



CATCLEUGH FOREST

Northumberland, England



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528.07 hectares (1,304.86 acres)

*Hexham 36 miles, Newcastle 44 miles
Edinburgh 53 miles, Carlisle 62 miles
(all distances are approximate)*

Summary

- Freehold
- Excellent commercial forest undergoing restructuring
- Well located for timber markets
 - Sporting rights included

Offers Over £8,000,000





AN INTRODUCTION TO CATCLEUGH

4 Extending to 528.07 hectares (ha), Catcleugh is located in Northumberland, one of England's major timber producing regions. Sitting just outside the Northumberland National Park, Catcleugh is on the edge of the Redesdale Forest in an area typified by extensive, picturesque moorland and open hill, and large-scale commercial forests. Elevations range from approximately 280 metres above sea level on the northeastern boundary overlooking the Catcleugh Reservoir, to 520 metres at its southern boundary with views across Kielder. The Property benefits from predominantly gently sloping terrain, with northerly to northwesterly aspects. Felling of the first rotation crops commenced in 2016 and has followed the phased felling plan since, with approximately 62% of the mature crops remaining. Catcleugh offers the opportunity to acquire a large-scale, productive and well-located commercial woodland in the north of England which benefits from significant volume of mature timber and proven access to major regional timber markets.

LOCATION AND DIRECTIONS

Catcleugh is located off the A68 approximately 14 miles south of Jedburgh and 35 miles north of Hexham.

The main access is to the northwestern end of Catcleugh Reservoir at point A on the Sales Plan (Grid Reference NT 722 043 and What3Words: feelers.endlessly.acids). The nearest postcode is NE19 1TZ.





DESCRIPTION

Catcleugh was originally planted between 1974 and 1978, mostly with Sitka spruce, with smaller stands of Lodgepole pine. Mature conifer crops are predominantly growing well and exhibit good form, with significant timber income due in the foreseeable future.

Restructuring of the property commenced in 2016 and the property now comprises 38% young crops and 62% mature crops, as detailed in the table below.

Forest composition, species, area, and planting year.

SPECIES/LAND USE	No P-year	1974	1975	1976	1977	1978	2018	2020	2024	2025	2026	Grand Total
Sitka spruce		28.02	119.62	10.81	47.17	4.95	12.01	27.64	17.15	34.04	42.47	343.89
Mixed conifer		0.78			7.50	3.29				18.30		29.87
Lodgepole pine		3.60	13.52	1.43	9.50							28.05
Broadleaves						0.58	8.64	4.35	1.85		5.09	20.52
Norway spruce								3.94				3.94
Scots pine								0.87				0.87
European larch		0.30										0.30
Unplanted/bare land	100.63											100.63
Grand Total	100.63	32.71	133.14	12.23	64.18	8.82	20.66	36.80	19.00	52.34	47.56	528.07

Areas given in hectares. Please note, where any difference between the compartmented area and area according to Title exists, the Property will be sold according to Title. Areas of crop detailed as 2026 planting year are in the process of being replanted at the current owner's expense.





The forest is being sold on the basis that all felled ground, totalling 66.8 hectares, will be fully replanted by the current owner in line with the approved forest plan. All replanting works will have been carried out by the time of completion. This will provide the Purchaser with a fully stocked, Sitka spruce dominated forest, with approximately 77% commercial conifer crops, 4% broadleaved woodland, and 19% unplanted ground. Sitka spruce, the most important commercial timber species in the UK, accounts for 343.9 ha or 65% of the total forest area.

A sub-compartment plan and database are available in the data room.

Internally, the Property benefits from approximately 5,250 metres of well proven forest road with excellent road frontage for presenting timber and a quarry with a good supply of pre-blasted stone for future road building and maintenance requirements.

GENERAL INFORMATION

TENURE

The title to the whole of the Property is freehold and it is registered with freehold absolute. Mineral rights (excepting stone, slate, clay, gravel and sand as can be won from surface workings only) are reserved by a previous owner.

ACCESS

The primary access route for the Property is well proven for timber haulage, marked A-B-C-D-E-F and coloured purple on the sale map. Along this route the owner of the Property is to contribute to the maintenance, repair and renewal of the access road on an according to user basis, and subject to restricted covenants as summarised below. Full details are available in the Dataroom.

- The use of the access road may only be in connection with the Property as forestry.
- The access road may not be used in a manner which becomes a nuisance, annoyance or disturbance or caused damage to adjacent land
- The owner of the Property is not to park on, obstruct, store goods, materials, waste or refuse on any part of the land or use the access road with vehicles exceeding 44 tonnes
- No works in connection with the access road may be carried out within 10 metres of any conduits
- The owner of the Property is not to discharge corrosive or harmful substances or allow or permit any waste or hazardous materials to be deposited or escape from the Property.

