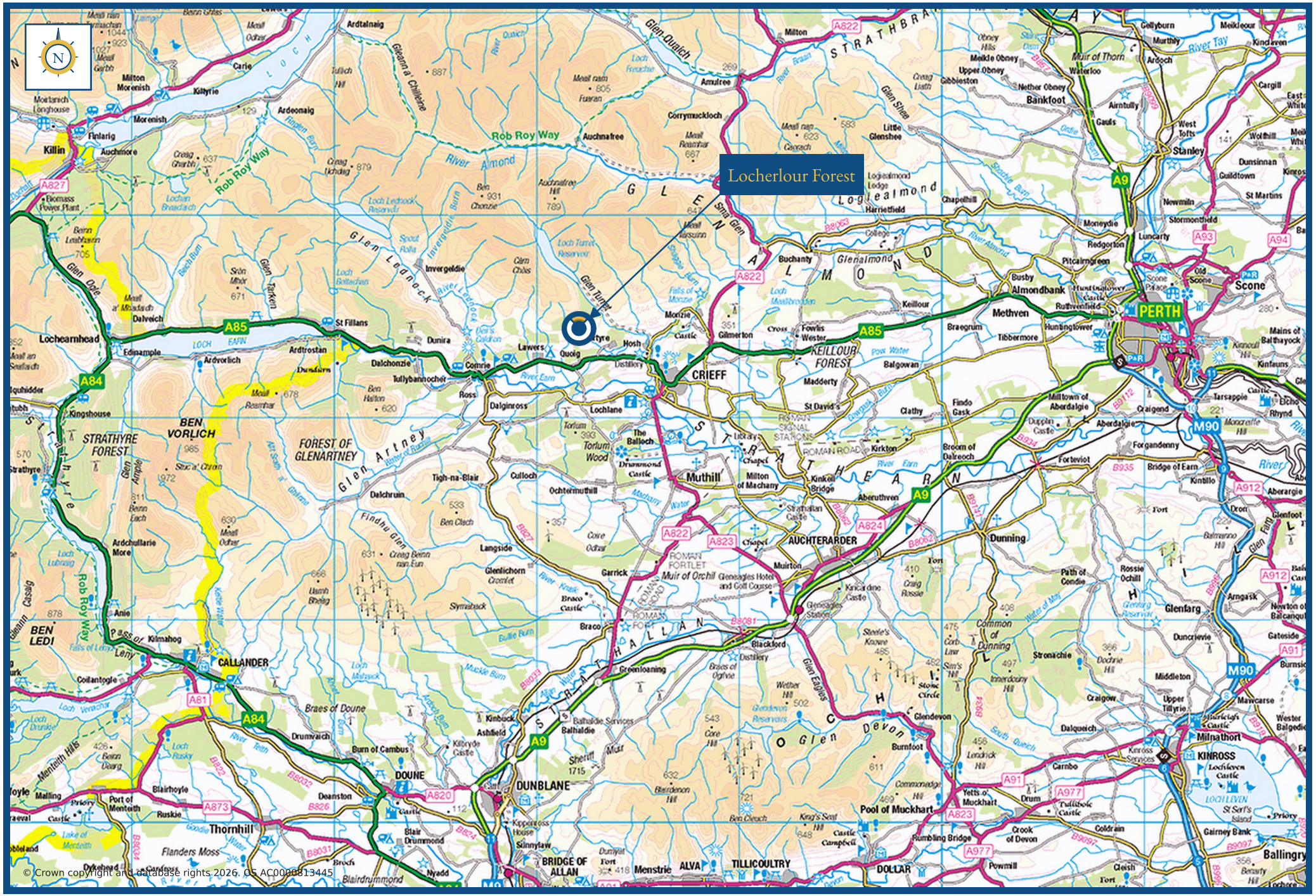
Locherlour Forest

Crieff | Perthshire

105.24 Hectares / 260.05 Acres



GOLDCREST
LAND & FORESTRY GROUP



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Locherlour Forest

105.24 Hectares / 260.05 Acres

A productive, mature commercial forest in an attractive setting on the edge of Highland Perthshire

- Mature first-rotation crop planted 1986–88, with a further 18 hectares restocked in spring 2026
- Approximately 66 hectares of mature conifers at or approaching felling age
- Sitka spruce makes up around 86% of the conifer area
- Fertile, free-draining brown earth soils on sheltered south-facing slopes
- 2025 clearfell of Compartment 4 yielded c. 620 tonnes per hectare, demonstrating crop quality
- Internal forest roads built in 2008, with good supplies of roadstone within the forest
- Access from the A85 over a shared private road with a proven record of timber haulage
- Central Scotland location within easy reach of sawmills and timber markets across Scotland
- Sporting rights included, let until 31 March 2027
- Crieff 4 miles, Perth 22 miles, Glasgow 52 miles and Edinburgh 56 miles by road

For Sale as a Whole - Offers Over £1,800,000



Location

Perthshire is one of Scotland's longest-established forestry regions, combining productive growing conditions and favourable climate. Strathearn and the neighbouring areas are well served by forestry contractors, hauliers and professional advisers, and the county's central position gives ready access to sawmills, panel board mills and biomass users throughout Scotland.

