

Rusko Hill

Near Gatehouse of Fleet, Dumfries & Galloway



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Rusko Hill

Near Gatehouse of Fleet,
Dumfries & Galloway

Total Area: 140.91 Hectares / 348.18 Acres

A mature commercial conifer forest of exceptional quality, well located in one of Scotland's most popular timber-growing regions.

- High quality forest investment opportunity
- Premier location in southwest Scotland
- Significant volume of high yield class mature timber
- Excellent forest road network and supply of stone
- Good access to timber processors via a tested Timber Transport Route

Freehold for Sale - Offers Over £1,925,000



Selling Agents:

Patrick Porteous: 07444 559510
Harry Graham: 07375 823528

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Location

Rusko Hill is situated in an accessible location in the popular region of Dumfries and Galloway, in southwest Scotland. The area is renowned for producing some of the highest-quality commercial forestry across Scotland, with excellent access to timber processing markets. These markets tend to offer the highest values for standing timber crops, significantly adding value to forest investments in this part of the country.

The forest lies approximately 3.6 miles northwest of the popular village of Gatehouse of Fleet, which offers a good selection of local amenities. Dumfries is 35 miles to the east, providing access to a range of hotels, restaurants, and all major timber markets in the region, including BSW in Dalbeattie (26 miles) and James Jones & Sons in Lockerbie (49 miles).

This region of Scotland is regarded by investors and forestry experts as a prime location for commercial forestry ownership.

For precise location details, please refer to the location and sale plans. The entrance to the woodland can also be found using the What3Words reference [selects.postings.pricing](#).



Description

Rusko Hill is an excellent example of a high quality, first rotation commercial conifer forest, established in two stages, 1988 and 1995. The crop is predominantly high-yielding Sitka spruce along with scattered pockets of attractive mixed broadleaves and open ground, increasing the biodiversity within the forest. Planted on former hill ground, between an altitude of 111m and 271m above sea level, the soil fertility and favourable climate have created outstanding growing conditions.

Thanks to these optimal conditions, the crop is of very high quality and contains a significant volume of harvestable timber with an excellent sawlog yield. Yield classes are estimated to reach 24 in the most fertile areas of the forest, which combined with its prime location and proximity to well-established timber markets create an excellent commercial forestry investment opportunity.

The first phase of felling, totalling 42.02 hectares, was completed in July 2025 under the Long-Term Forest Plan, which was approved in 2024. The forest will be sold with a restocking obligation over this area and is due to be replanted with primarily Sitka spruce (87%), alongside small areas of mixed conifers (5%) and broadleaves (8%) taking the overall productive area to 103.20 hectares (73%) when completed. Following the use of improved growing stock when restocking, it is expected that the second rotation will produce a crop of exceptional quality increasing productivity within the forest.

There remains approximately 62.18 hectares of mature Sitka spruce, and a buyer can expect to yield a substantial volume of high-quality timber following felling of these areas over the coming years.

A high-quality internal access road, designed for timber haulage, has been constructed to support harvesting from the first rotation, ensuring excellent accessibility throughout the forest. A readily available supply of stone is located at various points within the property, providing valuable resources for ongoing maintenance of the existing forest road.

The current crop composition is as detailed below, and a copy of the Long-Term Forest Plan and supplementary information is available from the Selling Agents upon request.

Species	Planting Year		
	1988	1995	Total
Sitka spruce	59.94	2.24	62.18
Sitka spruce – windblow	2.36		2.36
Mixed broadleaves	2.40		2.40
Land awaiting restocking			42.02
Open ground			31.95
Total	64.70	2.24	140.91





Access

Rusko Hill is accessed directly off the B796 over a well constructed bellmouth shown as A1 on the sale plan. From here a high quality forest road continues north through the mature crop to A2 and provides excellent access through the property.

The B796 currently permits 6 timber lorries evenly distributed per day during the summer months (April – September) and 4 loads per day in winter (October - March). To date, approximately 50,000 tonnes have been hauled over this route to the A75, which is classified as an approved route for timber haulage. From there, the A75 continues east and provides excellent access to all major timber markets in the region.

Sporting & Mineral Rights

The sporting rights are included in the sale, with the topography of Rusko Hill offering a good variety of Roe, Red, and Sika deer stalking opportunities. A sporting lease is currently in place to manage deer within the forest, generating an annual rent of £600 plus VAT. This lease can be terminated on entry if required, granting the purchaser full control of the sporting rights. The mineral rights are also included as per the title, except those reserved by statute.

Third Party Rights & Burdens

The property is sold subject to and with the benefit of all existing servitudes, wayleaves and other rights (including rights of access and rights of way, whether public or private), together with all burdens and reservations contained in the title, and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

A high-pressure underground gas pipeline operated by SGN crosses the property from east to west in the southern section of the forest and this is shown on the sale plan.

The neighbouring estate benefits from a right of access over the access bellmouth.