The Purchaser will be required to enter into Deeds of Covenant to comply with the covenants as detailed in full in the Dataroom.

The Property benefits from full and free rights of access to and egress from the Property along tracks and roads shown coloured blue on the sale plan. Rights are subject

to making good any damage caused and contributing towards the repair and maintenance according to user.

SPORTING

Sporting rights are currently let until 31 March 2028 with an annual rental income of £3,893 exclusive of VAT. Either party to the sporting lease can terminate at any time, subject to giving 3 month's prior written notice.

MINERALS

The mines minerals and mineral substances whether solid, fluid or gaseous (excepting stone, slate, clay, gravel and sand as can be won from surface workings only) do not form part of the Property and are not included in the sale.

Significant volumes of stone have been extracted in recent years and used in the creation of high quality forest roads.

BOUNDARIES

The owner of the Property is to maintain fences between points marked A1, B1, Z1, on the sale plan in a stock proof condition. The northwestern boundary of the Property long the Chattlehope Burn is bounded by adjacent forest.

Fences around the Property may not be located on the boundaries of the registered title. Plans are based on the Ordnance Survey and are for reference only. While they have been checked, the purchaser shall be deemed to have satisfied themselves as to the description of the Property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. Prospective parties are asked to satisfy themselves on inspecting the titles which take precedence over the marketing materials.

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and the agreement for sale, the last shall prevail.

THIRD-PARTY RIGHTS AND BURDENS

The Property will be sold subject to and with the benefit of all easement rights, burdens, covenants, reservations and any other third-party rights howsoever constituted.

There is a Deed granting rights in favour of Chattlehope Forest over Catcleugh Forest between the points marked E-F on the sale plan for the use of the forest road and subject to restricted covenants as summarised below. Full details are available in the Dataroom.

- The use of the access road may only be in connection with the Property as forestry.
- The access road may not be used in a manner which becomes a nuisance, annoyance or disturbance or caused damage to adjacent land
- The owner of the Property is not to park on, obstruct, store goods, materials, waste or refuse on any part of the land or use the access road with vehicles exceeding 44 tonnes
- No works in connection with the access road may be carried out within 10 metres of any conduits
- The owner of the Property is not to discharge corrosive or harmful substances or allow or permit any waste or hazardous materials to be deposited or escape from the Property.

There is a Deed reserving a right in favour of the Minister at all times and for all purposes on foot and with or without vehicles to pass and repass from the point marked H on the sale plan to the Fire Tower, marked H1 over a route which can be used by a tractor.

These Deeds of Easement are available in the data room.

RENEWABLES INTEREST

The property was recently tendered for windfarm development interests, with nine positive responses received, but following the instruction to sell, no development partner has been selected. Details of those invited to tender and a summary of the potentially interested parties can be found in the dataroom.

DATA ROOM

Access to the Data Room providing property plans, crop data, and Deeds of Easement and Wayleave Agreements is available on request.

GRANT SCHEMES AND APPROVALS

Catcleugh benefits from an approved Management Plan approved in 2024, reference 1471852.

A Higher Tier Agri-Environment with Woodland Support (Mixed) application pack (reference 2065599) is open but not yet approved.

There are no active grant schemes in place.

The English Rural Development Programme and grant scheme availability can be accessed through the following websites:

<https://www.gov.uk/government/organisations/rural-payments-agency>

<https://www.forestryengland.uk>

AUTHORITIES

Forestry England
Eals Burn
Bellingham
Northumberland
NE48 2HP
Tel: 0300 067 4200
Email: enquiries.northengland@forestryengland.uk

Northumberland County Council
County Hall, A197
Morpeth
NE61 2EF
Tel: 0345 600 6400
Website: www.northumberland.gov.uk

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements. For the personal safety of interested parties, please be aware of potential hazards at the Property and please ensure good forest hygiene measures are followed, such as cleaning boots, equipment, vehicles and machinery, which will help protect woodlands from potentially damaging pests and diseases.

Replanting operations and road repairs may be ongoing, and care should be taken wherever these are present.

A video and 360 images of the property can be viewed by scanning the QR codes.

360



Video



CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the Property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the Property may be sold without prior notice. For the avoidance of doubt, noting interest only

entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time and reserve the right not to sell to the highest or any bidder.

