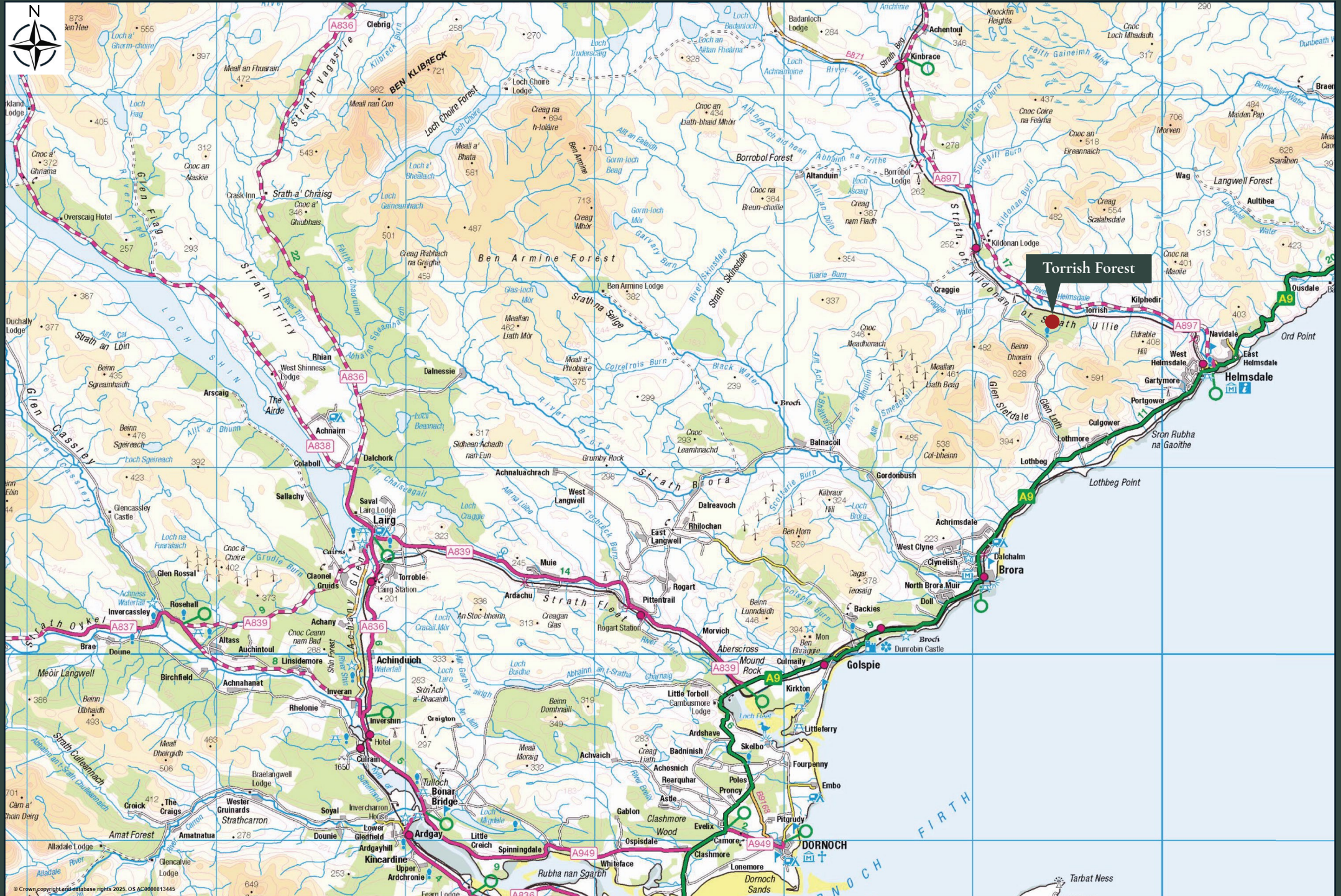


# TORRISH FOREST

Near Helmsdale, Sutherland



**LANDFOR**  
CHARTERED LAND & FORESTRY AGENCY  
[www.landfor.co.uk](http://www.landfor.co.uk)



# TORRISH FOREST

*Near Helmsdale, Sutherland*

472.80 Hectares / 1,168.28 Acres

## FREEHOLD FOR SALE

OFFERS OVER £3,100,000

A well-presented, large scale, mixed-aged commercial conifer forest set in the scenic Sutherland region of the Scottish Highlands, offering a substantial volume of maturing timber ready for harvesting and high yielding young conifer crops.

