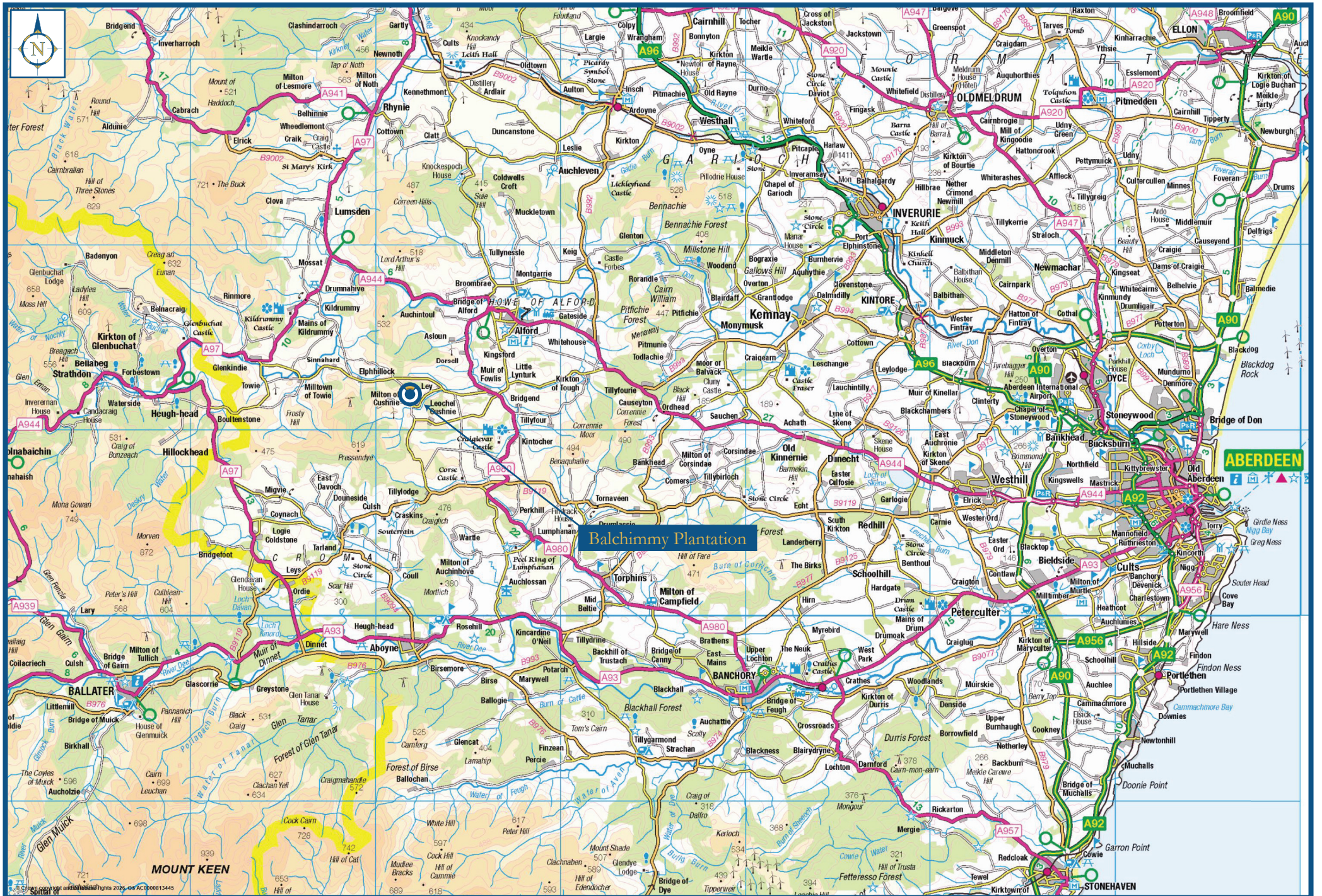


Balchimmy Plantation

Milton of Cushnie | Aberdeenshire | AB33 8LE

229.12 Hectares / 566.16 Acres





Balchimmy Plantation

229.12 Hectares / 566.16 Acres

**An opportunity to acquire a diverse and productive,
young commercial plantation including 44,366 of high integrity
Pending Issuance Units (Carbon Credits)**

