Wood

Near Oban, Argyll & Bute



**LANDFOR**  
CHARTERED LAND & FORESTRY AGENCY  
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# Polvinister Wood

Near Oban, Argyll & Bute

Area: 56.74 Ha / 140.20 Acres

A highly productive second-rotation commercial conifer woodland, offering long-term development potential and breathtaking, unspoiled views over Oban and the Isle of Mull in Argyll & Bute.

- An excellent young second rotation conifer woodland with good access.
- Sitka spruce crops estimated to be growing at yield class 20 and above.
- A fertile site with excellent growth rates, creating an ideal forest investment opportunity.
- Planning permission in principle for three residential house sites.

Freehold for Sale

Offers Over £650,000



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CHARTERED LAND & FORESTRY AGENCY

**Selling Agents:**

Patrick Porteous: +44 07444 559510

Harry Graham: +44 07375 823528

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## Location

Polvinister Wood is situated in a stunning location on Scotland's west coast, within the county of Argyll & Bute. Situated approximately two miles northeast of Oban, a renowned coastal town celebrated for its scenic beauty, the property enjoys an elevated position that offers exceptional views across Oban Harbour and towards the Isle of Mull.

The surrounding area is well known for its high-quality commercial forestry and excellent growing conditions, making Polvinister Wood well-suited for timber production.

To locate the property, refer to the location and sale plans, and use the what3words reference `plantings.balancing.downward` to identify the forest access point at A1, as per the sale plan.



## Description

Polvinister is a highly desirable and productive second rotation conifer woodland, set in a picturesque location with views of the surrounding landscape.

Following the felling of the first rotation, the woodland was restocked in 2018 with improved Sitka spruce, complemented by well-designed pockets of mixed broadleaves and mixed conifers. The region’s mild, moisture-rich climate, strongly influenced by the Gulf Stream, combined with its fertile, well-drained soils, provides optimal conditions for commercial timber production. These factors have combined to create excellent growth rates, with the yield class of Sitka spruce estimated at 20 and above.

An incoming purchaser has the flexibility to allow the crop to mature to felling age or, alternatively, benefit from a period of thinning, generating tax-free timber income.

Beyond its commercial appeal, Polvinister benefits from a lovely former reservoir and lochan, enhanced by a mix of mature conifers and open ground. These features add

biodiversity and amenity value to this attractive, compact, and highly productive commercial woodland.

Polvinister also benefits from planning permission in principle for three residential house sites, strategically positioned around the reservoir to benefit from the spectacular views and peaceful surroundings the woodland enjoys.

It is anticipated that a private water supply, utilising the reservoir or boreholes, and a private sustainable drainage system will be created for each house site. An electricity supply will also be required to be extended from the southern boundary of the woodland.

The location of the house sites can be seen on the sale plan and copies of the planning documents are available on request from the Selling Agents.

The following table provides a summary of the current composition of the woodland. Compartment schedules, maps, and a copy of the Management Plan are available upon request from the selling agents.

| Species                    | Planting Year |       | Total |
|----------------------------|---------------|-------|-------|
|                            | 1980-1985     | 2018  |       |
| Sitka spruce               |               | 32.80 | 32.80 |
| Open ground/Mixed conifers | 9.90          |       | 9.90  |
| Mixed broadleaves          |               | 7.00  | 7.00  |
| Open ground                |               |       | 5.34  |
| Lochans & Reservoir        |               |       | 1.70  |
| Total                      | 9.90          | 39.80 | 56.74 |







## Access

Polvinister is directly accessed from the adjacent Glencruitten Road, shown as A1 on the sale plan. This road goes in a south-westerly direction to the A816, an approved route for timber haulage, providing access to all major timber markets across Scotland.

A well-developed access road leads to the centre of the property at A2, as indicated on the sale plan, where a large hardcore turning area accommodates timber lorries. While this road was utilised for harvesting the first rotation, minor upgrades will be required to facilitate the harvesting of the current crop.

A supply of stone is available on-site to support these upgrades and ongoing maintenance.



## Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit and to obtain locked gates codes. Please also be aware of potential hazards within the property when viewing.

A closing date for offers may be set and the Seller also reserves the right to sell the property at any time. It is therefore 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.

## Boundaries

The woodland is enclosed by a deer fence on the north, east and western boundaries with the roadside boundary enclosed by a stock proof fence.

## Sporting & Mineral Rights

The sporting rights are included in the sale. The woodland's topography and landscape offer some exciting roe deer stalking and rough shooting in season.

Additionally, the lochans provide potential for trout fishing, with a small number historically released into the former reservoir.

The mineral rights are also included in the sale, except where reserved by statute or under the Titles.