Locherlour Forest lies on the lower slopes of Glen Turret, approximately 2.5 miles north-west of Crieff and some 4 miles by road from the main forest entrance. Comrie is 5 miles by road to the west, with Perth 22 miles, Stirling 26 miles and Glasgow 52 miles distant.

The A85 lies approximately 1 mile to the south, linking the forest to the A9 and the wider trunk road network and providing efficient haulage routes to processors across central and northern Scotland. Good growing conditions, established infrastructure and ready access to markets combine to make Locherlour an attractive commercial forestry investment.

To locate the property, please refer to the location and sale plans within these particulars. The grid reference for the main entrance is NN 827 241. The nearest postcode is PH7 4JR and the What3Words for the main access gate is ///quicker.wing.unheated





Harvesting & Timber Income

The principal crop was established between 1986 and 1988 and has now reached maturity, giving a purchaser the opportunity to generate timber income in the near term. The conifer crop is predominantly Sitka spruce of general Yield Class of 18, with Scots pine, Douglas fir and Japanese larch adding diversity. The second rotation is expected to achieve a significantly higher Yield Class. Much of the forest is unthinned, with only limited rack thinning carried out historically.

Substantial volumes of timber have recently been extracted. Compartment 4 was clearfelled between March and June 2025, producing 10,993 tonnes from a net 17.71 hectares (including 1.1 hectares of Japanese larch), approximately 620 tonnes per hectare from a crop rack thinned only once. Brash was recovered by September 2025 and the site restocked in spring 2026 with Sitka spruce at 2,700 and broadleaves at 1,600 stems per hectare.

A renewal of the Long Term Forest Plan is being prepared. The draft proposals divide the remaining mature crop into two felling phases: Phase 1 of approximately 36 hectares (Compartments 3, 5 and 6), followed by Phase 2 of approximately 29 hectares (Compartments 1 and 2), with restocking predominantly to Sitka spruce together with Scots pine, Norway spruce, Douglas fir and native broadleaves.



Access & Infrastructure

Access is taken from the A85 at point A1 on the sale plan (NN 830 230), approximately 2.5 miles west of Crieff. From there, a private road of approximately 1 mile, shared with neighbouring proprietors, runs north to the main forest entrance at point A4. The route has a proven record of timber haulage, having carried timber from Locherlour and substantial volumes from the neighbouring Wester Knockbae forest. Maintenance costs are shared among those entitled to use the road according to their respective use.

Within the forest, two sections of road were constructed in 2008. The lower road leaves the shared access road at A2 and runs west to A3, serving the southern part of the forest. The upper road runs from the main entrance at A4 north-west to A5, giving access to the main body of the crop. Plentiful supplies of roadstone within the forest are available for future construction and repair. The Long Term Forest Plan renewal proposes a further extension of approximately 300 metres, finishing in a turning area, to support the next phases of harvesting.

A secondary 4x4 route for light vehicles also runs west from the Glenturret road near Hosh, past the Falls of Turret and across Kiplonie Bridge, to join the forest at the main entrance (A4). A plan of the secondary access is available from the Selling Agents.

The main access route and reference points A1 to A5 are shown on the sale plan within these particulars. Further details about the rights of access are set out in the title to the property.











Description

Locherlour Forest | 105.24 Hectares / 260.05 Acres

Locherlour Forest is a compact, self-contained commercial forest extending to 105.24 hectares in all, of which approximately 90 hectares are planted, with the balance comprising open ground, rides and unplanted land.

The forest occupies gently rolling, south-facing ground rising from around 160 metres above sea level to approximately 335 metres, with far-reaching views over Strathearn. Soils are mainly fertile, free-draining upland brown earths and, with average rainfall of around 1,000mm a year, conditions for growing Sitka spruce are very good.

The mature crop has an average age of approximately 39 years, and Sitka spruce makes up around 86% of the conifer area overall.

