



ISLES FOREST

Dumfries & Galloway, Scotland


BIDWELLS

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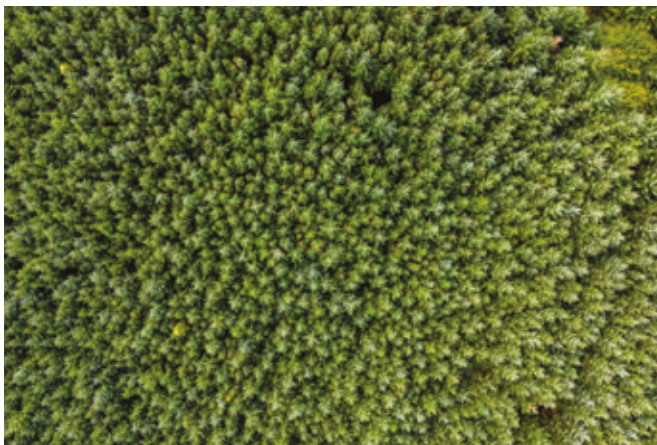
386.03 hectares (953.88 acres)

*Dalbeattie 4 miles, Dumfries 12 miles, Carlisle 47 miles, Glasgow 90 miles
(all distances are approximate)*

- Freehold
- Predominantly Sitka spruce with a diverse age structure
- Well located for timber markets in Southern Scotland and Northern England
- Sporting rights included

Offers Over £7,000,000





INTRODUCTION

Extending to approximately 386.03 hectares, Isles Forest is located near Dalbeattie in Dumfries & Galloway, within one of the principal commercial forestry regions in South Scotland. The property benefits from excellent growing conditions for Sitka spruce, the dominant species on the property, and proximity to major timber processors, including BSW's mill at Dalbeattie.

The land comprises predominantly gently sloping terrain with a mainly northerly aspect, supporting consistent productivity and efficient harvesting operations.

LOCATION & ACCESS

The property lies adjacent to the C6S minor county road, approximately 4 miles west of Dalbeattie.

MAIN ACCESS (X ON SALE MAP)

Grid Ref - NX876621

what3words - ///pickle.sectors.plodding

Postcode - DG5 4PH

SECONDARY ACCESS (Y ON SALE MAP)

Grid Ref - NX870591

what3words - ///sample.undertone.major

Postcode - DG5 4PF

THE PROPERTY

Originally planted between the 1950s and 1980s, Isles Forest has undergone significant restructuring since the mid-1990s through ongoing harvesting and replanting programmes.

- Sitka spruce: 244.30 hectares
- Total productive conifer area: 247.65 (64% of the property)

The forest has a weighted average age of 20 years, with the majority of crops aged between 17 and 31 years. Replanting following the 2025 harvesting operations is underway and will be completed prior to sale completion. A recently approved Long Term Forest Plan has slightly increased the productive conifer area.

The property ranges in elevation from approximately 60 metres above sea level in the south to 234 metres at Clawbelly Hill.

The property will be sold according to Title. The compartment summary excludes compartment 36c, extending to 0.69 ha. This compartment is outside the ownership and excluded from the sale.



Species	Planting Decade								
	No P-year	1950s	1960s	1980s	1990s	2000s	2010s	2020s	Grand Total
Sitka Spruce		0.62	0.97		61.87	133.66	3.93	43.26	244.30
Norway Spruce						1.86			1.86
Larch spp			0.76	0.59	0.14				1.48
Mixed conifer/open ground				34.31					34.31
Sitka spruce/mixed broadleaves			6.58						6.58
Broadleaves		0.43	0.47	0.51	3.05	12.14	4.20	25.51	46.30
Open Ground	50.36								50.36
Grand Total	50.36	1.05	8.77	35.41	65.05	147.66	8.12	68.76	385.19

Note: The property will be sold according to title. Compartment summary from management records and excludes compartment 36c which is not included in the sale area.

