

Weiris Wood

Weiris Wood, near Forfar | Angus | East Scotland

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Part of





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Not to
scale

Suite 10,
23 Melville Street,
Edinburgh
EH3 7PE



This plan is only for the guidance of intending purchasers.
Although believed to be correct, its accuracy is not guaranteed
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Weiris Wood, near Forfar, Angus, East Scotland 75.5 Ha (187 Acres) in total

Forfar 12 miles, Dundee 24 miles, Aberdeen 46 miles
(Distances are approximate)

*Attractive conifer woodland located on low lying
and fertile ground in the county of Angus*

Mixed age with maturing timber providing a future timber income

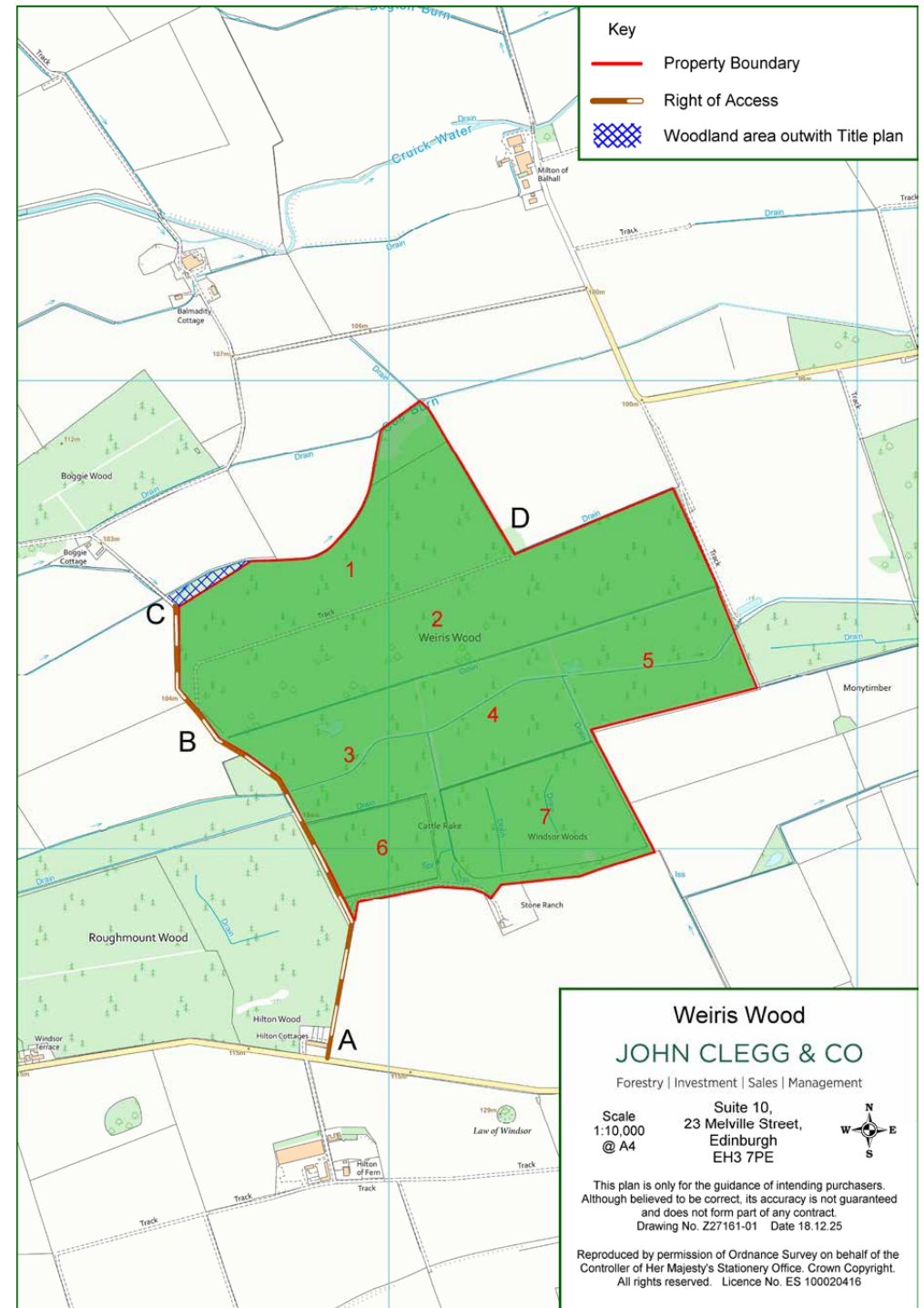
Ideal location to timber markets

Sitka spruce crops with an estimated Yield Class of up to 22

Ponds

Available as a whole

Offers Over £800,000



Location

The woodland is located between the small towns of Forfar and Brechin with good road links to connect with the A90 to access Dundee, central Scotland, and Aberdeen.

Weiris is low lying and set in a prime agricultural area making it an ideal woodland for high quality timber growth. The Weiris Burn runs through the wood, and two ponds add a further attraction for conservation and sporting objectives.

Access

Access from central Scotland is via the A90. Some 8 miles north of Forfar, take the B957, signposted Tannadice and Noranside. In Tannadice head north to Knowehead and then east for about 2.5 miles. Access is taken from the public road at Hilton Cottages on the left at point A on the plan.

Road use for timber extraction has been demonstrated in the past accessing the C31 which is designated a Consultation Route.

A right of access for all purposes exists over A-C with maintenance according to usage.

A forest road has been constructed within the woodland from point B to D and was used during previous timber harvesting operations. The gate at point B is locked with a gate code available on request.

What3words

Point A- From public road access: fast.depend.evaporate

Point B- Forest road into wood: milkman.remake.chaos







Description

This attractive wood lies at an altitude of 100-110 metres above sea level. Soils are generally fertile with brown earths throughout the whole woodland.