The forest was planted over three seasons between 1986 and 1988 and is in its first rotation. Sitka spruce is grown both pure and in mixture with Scots pine, Japanese larch and Douglas fir, while smaller stands of Douglas fir, Scots pine and larch add to the diversity of the woodland. Compartment 4 was felled in 2025 and restocked in 2026 with Sitka spruce and native broadleaves, which soften the forest edges and watercourses.

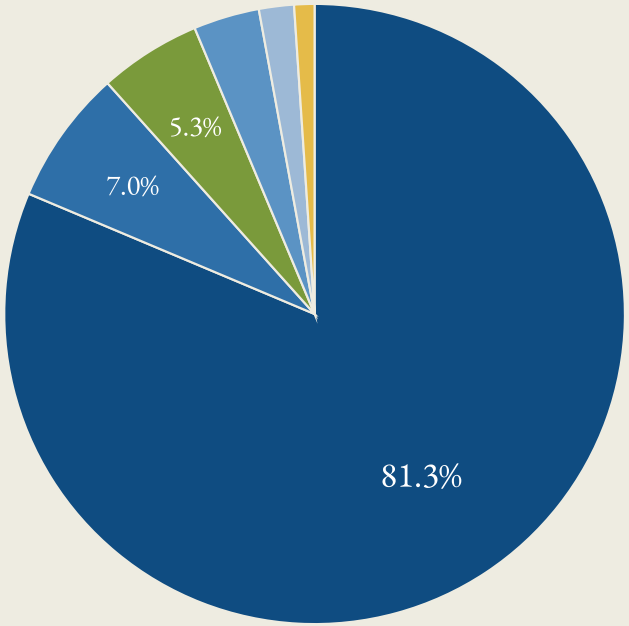
With the crop now mature, a purchaser has the flexibility to plan harvesting around their own investment objectives, subject to approval of the Long Term Forest Plan renewal and the necessary felling consents. Restocking will establish a second rotation of productive conifers alongside native broadleaves, in line with the UK Forestry Standard, progressively broadening the age structure of the forest. The forest is deer fenced on all sides.

Native broadleaves, open ground and riparian buffers add to the conservation value and landscape setting of the property. A small reservoir is located within the forest, enclosed by a dyke, it does not form part of the title, and two private water supplies within the property are protected during forest operations.



Species Composition & Planting Summary

Species	1966	1986	1987	1988	2026	N/A	Total
Sitka spruce	–	26.61	15.77	12.12	18.65	–	73.15
Scots pine	–	3.95	2.37	–	–	–	6.32
Douglas fir	–	3.09	–	–	–	–	3.09
Japanese larch	–	0.51	–	0.44	–	–	0.95
Mixed conifer	0.10	–	–	1.54	–	–	1.64
Broadleaves	–	4.09	–	–	0.69	–	4.78
Open ground	–	–	–	–	–	9.13	9.13
Unplanted	–	–	–	–	–	5.90	5.90
Total	**0.10**	**38.25**	**18.14**	**14.10**	**19.34**	**15.03**	**104.96**



Species	ha	%
Sitka spruce	73.15	81.3
Scots pine	6.32	7.0
Broadleaves	4.78	5.3
Douglas fir	3.09	3.4
Mixed conifer	1.64	1.8
Japanese larch	0.95	1.1
Total	89.93	100.0

Productive conifer 85.15 ha (94.7%)

Includes 18.65 ha of Sitka spruce restocked in Compartment 4 in spring 2026.

Boundaries

The forest is deer fenced on all sides. To the north and south the title extends beyond the fence to the adjoining road. Fences within the property are maintained at its sole expense; boundary fences are maintained at equal shared cost with neighbours.

Private Water Supplies

Private water supplies are located within the property which serve Locherlour and neighbouring properties. Associated access rights are granted in favour of the neighbouring properties to the relevant infrastructure. Further details are set out in the title to the property.



Sporting Rights

The sporting rights are included in the sale. They are currently let until 31 March 2027 and the property will be sold subject to the existing lease. Roe deer and red deer are seen from time to time, offering good stalking potential together with opportunities for rough shooting.



Forest Grants & Management

The forest is managed by Bidwells from their Perth office. Compartment 4 was clearfelled in 2025 and restocked in spring 2026 without grant aid; the restock will be maintained to establishment under the Long Term Forest Plan, the renewal of which is being prepared.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agent

Goldcrest Land & Forestry Group LLP
18 Great Stuart Street, Edinburgh EH3 7TN
Tel: 0131 378 6122
Ref: Jock Galbraith MRICS & Jon Lambert MRICS

Forest Manager

Bidwells
Broxden House, Lamberkine Drive, Perth PH1 1RA
Ref: Roderick Leslie Melville

Seller's Solicitor

Brodies LLP
58 Morrison St, Edinburgh EH3 8BP
Tel: 0131 228 3777
Ref: Ros James

Measurements

The area of 105.24 hectares is taken from the title. Other areas stated in these particulars, including the species composition and planting summary, are taken from management records and may differ from the title. The property will be sold in accordance with the title.

