



FREEHOLD FOR SALE BY PRIVATE TREATY

341.03 Acres (138.01 Hectares)

BAINLOCH HILL FOREST

Sandyhills, Dalbeattie, Dumfries and Galloway

Offers Around £1,600,000 are invited for this property

OS Grid Ref: NX890568 Lat/Long: 54.893795,-3.731913 Nearest Post Code: DG5 4NU
what3words: tramps.prevents.slugs

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website

LOCATION

Bainloch Hill Forest is located just to the north of Sandyhills not far from Kipford and Dalbeattie. The forest entrance is just 1.5 miles north of the A710 Dumfries to Dalbeattie Coast road or 3.5 miles south of the more direct A711 Dumfries to Dalbeattie road. Access to the forest is possible along the shared farm road, shown as the route AB on the sale plan, which leads to a well maintained access road. All distances are approximate.

DESCRIPTION

Bainloch Hill Forest is predominantly stocked with Sitka spruce. From the road the forest is an impressive feature on the skyline with the remaining 1980s planted crops situated either side of the forest's main internal access road. The lower stands of trees are very heavily stocked with growth rates in excess of YC 20. As your focus moves up the hillside the growth rate tapers off a little.

As a result the buyer of this property has a sizable and immediate harvesting opportunity. A breakdown of the stocking is provided in the table below. Additional information, which includes a recently surveyed stocking schedule and detailed plan, is available from the Selling Agents upon request..

Soils and the site's climatic conditions are technically excellent for the growth of commercial conifers. The combination of deep well drained soils aligned with a moist and generally warm coastal climate have provided excellent conditions for the first rotation to have performed well and allowed much of this to be felled after only 34 years.

The current owners are part way through the felling and replanting programme within this forest and continued maintenance of the younger crops by a new owner should ensure they become as successful as the first rotation.

According to our enquiries there are no environmental or statutory designations affecting the property. Interested parties must satisfy themselves that this is the case.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown with a broken brown line and marked AB on the sale plan. This route is shared with the neighbouring land owner.

MANAGEMENT

Bainloch Hill Forest is managed by Tilhill Forestry Their Mr Stephen Smith will be pleased to discuss future management with prospective purchasers. He can be contacted on 01387 711211 or by email at Stephen.Smith@tilhill.com

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights and burdens including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. It is also important that visitors to the forest close the 2 gates on the farm road even whilst inside the property.

SELLER'S SOLICITORS

TBC

METHOD OF SALE

Bainloch Hill Forest is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Please note all offers must be submitted in Scottish legal form before they can be formally accepted.

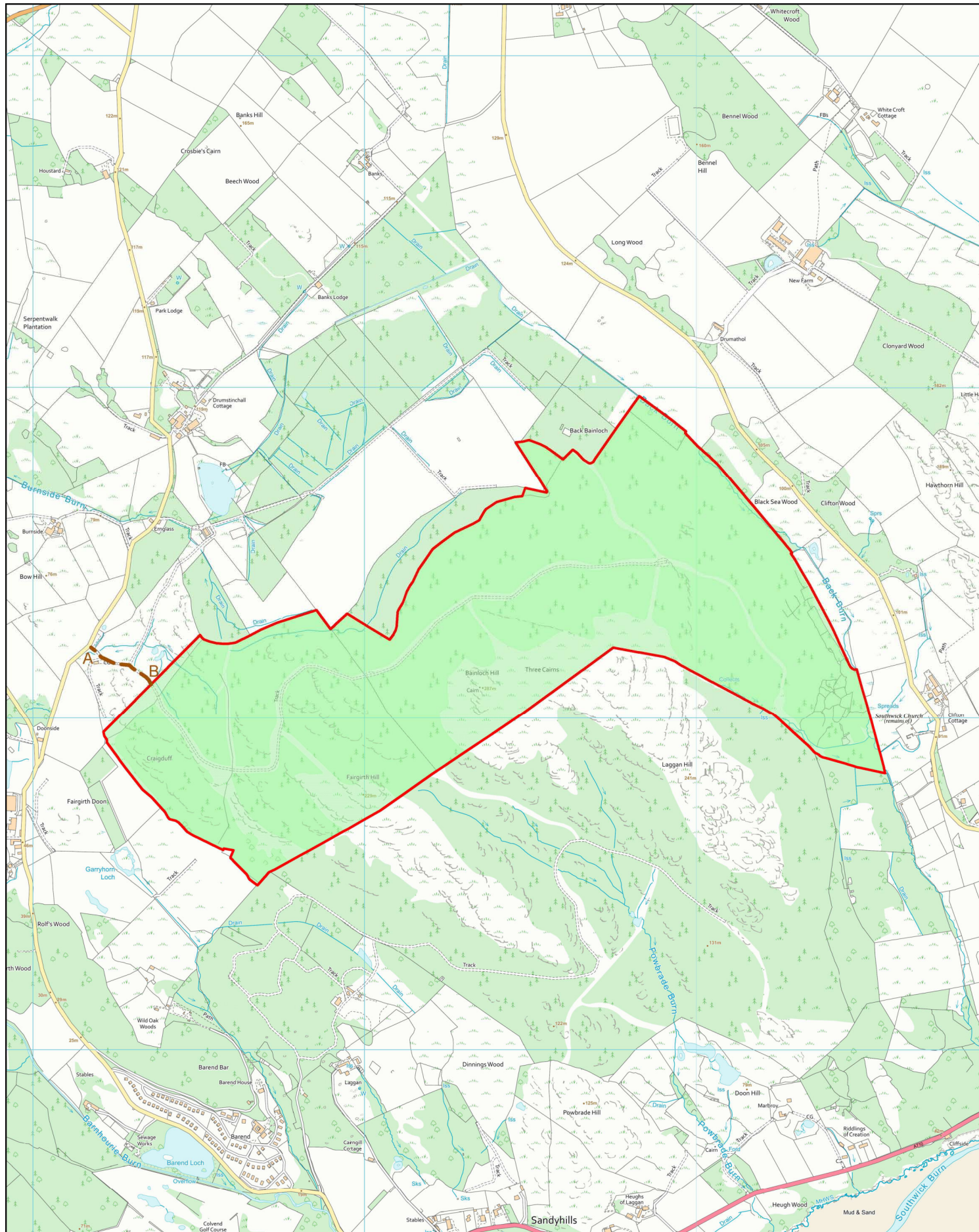
Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared August 2025.