Over 75,000 m<sup>3</sup> of maturing timber to harvest.

Second rotation conifer crops with expected yield classes of 24 and above.

Excellent forest investment opportunity providing immediate tax-free income.

Diverse age of conifer crops providing regular income.

Stunning location in a highly scenic area of Sutherland in the Scottish Highlands.



**Selling Agents:**

**Patrick Porteous: +44 07444 559510**

**Harry Graham: +44 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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Torrish Forest is located in the picturesque region of Sutherland in Northern Scotland, celebrated for its dramatic and wild landscapes. This area features rugged coastlines, heather-covered hills, prominent lochs, and expansive glens. Renowned for its exceptional fishing and deer stalking, the region also boasts a well-developed road network that connects the east, west and north coasts of Scotland, with the North Coast 500 route and major timber haulage route south via the A9 to Inverness.

The forest lies approximately 6 miles west of the village of Helmsdale, which offers a good selection of local amenities. About 75 miles to the south lies the city of Inverness, providing access to a range of hotels, restaurants, an international airport, and access to all timber processors in this region of Scotland.

To locate the property, please refer to the location and sale plans and use the what3word reference [cracking.kilt.tides](https://www.what3words.com/cracking.kilt.tides).

## DESCRIPTION

Torrish Forest was established on former hill ground between 1978 and 1988 as part of a nationwide initiative to expand commercial woodland across northern Scotland. Initially planted with a diverse range of conifer species, including Sitka spruce, Lodgepole pine, Larch, Norway spruce, Douglas fir, and Scots pine, the woodland has undergone harvesting and restructuring of part of the first rotation. This has included restocking with a higher proportion of high-yielding Sitka spruce, which is now five years old and demonstrating excellent growth rates with yield classes anticipated to reach the high 20s.

Planted primarily on a mix of peaty gleys and podzol soils, the property ranges in elevation from 50 to 360 metres above sea level. The fertile slopes are dominated by an intimate mix of Sitka spruce, Larch, and Lodgepole pine, which have self-thinned effectively to produce productive stands of mature timber with good sawlog content. The western section of the forest, encompassing Kilearnan Hill, is primarily planted with Scots pine, Lodgepole pine and Larch. This area is scheduled for restocking with a higher proportion of high-yielding Sitka spruce following harvesting.

A Long-term Forest Plan, approved in 2017, covers the first ten years of felling and restocking, which is now well underway. The new owner can expect to continue this programme, with the felling of the remaining maturing areas over the coming years. The mature crop extends to approximately 224 hectares and was measured in February 2025, with a current growing volume of 77,113 m<sup>3</sup> with a variable yield class range reaching Yield Class 22 in parts.

High-quality internal access roads, designed for timber haulage, have been developed to support harvesting from the first rotation, ensuring excellent accessibility throughout the forest. A readily available supply of stone is also located at various points within the property, providing valuable resources for both new road construction and the ongoing maintenance of the existing forest road network.

The current crop composition can be seen below, and a copy of the timber volume survey, Long-Term Forest Plan, and compartment database is available from the Selling Agents upon request.