Boundaries

The western boundary of the forest is enclosed by a well-maintained dry-stone wall with the remainder enclosed by a stock proof fence in varying condition. Maintenance of the boundary wall and fence is shared on a 50/50 basis with the adjoining neighbours.

Forest Management

The property is currently managed on behalf of the owner by Scottish Woodlands, Grierson House, Crichton Campus, Dumfries, DG1 4ZE.

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
South Scotland Conservancy
55/57 Moffat Road
Dumfries
DG1 1NP
Tel: 0300 067 6500

Dumfries & Galloway Council
Council Headquarters
English Street
Dumfries
DG1 2DD
Tel: 0303 333 3000



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 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.

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

Hall Baird Solicitors
The Old Exchange,
Castle Douglas,
DG7 1TJ

David Hall
Tel: 01556 502764
Email: enquiries@hallbaird.co.uk

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%.

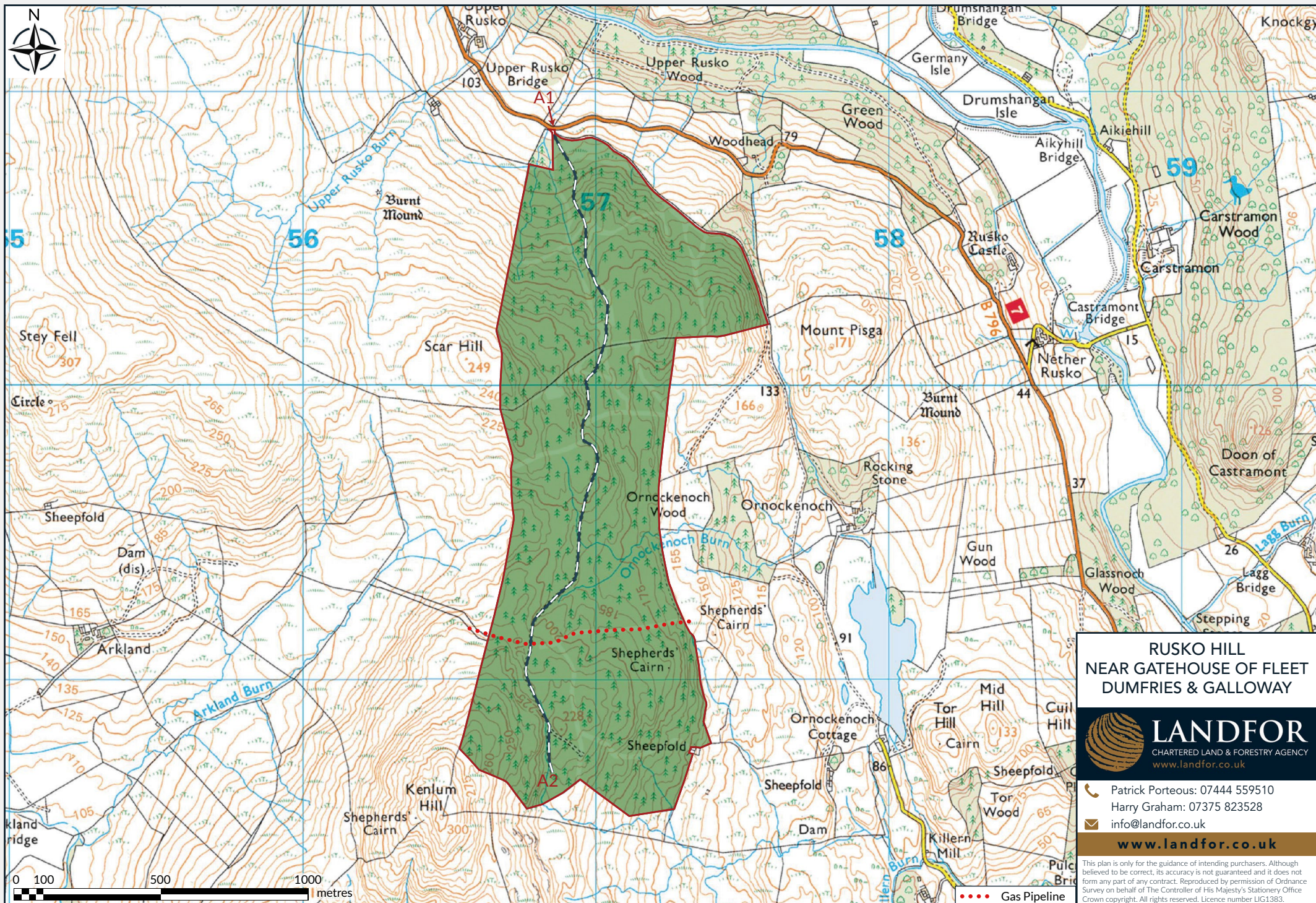
VAT: Owners can register for VAT to reclaim tax on management expenses and capital works.

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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..... Gas Pipeline



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