Bainloch Hill Forest

Location NX 893 572

Scale 1:15,000 @ A4

Drawing No. Z26014-01

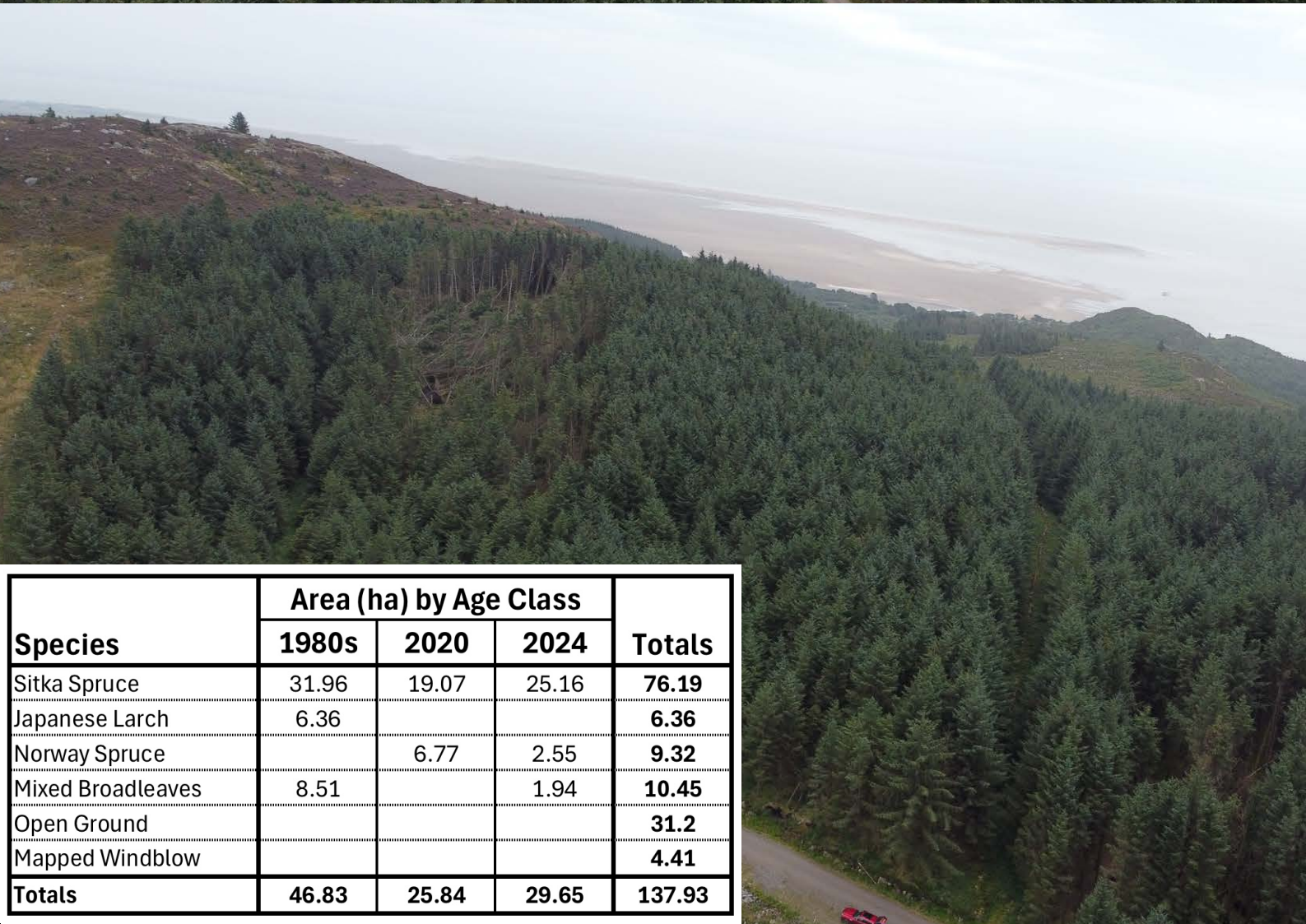
Date 08.08.25



Tustins

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Species	Area (ha) by Age Class			Totals
	1980s	2020	2024	
Sitka Spruce	31.96	19.07	25.16	76.19
Japanese Larch	6.36			6.36
Norway Spruce		6.77	2.55	9.32
Mixed Broadleaves	8.51		1.94	10.45
Open Ground				31.2
Mapped Windblow				4.41
Totals	46.83	25.84	29.65	137.93





Bainloch Hill Forest

Location NX 893 572
Scale 1:200,000 @ A4
Drawing No. Z26014-02
Date 08.08.25



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Sandyhills, Dalbeattie, Dumfries and Galloway



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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