



Société Forestière

**GOLDCREST**

LAND & FORESTRY GROUP

[www.forestiere-cdc.fr](http://www.forestiere-cdc.fr)



# The Caledonian and Irish Forestry Portfolio

**A RARE INVESTMENT OPPORTUNITY**

16 forests - 2,614 hectares / 6,458 Acres

August 2024





# A ready-made forestry PORTFOLIO

Société Forestière and Goldcrest are selling a forestry portfolio consisting of 15 forests in Scotland and 1 forest in Republic of Ireland with an area of 2,614 hectares / 6,458 acres owned by a single private owner.

A rare opportunity to purchase a ready-made forestry portfolio of scale and nearly 80,000 tons of CO<sub>2</sub>

# Main FEATURES

## A high-quality commercial forestry portfolio

- ◆ High production forests mainly composed of Sitka spruce
- ◆ Stands of varying ages to provide regular income
- ◆ High standard management
- ◆ Developed road infrastructure
- ◆ High-quality yield class
- ◆ Some large estates of up to 573 ha
- ◆ Nearly 80,000 t of CO2 validated
- ◆ FSC and PEFC eco-certified woodlands

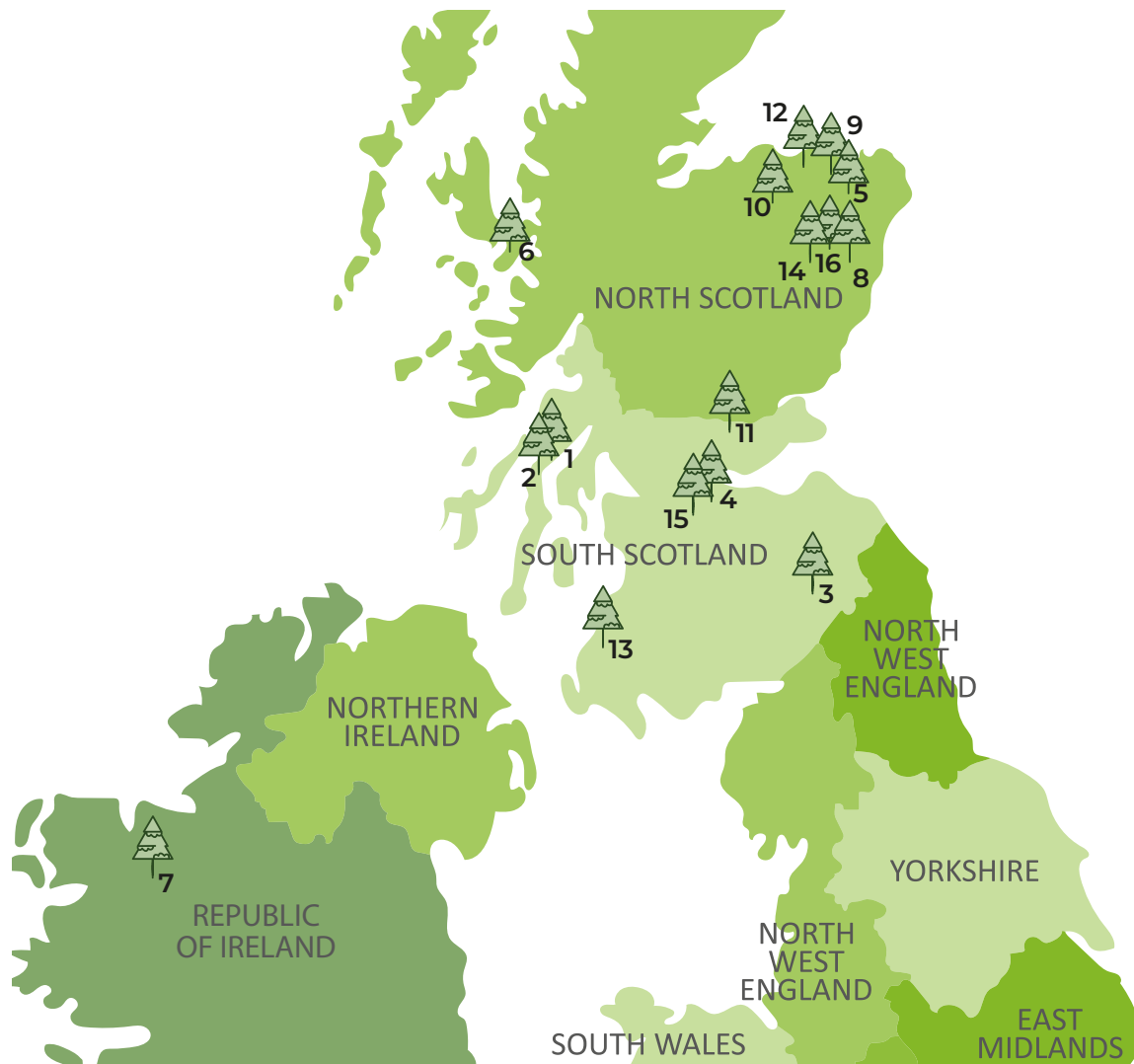
## A diversified portfolio to limit risks

