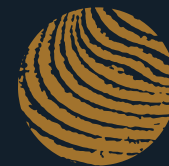


# Waterhead Hill

Near Lennoxtown, East Dunbartonshire



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







# Waterhead Hill

Near Lennoxtown, East Dunbartonshire

Total Area: 132.46 Hectares / 327.30 Acres

A rare opportunity to acquire a highly productive, young commercial conifer woodland, including a significant quantity of validated woodland carbon credits, situated near major timber processors in Central Scotland.

- An excellent investment opportunity with a young, high yielding conifer crop
- High proportion of Sitka spruce with good access to the timber market
- Fertile site and excellent growth rates creating an ideal IHT investment
- Attractive location in an area renowned for timber production
- 9,436 registered and validated woodland carbon credits (PIU's) included

Freehold for Sale as a Whole  
Offers Over £775,000



Selling Agents:

Patrick Porteous: +44(0)7444 559510

Harry Graham: +44(0)7375 823528

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## Location

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Waterhead Hill is situated within the scenic and easily accessible Campsie Fells, approximately 2.8 miles north of Lennoxtown and around 18 miles north of Glasgow in central Scotland. The property is located southeast of the B822 'Crow Road,' offering convenient access to the regional road network and beyond.

The Campsie Fells are renowned for their stunning landscapes and expansive views, making them a popular destination for outdoor enthusiasts. The region's climate and soil conditions are well-suited for producing high-quality commercial timber, and its central location ensures excellent access to various timber markets across central and southern Scotland. Key timber markets within a 70-mile radius include James Jones & Sons in Lockerbie, Egger in Cumnock, UPM in Ayrshire, and Norbord in Stirling.



## Description

Waterhead Hill was planted in the autumn of 2018 under an approved Forestry Grant Scheme (FGS) contract. The core of the planting scheme consists of a high-yielding Sitka spruce and Norway spruce crop, aimed at future timber production, with additional areas allocated to mixed broadleaves and open ground.

The land lies between 300 and 515 metres above sea level, with the planted area rising to 425 metres. Previously used for sheep grazing before the woodland was established, the soils, a mix of brown earth and peaty gleys, are well-suited for commercial timber production, as evidenced by the excellent growth rates within the conifer crop. Now seven years old, the woodland’s conifer and broadleaved areas have established well and will require minimal maintenance going forward. The yield class of the Sitka and Norway spruce is estimated to be in the region of 18 and is expected to reach the 20’s.

In 2018, 46.20 hectares of Waterhead Hill were registered and validated under the Woodland Carbon Code. In 2024, the woodland underwent its first five-year verification audit as part of the ongoing scheme. With verification now completed, the project is expected to sequester approximately 9,436 tonnes of carbon (tCO2e) over its 75-year lifespan. This will enable the woodland owner to use the woodland carbon credits to de-carbonise their own activities or trade the carbon units as the woodland matures.

The land outside the planted area consists primarily of grazing hill ground, with areas of peatland that complement the commercial aspects of the woodland. This offers an incoming purchaser the opportunity to generate income through a seasonal grazing agreement or, subject to approval, explore options to increase the plantable area.

The appeal of the woodland is enhanced by the picturesque watercourses that meander through the property, with a series of attractive waterfalls cascading down through the property. A hill path passes through the woodland to the summit of Lecket Hill, providing access to the Campsie Hills. These features enhance the amenity value of this high-yielding productive woodland.

The species breakdown follows, and further information is available from the selling agents upon request.

Species	Planting Year	
	2018	Total (Ha)
Sitka spruce	27.09	27.09
Norway spruce	4.73	4.73
Mixed broadleaves	13.69	13.69
Open ground	86.95	86.95
Total Area		132.46









## Access

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Access to the woodland is directly off the B822 (Crow Road), with a temporary bridge constructed for access purposes, crossing the Nineteentimes Burn at point A1 – A2, as shown on the sale plan. This access point and crossing are currently undeveloped.

## Forestry Grant Scheme

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The woodland creation (FGS) contract was issued by Scottish Forestry in March 2018 and establishment operations followed to contract standards and all grant payments have been paid. The purchaser will be expected to accept the transfer of obligations for the remaining period of the FGS contract, covering the whole woodland. A copy of the FGS contract is available from the Selling Agent on request.

## Woodland Carbon Code

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This voluntary scheme provides an excellent opportunity for landowners to register and validate new woodland creation projects to generate tradeable woodland carbon units (WCC's) from the biological growth of woodland to sequester atmospheric carbon. Under this validated scheme, the conifer is to be managed as a commercial timber crop to provide timber revenue in the future and the broadleaved areas are to be left to develop naturally. The tradeable carbon units (currently PIU's) are included in the sale of the property and the successful purchaser will have the benefit of the carbon units. The purchaser will also be responsible for adhering to the specific conditions and obligations of the Woodland Carbon Code and to maintain the woodland.. Purchasers are advised to seek independent advice on the current terms and conditions applied to the sale of carbon units. The project registration documents and validation statement (Reference ID: 104000000026255 ) are available from the Selling Agent on request.

## Renewable Development Clawback

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A clawback agreement applies to the land in favour of the previous seller, entitling them to 25% of any increase in value resulting from a consented renewable development project that receives planning permission approval.

This agreement remains in effect until August 2031 and an incoming purchaser will be required to take over the terms of the Clawback Agreement for the remainder of the term. The obligations of the Clawback Agreement will be secured over the property by a Standard Security.