Authorities

Scottish Forestry
Perth & Argyll Conservancy
Upper Battleby, Redgorton
Perth PH1 3EW
Tel: 0300 067 6005

Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD
Tel: 01738 475000

Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

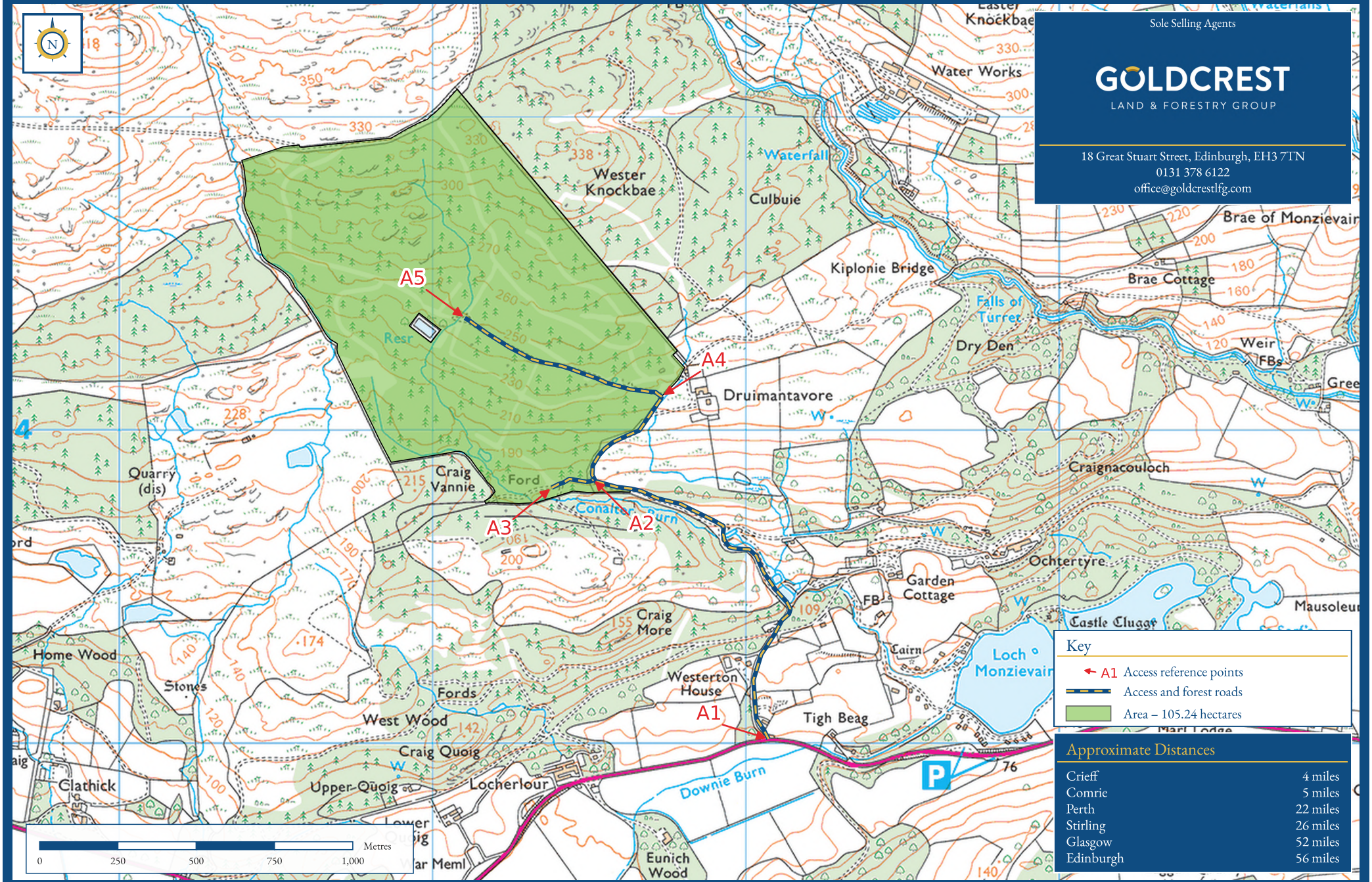
Additional Information

Additional information, including the compartment schedule, title plan and forest plan proposals, is available from GOLDCREST Land & Forestry Group upon request.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens, including rights of access over the property in favour of neighbouring proprietors. Further details are set out in the title to the property and will be provided to the purchaser's solicitor during the sale process.

