

Craigmill Forest Estate

Dallas | Morayshire

1,311 Hectares / 3,239 Acres



Craigmill Forest Estate

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*A large, commercial forestry Estate,
located in a desirable area renowned for timber production*

- Commercial Scots pine plantations.
- Diverse age class structure from restocking ground to mature timber.
- Areas of Sitka spruce, young native woodland and broadleaves.
- Residential and renewable energy development opportunities.
- Potential for wetland restoration.
- High quality road network.
- Let farmhouse, steading buildings, lochs, let agricultural land, heather moors and deer stalking.

Freehold for Sale as a Whole

Offers Over £7,250,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

Jon Lambert MRICS, Jock Galbraith MRICS & Emily Moore



Location

Craigmill Forest Estate is situated near Dallas in the picturesque county of Moray, in the north-eastern Highlands of Scotland. Located approximately 9 miles northwest of Forres and a 30-minute drive from Inverness airport, the estate offers a prime opportunity for forestry investment in a region renowned for its forestry, sporting opportunities, scenic beauty, and historic whisky distilleries. Despite its secluded and private setting, the property has convenient access to the A940 and A96, and is within easy reach of many established timber markets in the north including Tulloch Timber, Nairn (17 miles), James Jones & Sons, Mosstodloch (18 miles), John Gordon & Sons, Nairn (18 miles), West Fraser Europe, Inverness (28 miles), Munro Sawmills, Dingwall (47 miles) and James Jones in Aboyne (61 miles). In addition, there is the Speyside Renewable Energy Partnership who operate a Combined Heat and Power (CHP) plant near Craigellachie, Moray that provides heat in the form of steam for the nearby Macallan whisky distillery and electricity to the national grid.

To locate the property, please refer to location and sale plans within these particulars. The nearest postcode is IV36 2RX and What3Words: innovator.poppy.pill





Access

From Forres take the B9010 through Rafford, then turn right on to a minor public road. The property can be accessed by five entrances as shown on the sale plan A1, A3, A5, A7 and A9. The majority of Craigmill Forest Estate is accessible by a network of roads that are well-constructed and maintained to a good standard. Please contact Goldcrest Land & Forestry Group to arrange a viewing. All gates are locked.



Description

Craigmill Forest Estate **1,311 Hectares / 3,239 Acres**

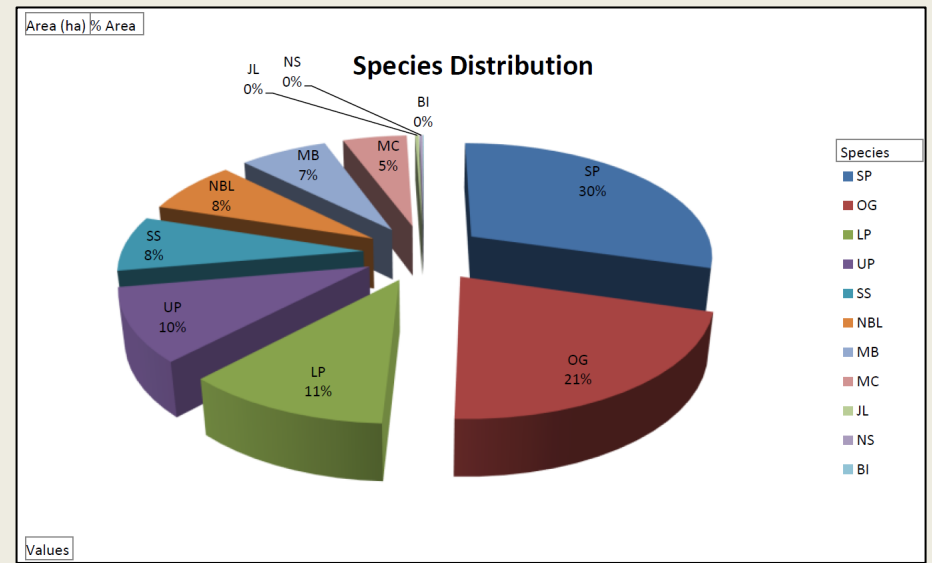
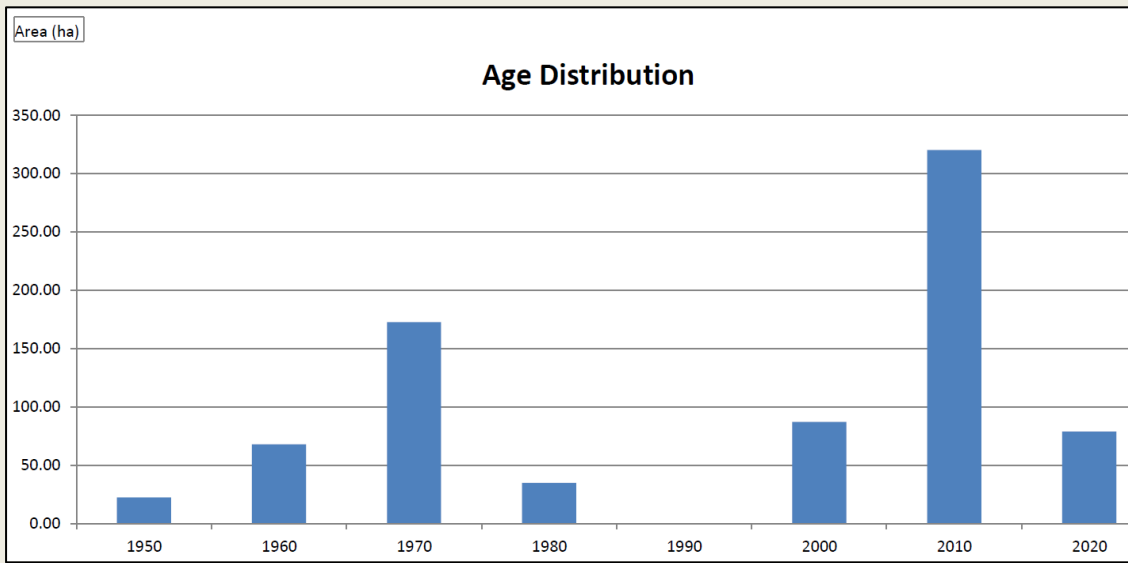
Craigmill Forest Estate comprises 1,311 hectares of stunning hills and commercial woodlands, rich in natural capital. The plantations mainly comprise Scots pine with some Sitka spruce which thrive on gentle slopes interspersed with lochans, burns, and sheltered gullies. The forestry extends to 900.84 hectares, with 619.31 hectares dedicated to commercial crops, with a weighted age class of 28 years. The property consists of three main areas of scale; Hill of Mulundy at the north end, Mill Buie in the centre and Lone Hill at the southern end.