Species	Planted										
	1978	1979	1981	1982	1983	1984	1988	1989	2020	2021	Total
Sitka spruce						4.15	23.79		11.17	52.84	91.95
Sitka spruce/Larch							60.06				60.06
Lodgepole pine/Larch	15.19			27.51						4.19	46.89
Lodgepole pine	2.97	6.48		18.06		2.19				4.21	33.91
Sitka spruce/Lodgepole pine					5.69	1.73	22.69			1.11	31.21
Scots pine		1.44	7.81			0.67				8.61	18.53
Mixed conifer						12.26			6.19		18.45
Norway spruce									7.34	4.52	11.86
Scots pine/Lodgepole pine						10.33					10.33
Larch		0.32						1.01		6.79	8.12
Douglas fir										5.14	5.14
Scots pine/Douglas fir									2.22		2.22
Norway spruce/Douglas fir									0.80	1.32	2.12
Native mixed broadleaves						0.20		0.41	1.57	8.55	10.73
Awaiting Restock											116.07
Open ground											86.31
Other land											18.91
<b>Total</b>	<b>18.16</b>	<b>8.24</b>	<b>7.81</b>	<b>45.57</b>	<b>5.69</b>	<b>31.52</b>	<b>106.54</b>	<b>1.42</b>	<b>29.29</b>	<b>97.28</b>	<b>472.80</b>







## ACCESS

Access to Torrish Forest is provided via a servitude right of access for all forestry purposes from the adjoining U2810 public road (A1 – A2), as shown on the sale plan. From point A2, the forest access road continues from the deer gate and grid into the centre of the forest, where it has been previously used for timber haulage.

The forest road continues into the mature timber crop to the east, and it is anticipated that a new section of access road may be required to access the maturing timber located to the southwest of the forest.

The adjoining U2810 Glen Loth public road is a single-track road managed through a Timber Transport Management Plan and currently permits 3 – 4 timber lorries per day (excluding Sundays) with a timber haulage levy of £1/Tonne payable to Highland Council to assist with maintenance. To date approximately 60,000 tonnes have been hauled over this route to the A897 and east to Helmsdale, which is designated as a consultation route for timber haulage. From there, the road continues the A9, offering direct access south to all major timber markets.

SSEN are upgrading the transmission network in the vicinity of the forest and are planning to upgrade the U2810 for construction access.

## WIND ENERGY POTENTIAL

There is potential for wind energy development on the upper ridges and Kilearnan hill, subject to obtaining planning permission.

## SPORTING & MINERAL RIGHTS

The sporting rights are included in the sale, with the topography of Torrish offering excellent and challenging Roe, Red, and Sika deer stalking opportunities. There are also several high seats within the open ground and rides to aid shooting. A sporting lease is currently in place to manage deer within the forest, generating an annual rent of £4,750 plus VAT. This lease can be terminated 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

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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

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The perimeter of the forest is secured by a deer fence, with an additional internal fence dividing the woodland. The deer fence surrounding the western half of the forest is in good condition and features deer grids and gated access points, ensuring protection against browsing on younger, recently restocked areas. The deer fence on eastern half of the forest is currently porous with maintenance and replacement responsibilities shared with neighbouring proprietors in accordance with the title.

## FOREST MANAGEMENT

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The property is currently managed on behalf of the owner by Lumsden Forestry Ltd, 30 Torbreck Road, Inverness, IV2 4DF. Tel: 07394 608999.

## 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.

## AUTHORITIES

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**Scottish Forestry**  
Highland & Islands Conservancy,  
Fodderty Way, Dingwall,  
Ross-shire, IV15 9XB  
Tel: 0300 0676 950

**Highland Council**  
HQ Glenurquhart Road,  
Inverness, IV3 5NX  
Tel: 01349 886 606

## VIEWING & OFFERS

Please contact the Selling Agent 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 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](mailto:Info@landfor.co.uk)

## SELLER'S SOLICITOR

Don Macleod  
Turcan Connell, Princes Exchange,  
1 Earl Grey Street, Edinburgh, EH3 9EE.  
Tel: 0131 228 8111