- ◆ Various locations
- ◆ A wide range of species
- ◆ Diverse age class structure

## An attractive forest area

- ◆ World class location for commercial forestry
- ◆ A growing demand for timber and a low resource
- ◆ A climate favorable to forest production in the context of climate change

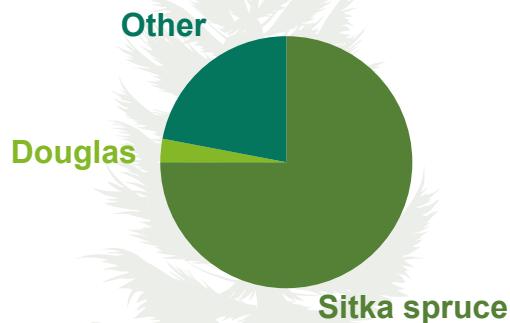
# Forest LOCATION



1. ACHNABRECK - 192.27 ha
2. ACHNASHELLOCH - 150.6 ha
3. ALTON - 183.03 ha
4. ANNIESHILL - 73.34 ha
5. BANKHEAD - 34.28 ha
6. BRAIGH AND UIRD - 296.6 ha
7. CRAGGAGH - 75.63 ha
8. CRAIGTON - 22.37 ha
9. FINNYGAUD - 59.77 ha
10. JOCK'S HILL - 341.58 ha
11. KNOWES AND KELTIE - 572.92 ha
12. MYRETON - 77.61 ha
13. PINMORE - 297.16 ha
14. QUEENSHILL - 81.86 ha
15. TODSBUGHTS - 106.09 ha
16. WESTER LEOCHEL - 48.58 ha

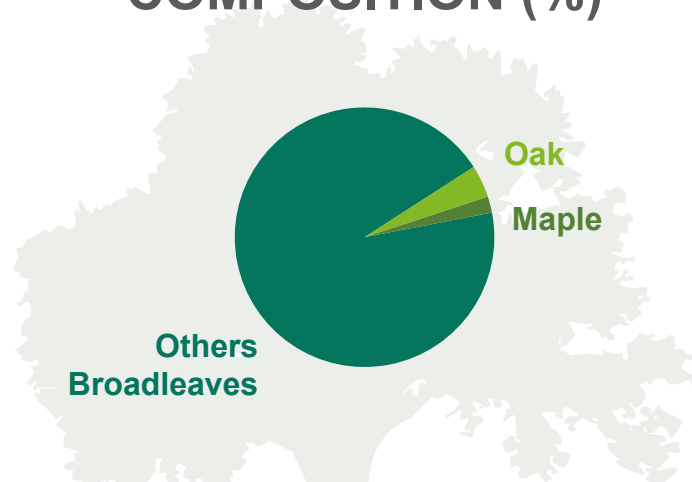
# Overall surface composition OF FORESTS

## CONIFEROUS COMPOSITION (%)



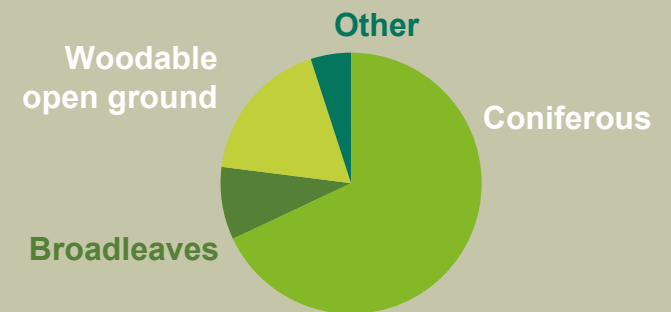
- Sitka spruce : 75 % pour 1 343 ha
- Douglas: 3 % pour 55 ha
- Others coniferous: 22 % pour 384 ha

## BROADLEAVES COMPOSITION (%)



- Oak: 4 % pour 10 ha
- Maple: 2 % pour 6 ha
- Others Broadleaves : 93 % pour 229 ha

## OVERALL SURFACE COMPOSITION



- Coniferous: 68 % pour 1 782 ha
- Broadleaves : 9 % pour 245 ha
- Woodable open ground : 18% pour 475 ha
- Other occupation: 5 % pour 112 ha

# Photo ALBUM



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# Warning & CONTACT

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