## Authorities

### Scottish Forestry

Forestry Commission Scotland, Perth and Argyll  
Conservancy, Glenearn Road, Perth, PH2 0NJ,  
Tel: 01738 442830

### Argyll & Bute Council

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll,  
PA31 8RT, Tel: 01546 602127

### 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 (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.

## Planning & Development

Polvinister benefits from planning permission in principle for three attractive house sites surrounding the existing lochans and Reservoirs (Ref: 24/01312/PPP). For more details on this application please contact the selling agents.

## 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.

## 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.

## 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.

## Selling Agent

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

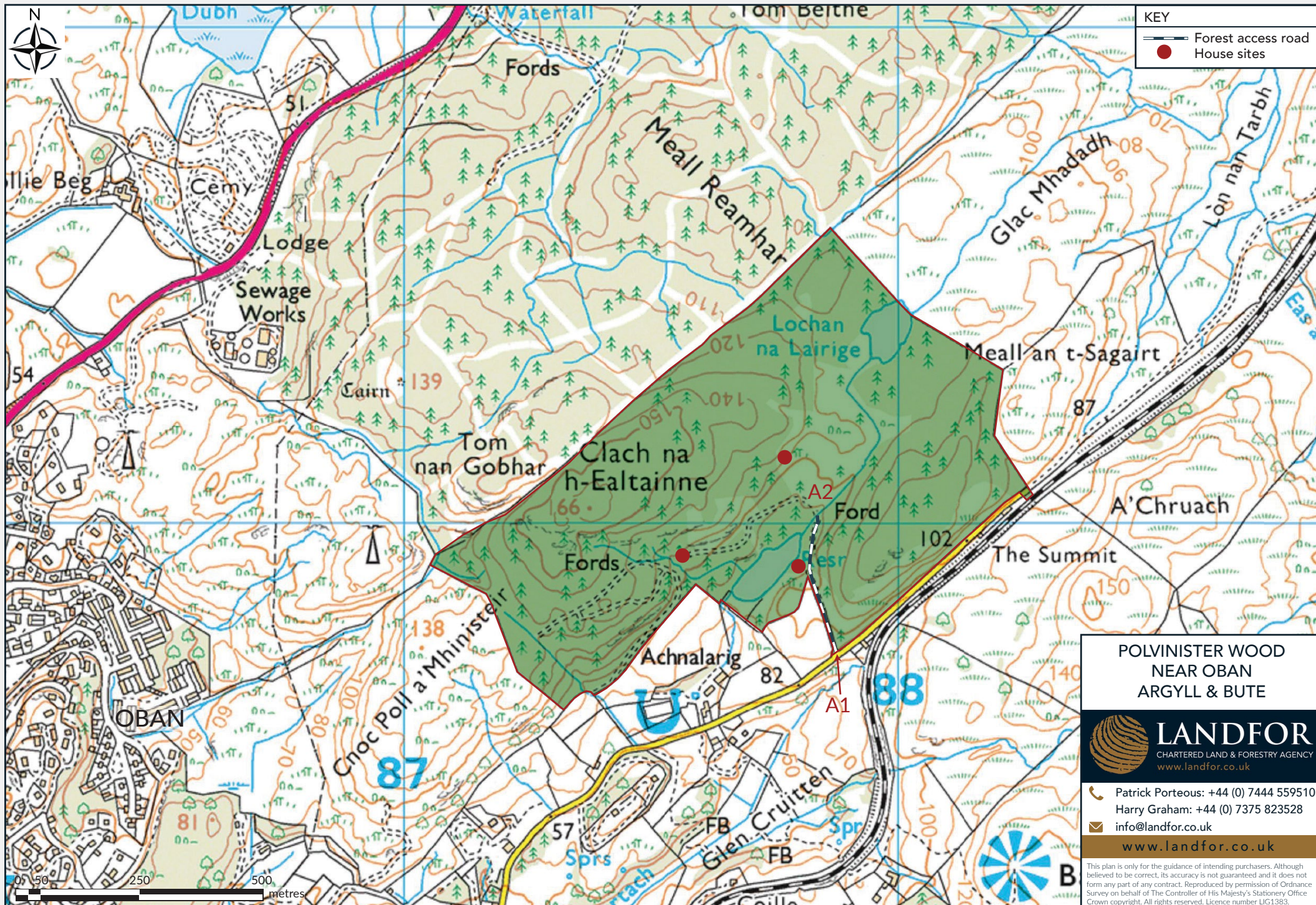
Patrick Tel: 07444559510.  
Harry Tel: 07375823528  
Email: Info@landfor.co.uk

## Seller's Solicitor

Lorna Balfour,  
Gillespie Macandrew,  
5 Atholl Crescent, Edinburgh, EH3 8EJ,

Tel: 0131 260 7584,  
Email: lorna.balfour@gillespiemacandrew.co.uk





POLVINISTER WOOD  
NEAR OBAN  
ARGYLL & BUTE



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