## Sporting & Mineral Rights

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The sporting rights are included with the woodland, offering opportunities for Roe deer stalking, as well as rough shooting in season. Additionally, the mineral rights, in so far as the seller has right thereto, are included in the sale other than as reserved by statute.

## Boundaries

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The planted area is entirely enclosed by a deer fence except for a small area of broadleaves along the southwest boundary. The wider property is partly stock fenced, with a shared obligation to maintain these fences on a 50/50 basis with the neighbouring owner.

## 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.

## 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

Forestry Commission Scotland, Central Scotland Conservancy, Bothwell House, Hamilton, ML3 0QA, Tel: 01698 368530

### East Dunbartonshire Council

Southbank Marina, 12 Strathkelvin Place, Kirkintilloch, Glasgow, G66 1TJ, Tel: 0300 123 4510





## 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 at any time. 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.

## 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.

### 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 May 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.

## Selling Agents

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### Harry Graham & Patrick Porteous

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PH2 9HL.

Harry Tel: 07375823528.

Patrick Tel: 07444559510.

Email: [Info@landfor.co.uk](mailto:Info@landfor.co.uk)

## Seller's Solicitor

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### Lizzie McFadzean

Gillespie Macandrew LLP

Broxden House, Lamberkine Drive, Perth, PH1 1RA.

Tel: 01738 231007.

Email: [Lizzie.McFadzean@gillespiemacandrew.co.uk](mailto:Lizzie.McFadzean@gillespiemacandrew.co.uk)



WATERHEAD HILL  
NEAR LENNOXTOWN  
EAST DUNBARTONSHIRE



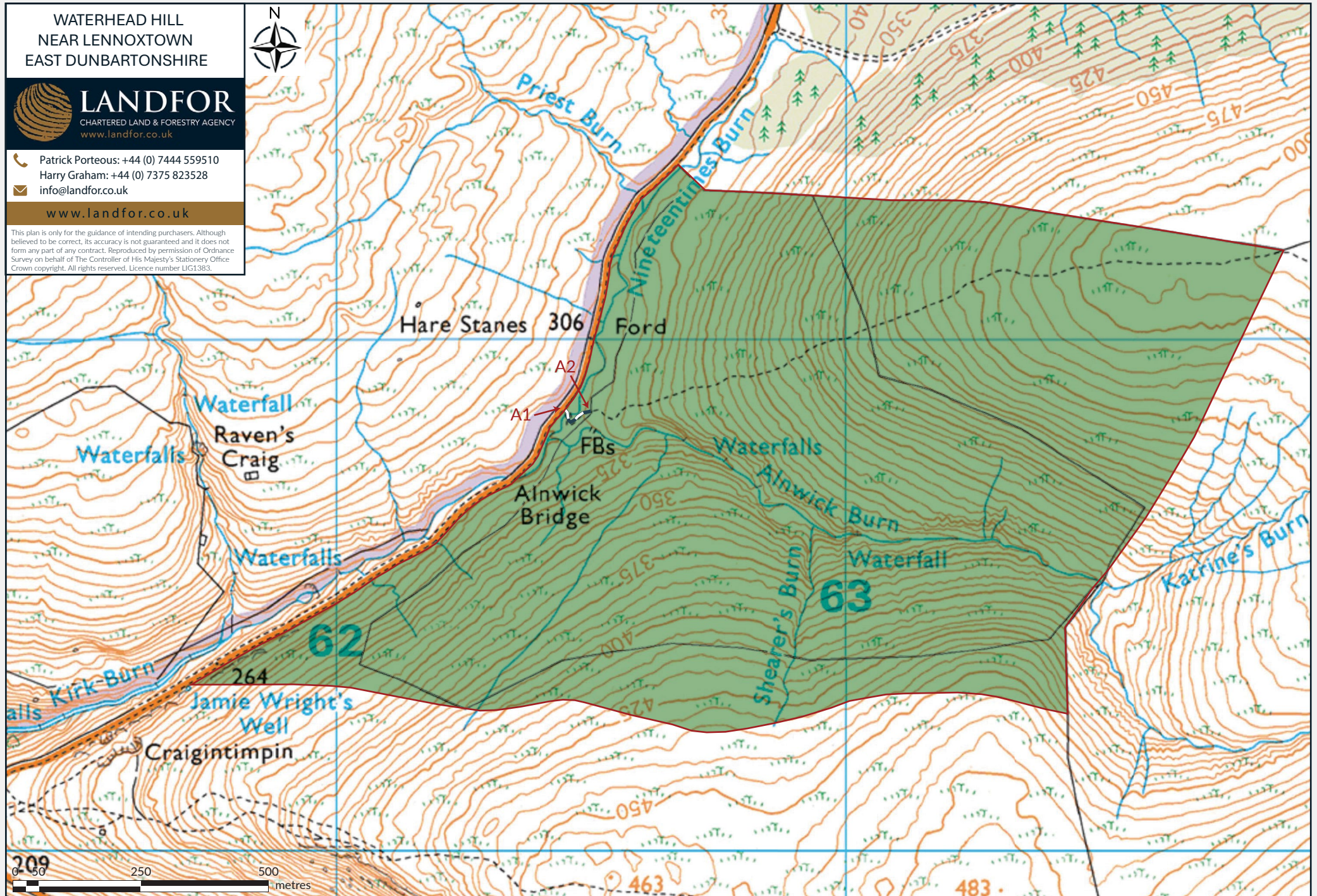
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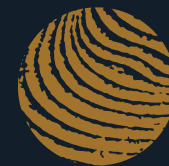
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