COMPENSATORY PLANTING

There is a Minute of Agreement in respect of compensatory planting across two properties including compartment 35A, on Aughenhay Hill in the south of Isles Forest, which was planted in 2026 and totals an area of 20.11 hectares. This area is shown hatched in Blue on the sale map. As part of the completion of the Douglas West Wind Farm Lease a Compensatory Planting Agreement was entered into between the Seller and Douglas West Extension Limited (DWEL) to allow DWEL to discharge planning conditions by delivering native woodland planting at Isles Forest. The area of planting is covered by a Standard Security and the Purchaser shall be obliged to enter into a new Compensatory Planting Agreement.

DWEL is liable to pay actual costs under the terms of the agreement for the delivery of planting and ongoing maintenance.

Further details are available on request.



TENURE

The property is offered freehold with vacant possession, subject to the compensatory planting agreement, on completion.

A small area highlighted in pink on the sale map (approximately 0.7 hectares within Compartment 36c) lies outside the legal title and is excluded from the sale, although it has been managed as part of the forest during the Seller's ownership. The area is included within the Long Term Forest Plan as open ground.

ACCESS

The property benefits from well-established use of timber haulage routes:

- Access X - The primary haulage route is via the C6S to the A711 and onward to markets in South Scotland and North England. The C6 is classified as a Severely Restricted Route for timber haulage.

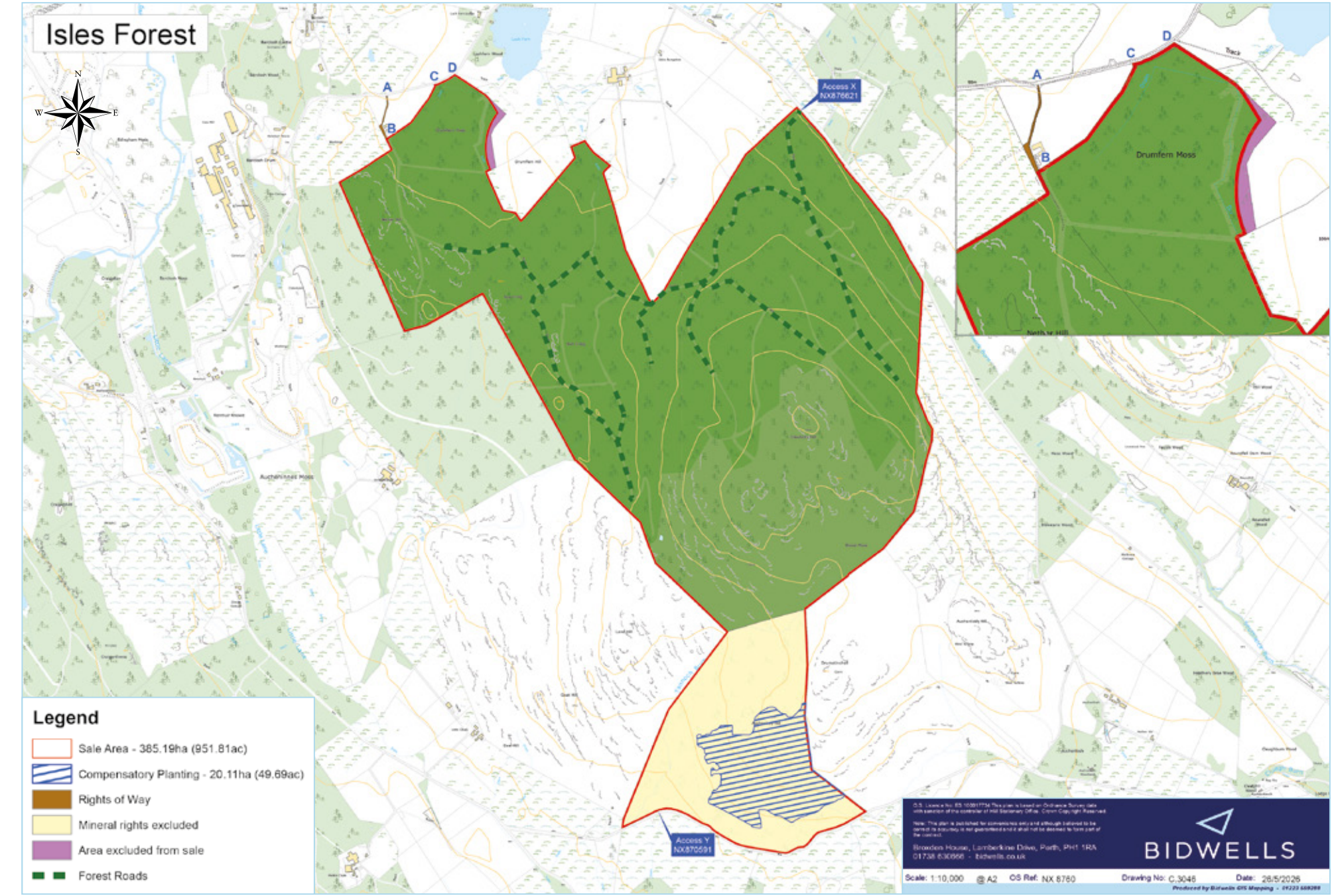
There is additional access at two locations:

- Access Y - In the south of the Property from the B793, an Agreed Route for timber haulage.
- A-B - In the northwest of the Property from the U79S, a Severely Restricted Route for timber haulage.

Although the C6S and U79S public roads are classified as Severely Restricted Routes, this has not historically or recently constrained timber operations or haulage.

Internally, there is approximately 6,000 metres of well-proven forest road along with a significant volume of crushed stone for future maintenance and upgrading.





GENERAL INFORMATION

SPORTING RIGHTS

Sporting rights are let until 20 September 2028 at £1,700 per annum (exclusive of VAT). The lease is terminable by either party with three months’ written notice.

MINERALS

Mineral rights shown tinted yellow on the sale plan are excluded from the title. Coal and mineral rights are excepted under part of the title known as “ground at Barloch”.

BOUNDARIES

The 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 carefully 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.

DATA ROOM

A comprehensive data room is available on request. The dataroom includes plans, crop data, title information and a draft of the Minute of Agreement for compensatory planting a Purchaser would have to enter into with the windfarm.

THIRD-PARTY RIGHTS & BURDENS

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

The owner of land to the north of the property benefits from a right of access over a fifteen feet wide strip of ground adjoining the U79S public road between the points lettered “C” – “D” on the sale map for the purpose of taking cattle and sheep to Loch Fern for watering. We are not aware this right has been recently exercised. The beneficiary of the rights is liable to make good any material damage caused by them by the exercise of this servitude right to the reasonable satisfaction of the Owner.

The costs of the maintenance, repair and renewal of the access route tinted Brown on the sale map between the points “A” – “B” and gate at point “A” will be shared amongst all parties using the same on a user basis.

There are restrictions within the title to restrict use of the Property for forestry and agricultural purposes only.

The title to the Property contains reservations for neighbouring owners to draw a water supply from the supply located on Isles Hill. We are not aware of any water collection or supply infrastructure in current use within the forest. A plan of known water supplies on adjacent land is available in the dataroom.

The Property is subject to a servitude right of access by foot only over the track leading from Amannoch to the public road at Falgunzeon.

Title documents are available in the data room.

GRANT SCHEMES, APPROVALS & CERTIFICATION

- Long Term Forest Plan (Ref: 25FGS84959)
- Felling in relation to all active felling licences (FPA-7247, FPA-7567, FPA-11244) has been completed
- FSC certification lapsed in early 2026 and has not been renewed in preparation for sale
- There are no active grant schemes

Further information is available via Scottish Forestry and Rural Payments and Services.

<https://www.ruralpayments.org/topics/>
<https://www.forestry.gov.scot/>

AUTHORITIES

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OFFERS

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

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.

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

360 PANORAMAS



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.

ANTI-MONEY LAUNDERING

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless of 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.

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.

From the 6th April 2026 only the first £1 million shall benefit from the full IHT relief. Any value above this will benefit from 50% relief and thereby be subject to an effective rate of 20%.

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.

SELLING AGENT

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SOLICITORS

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