The commercial forestry at Hill of Mulundy features mature, thinned pine stands dating back to the 1970s, alongside plantations of Sitka spruce, Scots pine and mixed conifers extending to 28 hectares which were planted over the past 15 years. Cawdor Forestry, who manage the property, expect to receive a harvesting income in the region of £200k in the next few years from Mulundy. At Mill Buie, there is established restocking from 2013, including Scots pine, broadleaf species, and Sitka spruce. There is a restocking obligation on the eastern side of Mill Buie. Lone Hill is primarily composed of Lodgepole pine and a restocking obligation along the southern boundary.

At the northwest end of the property there are wooded gullies with both commercial and broadleaves growing. There are scattered woodlands, comprising birch, rowan, alder, ash, and oak.

There are restocking obligations shown brown on the Sale Plan. There may be opportunities for a change in species with a greater emphasis on commercial crops when the next Long Term Forest Plan is prepared. The property benefits from 4.4 miles of hard track running from the public road at A9 – A10 at the southern end of the property, along with several additional quad tracks. To date the property has been managed under a Long Term Forest Plan which expired May 2024.

Hill of Mulundy rises from 160m to 230m above sea level, while Mill Buie reaches 350m and Lone Hill 330m. The average annual rainfall in the region is 686mm. There are three lochs on the property. One small unnamed loch north of Coldwells, Loch na Speur, a private and secluded raised loch at the south east end of the property and lastly, Loch na Braan close to the south boundary. All three lochs and Lone Burn add considerable amenity to this commercial property. The Estate is rich in biodiversity and Natural Capital and provides an opportunity for ecosystem restoration. Recent conversations with Nature Scot indicate that an area could be restored to bog land subject to a feasibility study. Further information is available from the Selling Agents.



Craigmill Forest Estate

Planting Year

Species	1950s	1960s	1970s	1980-85	1990	2000-03	2006-07	2008-10	2013-14	2016-17	2018	2021	2022	N/A	Area (Ha)
Scots pine	0.97	52.43	67.40				1.44		50.85	4.35	157.46		2.66		337.56
Lodgepole pine		0.31	70.64	34.09								25.20			130.24
Sitka spruce		1.26	20.37			2.85				12.51		51.15			88.14
Native broadleaves						0.24	36.20	11.36	0.79	4.34	32.48				85.41
Mixed broadleaves	20.89	1.36	3.33	0.93	0.10	1.73			50.85						79.19
Mixed conifer	0.45	7.36	9.78				14.63	18.80	3.84	2.79					57.65
Japanese larch		2.84	0.42												3.26
Norway spruce		2.46													2.46
Birch			0.81												0.81
Coldhome Farm Tenancy														74.81	74.81
Restocking requirement														105.00	105.00
Total	22.31	68.02	172.75	35.02	0.10	4.82	52.27	30.16	106.33	23.99	189.94	76.35	2.66	179.81	964.53

Residential Development Potential

There are four sites which have been identified for potential development as shown on the sale plan.