- Predominantly improved conifer crops
- Strong projected timber yields across the productive area
- 44,366 carbon credits generated under the Woodland Carbon Code
- A secure long-term asset combining timber and natural capital income
- Principal species comprising Norway spruce and Sitka spruce
- £150,361 of annual grant income secured until 2028

Freehold for Sale as a Whole

Offers Over £2,500,000

GOLDCREST Land & Forestry Group
18 Great Stuart Street Edinburgh EH3 7TN
0131 3786 122

Jock Galbraith MRICS & Jon Lambert MRICS

Location

Balchimmy Plantation lies near Cushnie in Aberdeenshire, approximately seven miles south of the town of Alford, with Aberdeen around a 40-minute drive to the east. The property occupies a strategic position on fertile soils, benefiting from a climate well suited to commercial forestry. It also enjoys good proximity to the established timber processing market of the North East.

The grid reference of the main property entrance is NJ 514 118. The nearest postcode AB33 8LE and the What3Words code [//liner.crescendo.book](#)



Directions and Access

From Alford, head south on the A980 signed Muir of Fowlis. After three miles, turn right onto the public road signed Ley. Turn left and follow the road for approximately one mile to enter Balchimmy Farm, as shown on the sale plan.

The plantation benefits from high-quality internal roads and is well served with access options for ongoing management and future harvesting operations. The public roads heading north, east and south from Balchimmy are all agreed routes for timber transport, providing established haulage access to market.



Description

Balchimmy Plantation is a well-established woodland of conifers and mixed broadleaves, planted on quality brown earth and fertile soils. The scheme is set to generate significant volumes of timber through regular thinnings and a final harvest.

Beyond its timber value, the plantation has generated 44,366 high-integrity Pending Issuance Units (PIUs), registered with the Woodland Carbon Code (WCC) and valuable for carbon offsetting. The site is classified as 4.1 and 4.2 on the Land Capability for Agriculture scale and rises from approximately 250m to 380m above sea level.

Forest Certification

The woodland is dual certified through Program for the Endorsement of Forest Certification (PEFC) and Forest Stewardship Council (FSC).

Carbon

The recently established woodland at Balchimmy represents a significant long-term carbon asset, with the planted trees projected to sequester 55,458 tonnes of CO₂e over 100 years. This is equivalent to the annual carbon emissions associated with more than 4,800 people in the UK.

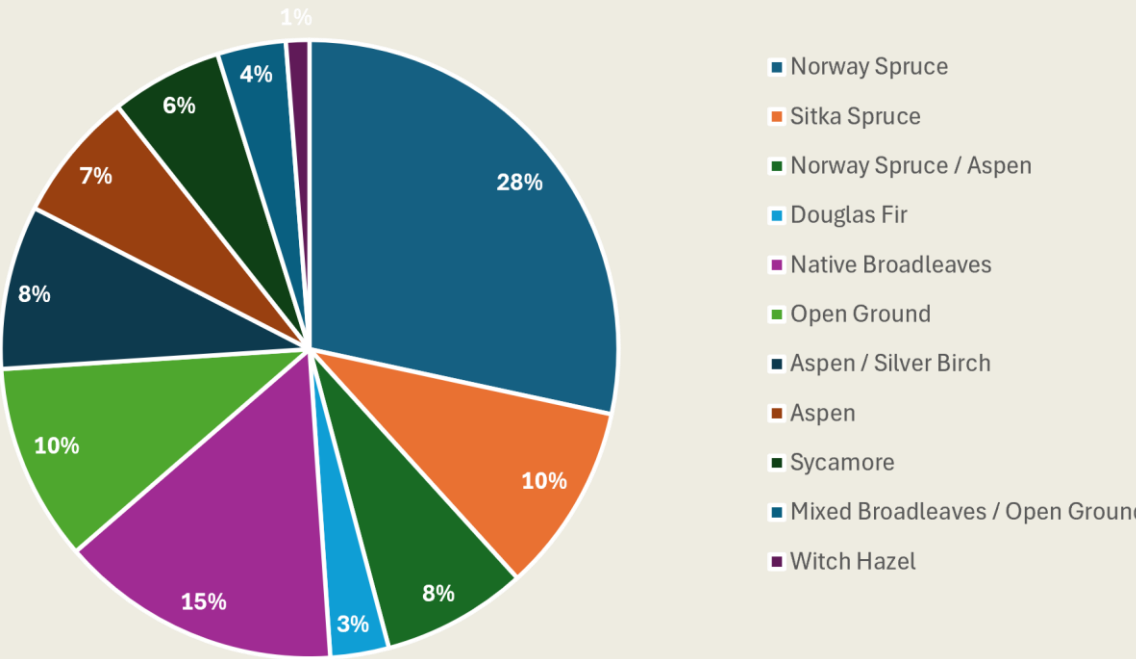
After applying the Woodland Carbon Code’s required 20% buffer, the project is expected to generate approximately 44,366 verified carbon units available for future use or sale. This assessment is considered conservative, as the Woodland Carbon Code methodology applies capped yield class assumptions and assumes a harvesting date earlier than would typically be expected under good forestry management. The woodland therefore has potential to deliver greater carbon sequestration over its lifetime should growth exceed these conservative assumptions.