LOCHERLOUR FOREST, CRIEFF, PERTHSHIRE



Sole Selling Agents

GOLDCREST
LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
0131 378 6122
office@goldcrestlfg.com

Key

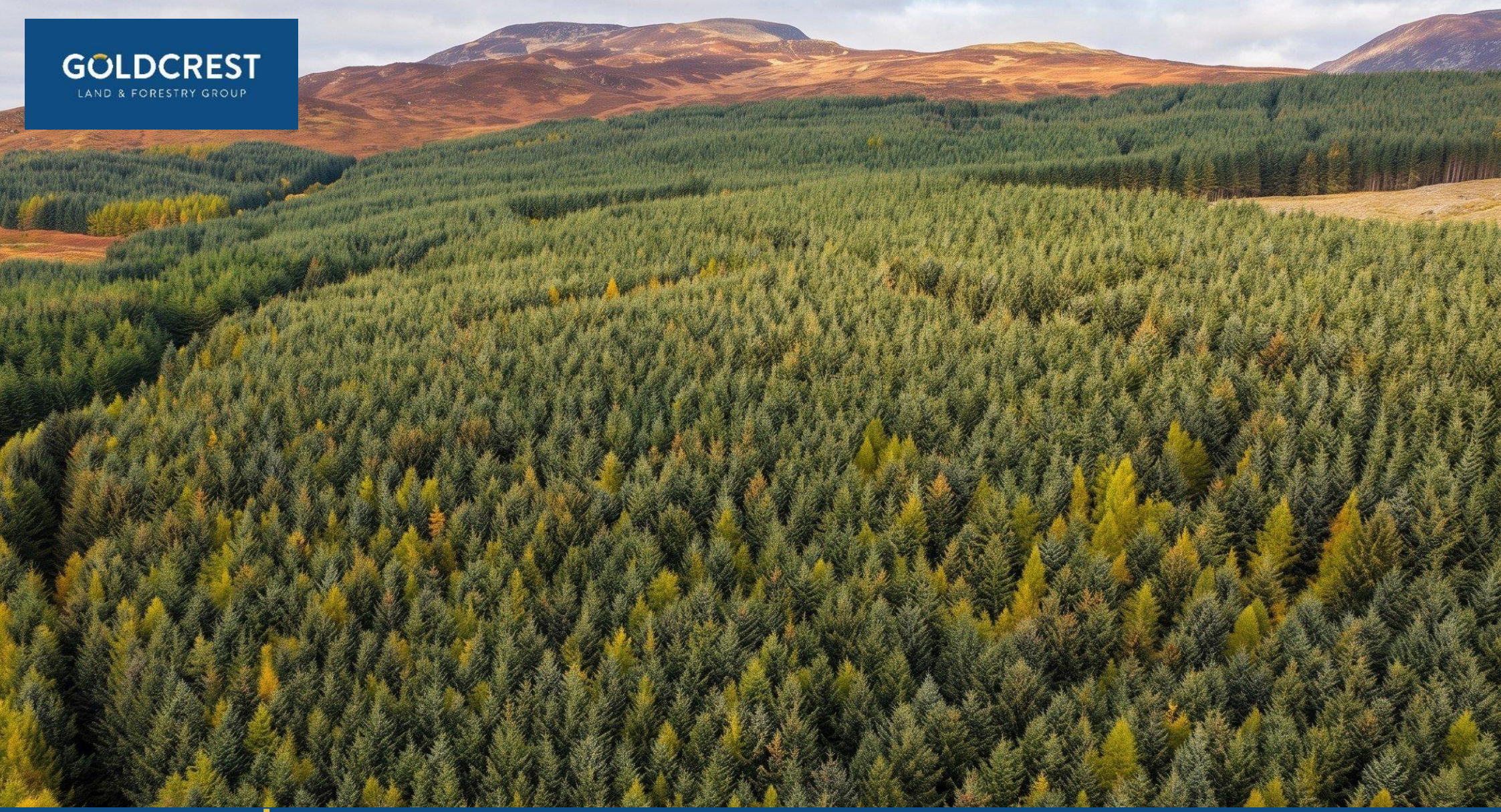
- A1 Access reference points
- Access and forest roads
- Area – 105.24 hectares

Approximate Distances

Crieff	4 miles
Comrie	5 miles
Perth	22 miles
Stirling	26 miles
Glasgow	52 miles
Edinburgh	56 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract.

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18 Great Stuart Street
Edinburgh, EH3 7TN
0131 3786 122

www.goldcrestlfg.com

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