- **Site of Former Coldwells Cottage** - Planning Permission is currently in place for the erection of a single detached dwelling on this site. The Permission was due to expire on 31st March 2023, but works were undertaken prior to that date to secure deemed commencement.
- **Site West of Hummel Burn Lodge** - Planning Permission for a single detached house on this site was approved by the Moray Council on 10th November 2011, now lapsed.
- **Rinavey Steading** - Benefiting from vacant possession. Subject to gaining planning consent could be redeveloped into an attractive residential dwelling.
- **Site at Black Burn Bridge** - Planning Permission was approved in December 2012 for a single detached house, with deemed commencement having been confirmed in June 2016.

Additional information available from the Selling Agents.



Residential property

Wester Meikle Branchill Farmhouse comprises the sole residential property on the Estate. It is occupied by tenants under a Regulated Tenancy. The house is in need of modernisation. The old Wester Meikle Branchill Steading, adjacent to the property does not form part of the regulated tenancy and may offer a future redevelopment opportunity.

Coldhome Farmland

88.23 hectares of agricultural land, shown coloured blue on the sale plan, is occupied under a full agricultural tenancy.



Renewable Energy Clawback Clause

Desktop analysis has suggested that there is potential for wind turbines on the southern part of the Estate around the area known as Lonehill and Millbuie. No Exclusivity or Option Agreements are in place.

The sale is subject to the purchaser entering into a clawback agreement with the seller in respect of any future renewable energy development. The Agreement will require the purchaser to pay 30% of income derived from any windfarm development (excluding any timber compensation payments) for a period of 35 years from the date of commissioning of the development relative to any planning permission that is secured within a 15-year period from the date of sale. The Purchaser shall grant in favour of the Seller a first ranking standard security over the property to secure the clawback obligations.



Archaeology

The property has many sites of interesting archaeological interest. The remains of a longhouse from 1846 known as Clashninian, a stone that marks the boundary between Dallas and Edinkillie parishes and another ruined longhouse known as Lochnabraan. Lone is a ruined croft on the southern boundary of the property. At the time of planting, a full, well considered archaeological survey was undertaken, resulting in the planting schemes being approved by Scottish Forestry.

Sporting Rights

Sporting rights are included in the sale and are unlet. The cull records show an average of 15 beasts per year but there is potential for a higher cull to be taken.

Historic Cull Records	Red			Roe			Total
	Stags	Hinds	Calfs	Bucks	Does	Kids	
01/04/18 - 31/03/19	16	9	5	0	0	0	30
01/04/19 - 31/03/20	9	4	2	1	2	0	18
01/04/20 - 31/03/21	0	0	0	0	0	0	0
01/04/21 - 31/03/22	5	7	0	0	2	0	14
01/04/22 - 31/03/23	3	9	3	0	0	0	15
Total	33	29	10	1	4	0	77



Forest Grants & Management

There is a recently expired Long Term Forest Plan available from the Selling Agents. There is a FGS in place for the planting at Mill Buie. The Forest Estate is currently managed by Bowlts Chartered Surveyors and Cawdor Forestry Ltd. For information on current grants available, please visit the following websites:
<https://forestry.gov.scot>
<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewing is by appointment only. There are locked gates. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when inspecting.

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: Jon Lambert MRICS, Jock Galbraith MRICS & Emily Moore

Seller's Solicitor

Gillespie Macandrew

Broxden House, Lamberkine Dr, Broxden Roundabout, Perth PH1 1RA

Tel: 01738 231000

Ref: Lois Newton

Measurements

Measurements stated in the brochure are from recent management records. The Sale Plan is for indicative purposes only. The property will be sold as per the Titles.

Authorities

Scottish Forestry

Grampian Forestry Conservancy

Portsoy Road

Huntly AB54 4SJ

Tel: 01466 794542

Moray Council

Council Offices

High Street

Elgin IV30 1BX

Tel: 01343 543451

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 is available from GOLDCREST Land & Forestry Group upon request.