OFFERS

If you wish to make an offer or be informed of a closing date for offers, please contact the selling agents to note your interest and to obtain further information, including specific Anti-Money Laundering details that we require from a purchaser prior to accepting any offer. Parties are asked to satisfy themselves that they fully understand the implication of offering under English Law. The sellers reserve the right not to accept the highest or indeed any offer. Completion Date to be mutually agreed in writing.

TAXATION

Any prospective purchaser should seek independent advice. At present, revenue from timber sales is Income and Corporation Tax exempt. There is no Capital Gains Tax (CGT) liability arising from the sale of any standing or felled trees, however, any gains arising from the sale of the underlying land (i.e. the solum value) is liable for CGT.

Under the current Inheritance Tax (IHT) regime, 100% Business Property Relief (BPR) may be available on commercial woodlands. From the 6th April 2026 this will change with only the first £1 million of value benefitting from 100% IHT relief on BPR-qualifying assets. Any value above this should benefit from 50% relief and thereby be subject to an effective rate of 20% rather than 40%.

VAT is charged on forestry work and timber sales (although its effect is neutral if managed as a business). Government forestry grants are received tax free with the exception of farm woodland and subsidy payments. Purchasers should take professional financial advice before making a decision to purchase.

PROSPECTIVE PURCHASERS/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller.

Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

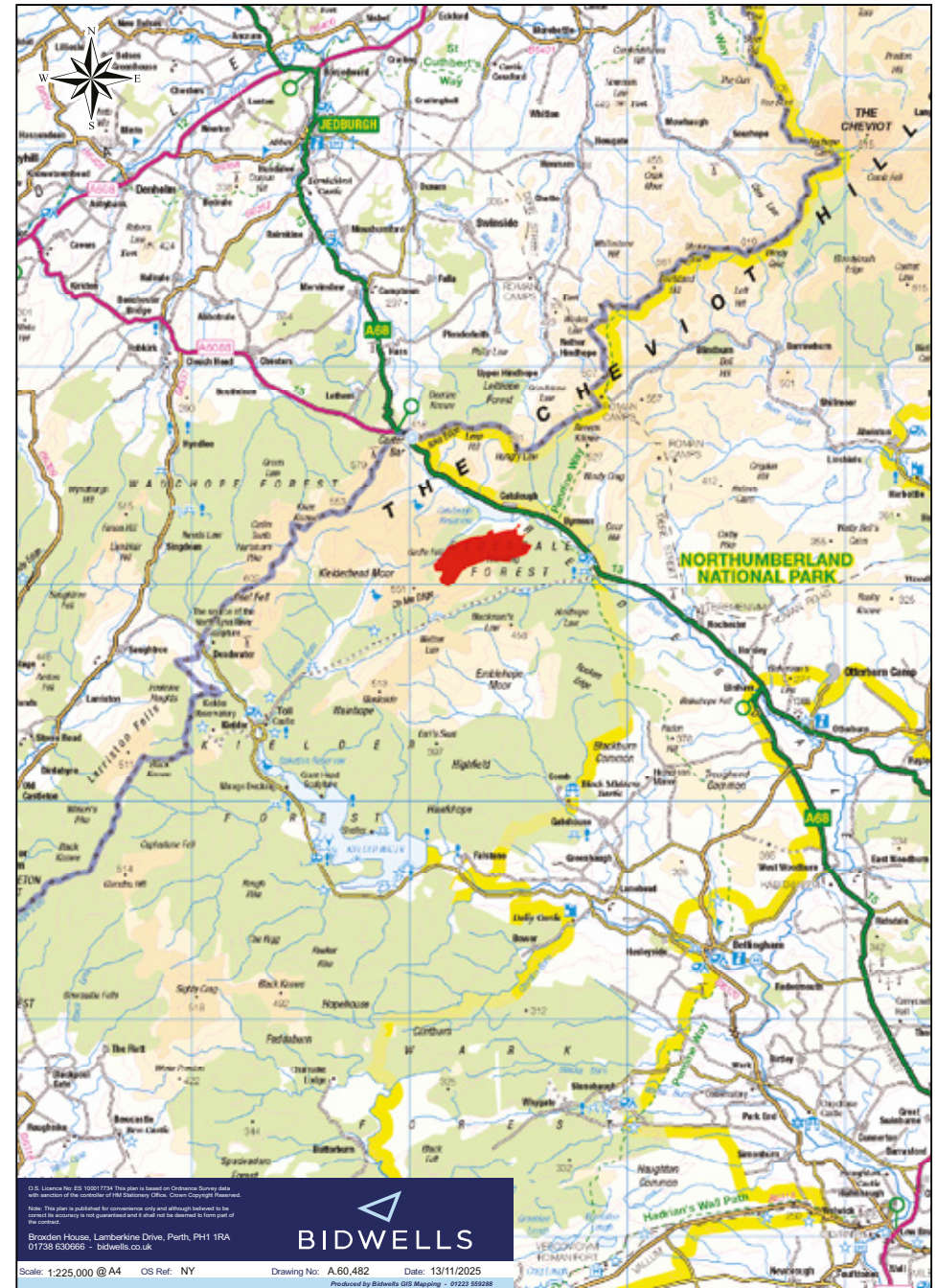
SELLING AGENT

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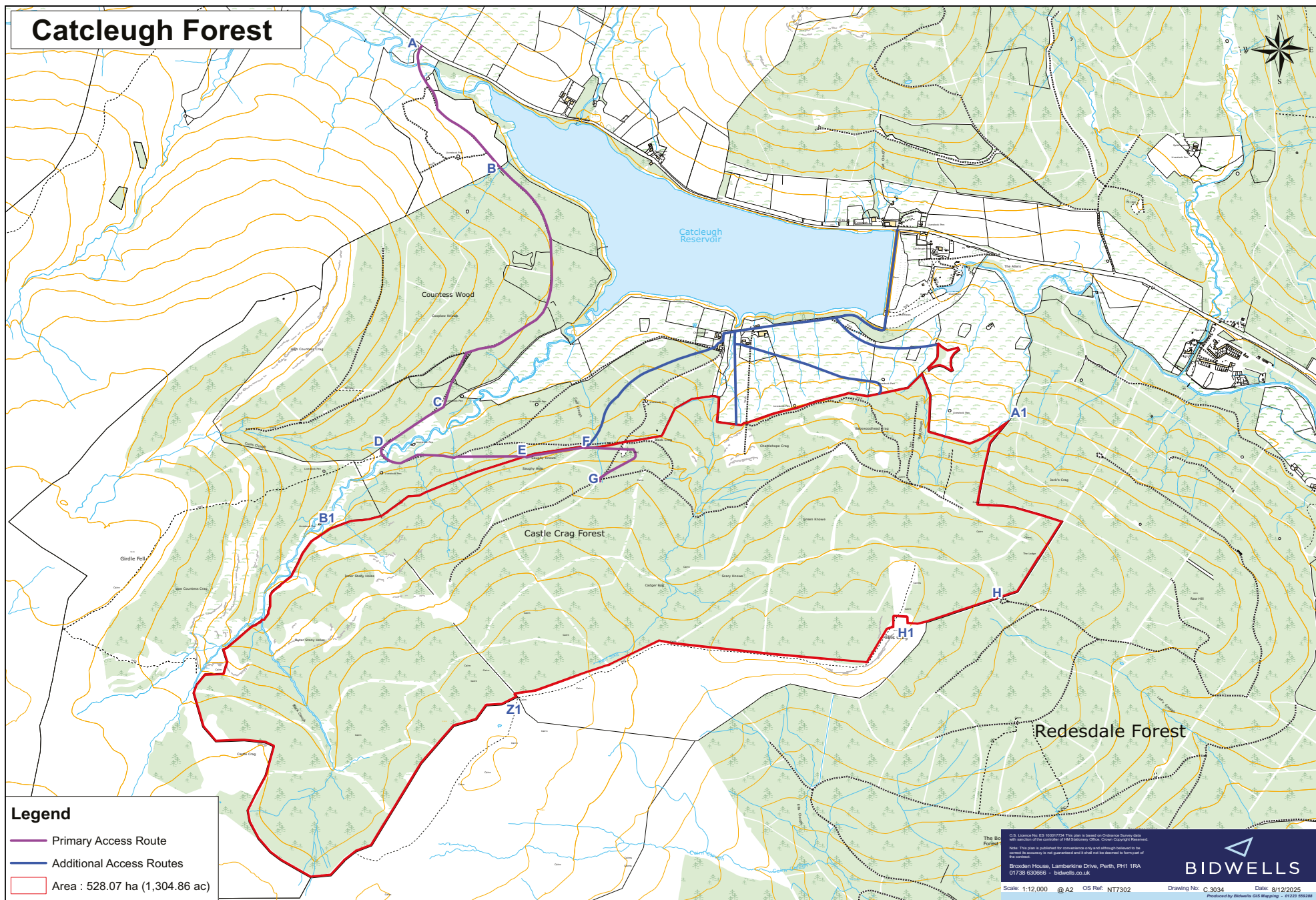
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Catcleugh Forest



Legend

- Primary Access Route
- Additional Access Routes
- Area : 528.07 ha (1,304.86 ac)

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