## 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.

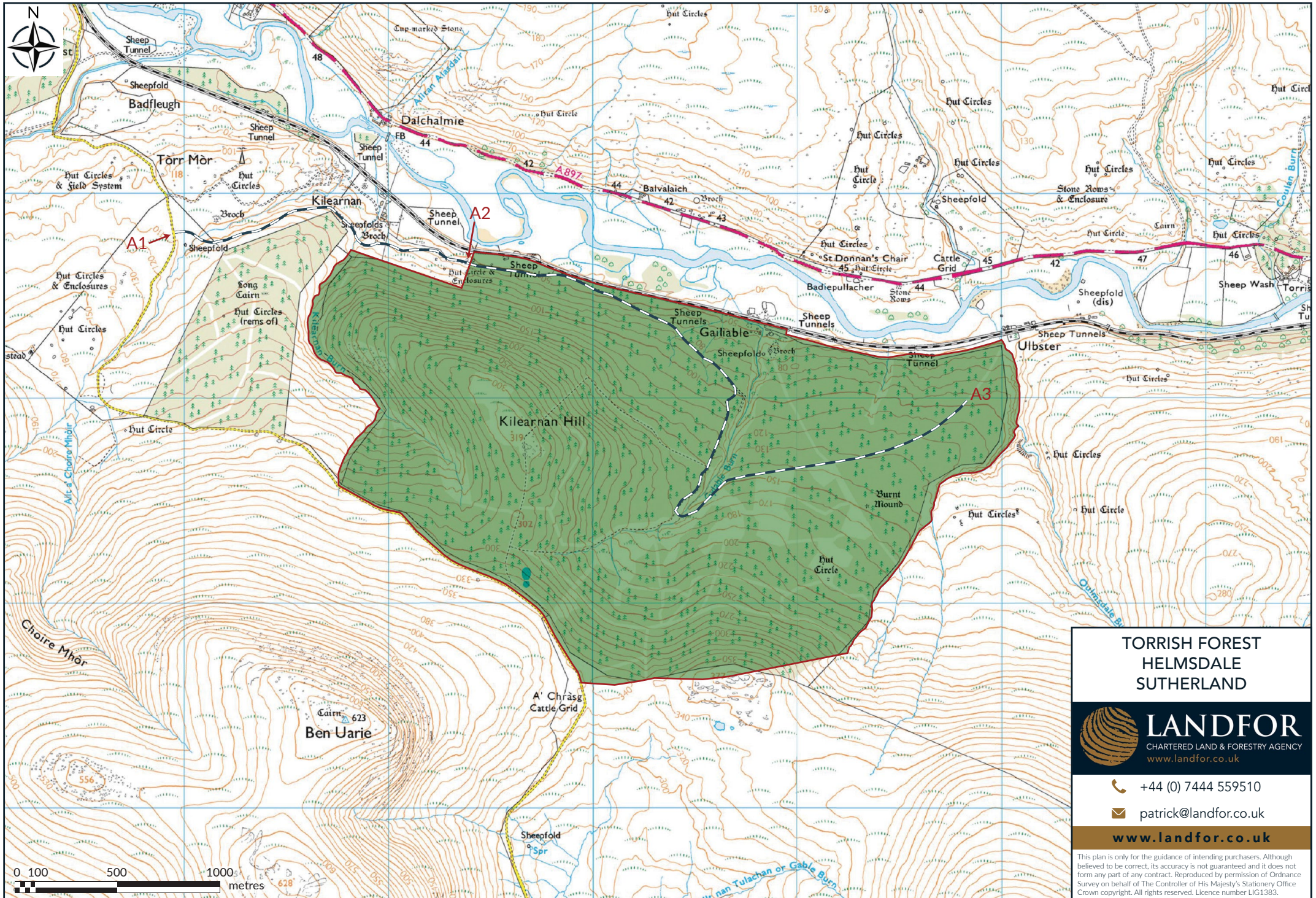
## TAXATION

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.

## 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 (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 Environment (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.





**TORRISH FOREST  
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SUTHERLAND**



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