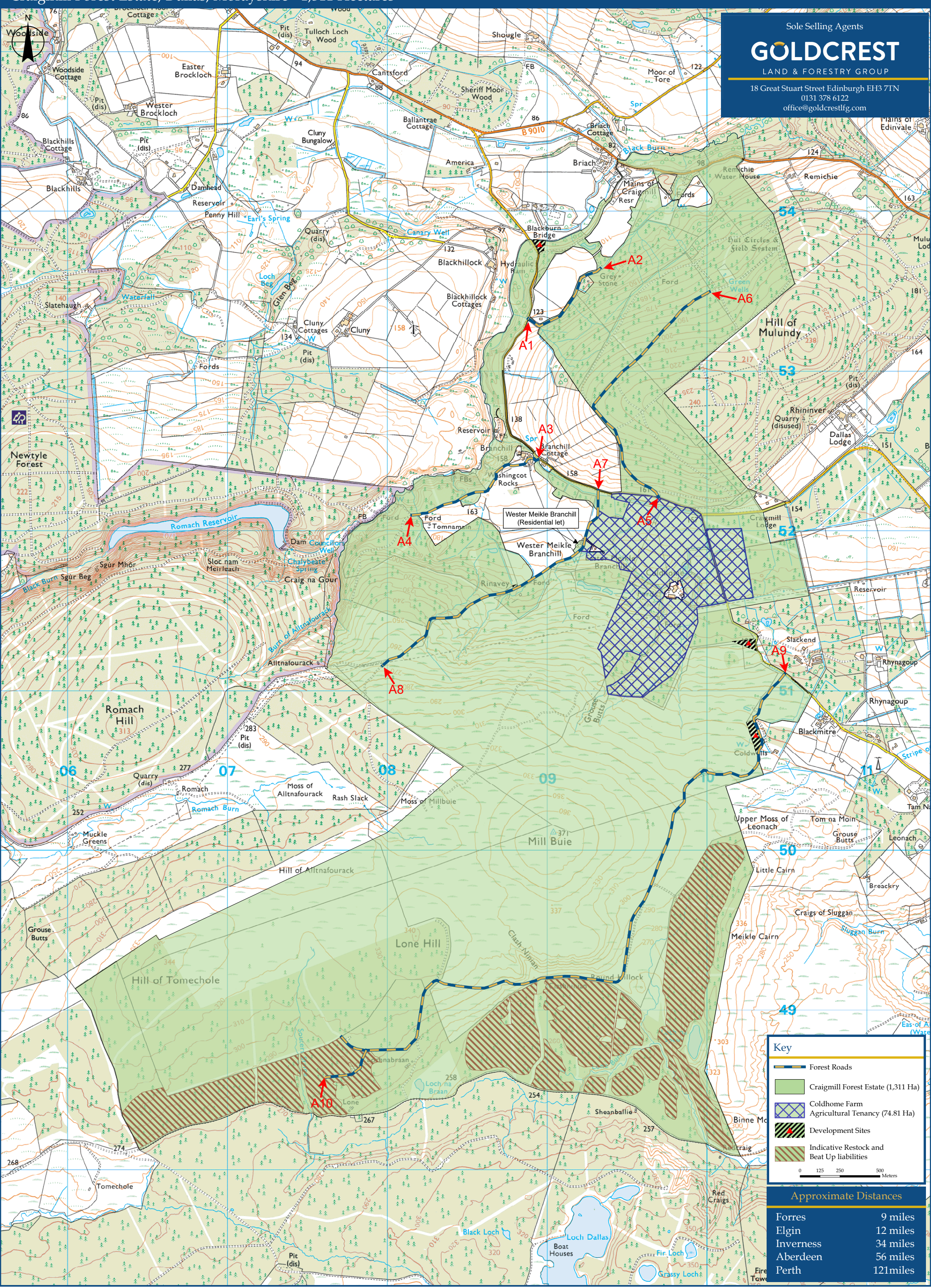
Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. Scottish and Southern Energy (SSE) are currently in discussions with the owners of Craigmill and adjoining landowners to formalise plans for a new pylon line. This is likely to cross the property at the southern end where part of the land is waiting to be restocked, potentially reducing the obligation. The property is intersected by an existing 275 kV pylon line and other electricity wayleaves. Full details from the Selling Agents.

Boundaries

The property is surrounded by estates and forestry.

Sole Selling Agents
GOLDCREST
 LAND & FORESTRY GROUP
 18 Great Stuart Street Edinburgh EH3 7TN
 0131 378 6122
 office@goldcrestlfg.com



Key

- Forest Roads
- Craigmill Forest Estate (1,311 Ha)
- Coldhome Farm Agricultural Tenancy (74.81 Ha)
- Development Sites
- Indicative Restock and Beat Up liabilities

0 125 250 500 Meters

Approximate Distances

Forres	9 miles
Elgin	12 miles
Inverness	34 miles
Aberdeen	56 miles
Perth	121 miles



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IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in June 2024) 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. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 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, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 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.

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