The units may be used to offset eligible emissions from personal or corporate activities, supporting net zero commitments, or alternatively monetised through sale to organisations seeking high-quality UK-based carbon credits.

A future owner will have flexibility over the timing and approach to realising this value. The woodland could be managed through a contracted strategy, with Woodland Carbon Units sold at pre-agreed pricing, potentially providing long-term income security through inflation-linked arrangements. Alternatively, a blended approach could be adopted — for example, selling a proportion of credits under forward contracts while retaining the balance for future sale into the open market or for the owner’s own carbon offsetting requirements as demand and pricing evolve.

The UK Government’s legally binding Net Zero target aims to reduce greenhouse gas emissions by 100% by 2050 compared with 1990 levels.

Species	Area (ha)	% of Total	Planting Year
Conifers	109.95	48.0%	
Norway Spruce	53.40	23.3%	2023
Sitka Spruce	18.60	8.1%	2023
Existing conifer woodlands/shelterbelts	17.88	7.8%	1980-1999
Norway Spruce / Aspen	14.30	6.2%	2023
Douglas Fir	5.77	2.5%	2023
Broadleaves & Mixed Planting	119.17	52.0%	
Native Broadleaves	27.71	12.1%	2023
Open Ground	42.49	18.5%	N/A
Aspen / Silver Birch	16.11	7.0%	2023
Aspen	12.81	5.6%	2023
Sycamore	10.99	4.8%	2023
Mixed Broadleaves / Open Ground	6.75	2.9%	2023
Witch Hazel	2.31	1.0%	2023
Grand Total	229.12	100.0%	



Forest Grants

The annual maintenance payments for Balchimmy are £75,181 until 2028 inclusive. I.e £150,361 total. The 2026 payment to be apportioned between Vendor and Purchaser.

Boundaries

The planted areas are mostly within deer proof fences. Neighbouring boundaries maintenance is to be shared with neighbouring land owners at 50:50 basis.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.



Mineral Rights

The mineral rights are included in the freehold sale in so far as they are owned.

Sporting Rights

The sporting rights are unlet and included in the sale.

Forest Management

The property is managed by Highfield Forestry Ltd



Viewing

Viewing is possible at any time during daylight hours, so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

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.

Sole Selling Agents

GOLDCREST Land & Forestry Group

18 Great Stuart Street Edinburgh EH3 7TN

Tel: 0131 3786 122

Email: office@goldcrestlfg.com

Ref: Jock Galbraith MRICS & Jon Lambert MRICS

Seller's Solicitors

CMS Aberdeen

6 Queen's Rd, Aberdeen AB15 4ZT

Tel: +44 1224 261982

Ref: Carol Nisbet

Area Measurements

Recent management measurements indicate that the woodland extends to 229.12 hectares. The property will be sold as per the Titles.

Authorities

Scottish Forestry

Grampian Conservancy

Ordiquhill

Portsoy Road

Huntly AB54 4SJ

Tel: 01466 794 542

Aberdeenshire Council

Gordon House

Blackhall Road

Inverurie

AB51 3WB

Tel: 01467 533200

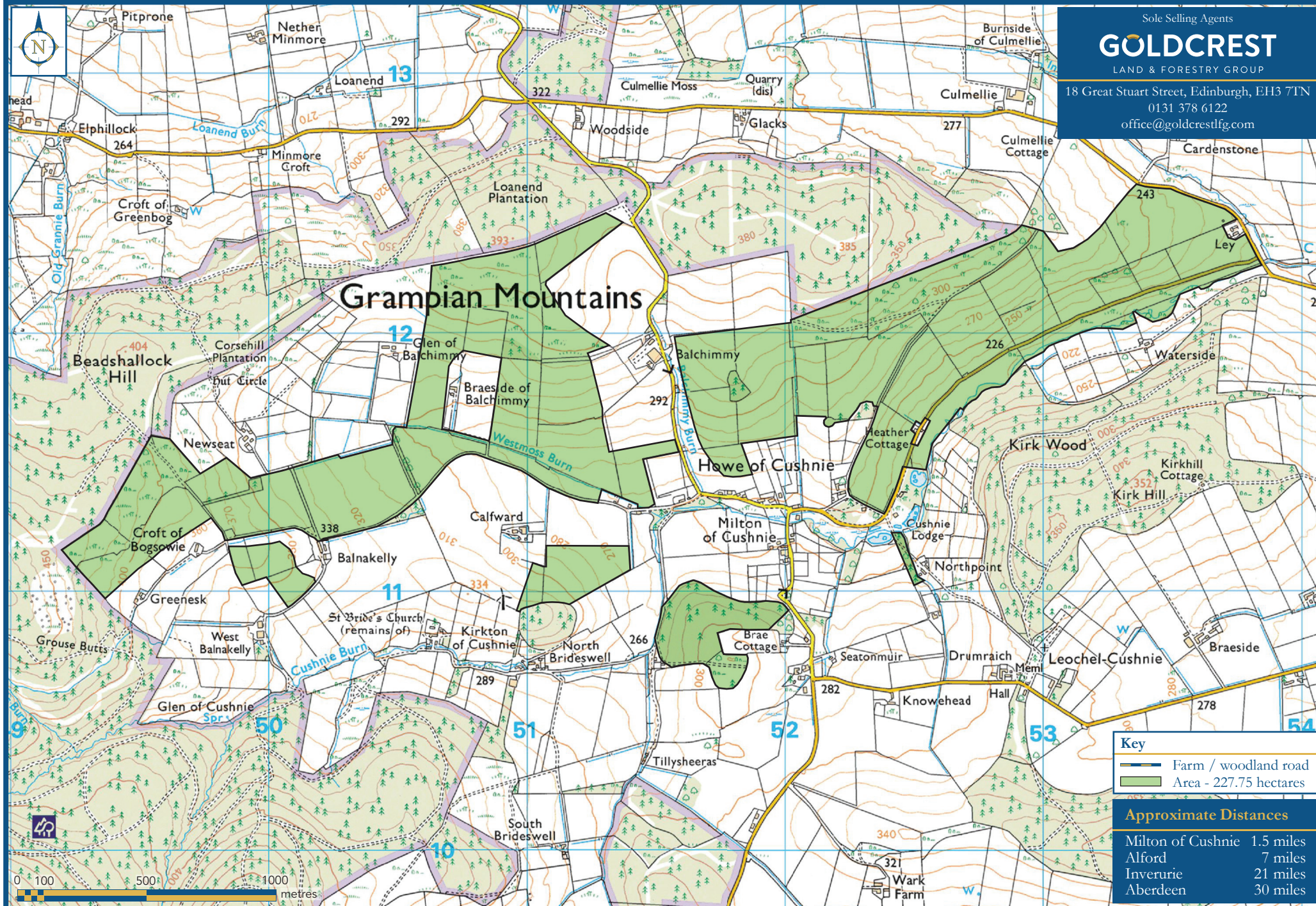
Taxation

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

PIUs do not attract stamp duty but are subject to VAT. Purchasing entities that are VAT registered should be able to reclaim the VAT after completion. Purchasers should seek independent taxation advice.

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.





GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street
Edinburgh EH3 7TN

0131 3786 122

office@goldcrestlfg.com

IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in July 2026) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. All statements contained in these particulars as to the property are made without responsibility on the part of GOLDCREST Land & Forestry Group LLP or the vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981 along with any statutory designations, may have on the property, including rights of public access under the Countryside and Rights of Way Act 2000. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

www.goldcrestlfg.com