About half of the wood is designated as Long Established Plantation i.e. it was recorded as woodland on the first OS maps. The whole property is classed as F3 for forestry reflecting the good soils and low altitude and meaning the site can grow a wider range of species than many commercial woodlands.

Sitka spruce is the main species with smaller areas of mixed conifers and broadleaves including an attractive 6.6ha block of birch within compartment 2.

The property comes with an active management plan which will expire in 2031. A compartment schedule is available from the sellers.

The conifer crop is generally growing well with Sitka estimated at Yield Class 20 and above. Most of the 1994 Sitka crops have been thinned. There is some wind blow on the north side of compartment 5.

Two ponds add biodiversity and enhance sporting and conservation objectives. The area has low levels of public access, mainly by local walkers/residents.

The table below summarises the current crop composition by area. Compartment schedules and map are available on request from the selling agent. Gross compartment areas are given and include some broad leaf and open ground. Note the management records show an area of 75.86ha but the Title states 76.2ha.

Species	Planting Year	Age	Area (Ha)
Sitka spruce	1994	31	32.95
Sitka spruce	2012	13	2.8
Sitka spruce	2016	9	9.6
Sitka spruce	2019	6	0.86
Sitka spruce	2024	1	19.59
Birch	1980 est	45	6.65
Open / mix broad leaf		Various	2.61
Water			0.8
Total			75.86

Sporting Rights

The sporting rights are included and let until 31st August 2026. Roe deer is the main interest with some rough shooting also possible.

Mineral Rights

Mineral rights are included.

Boundaries

Boundaries are mainly with agricultural land and are stocked fence. Note there is a small area of 0.4ha on the north west corner of compartment 1 that lies within the woodland area but is not recorded on the title. This is cross hatched blue on the compartment plan.

Wayleaves & Third-Party Rights

The woodland is sold subject to and together with all existing rights of way, servitudes, wayleaves, and any other rights as outlined in the Title Deeds and purchasers will be deemed to have satisfied themselves in all respects thereof.



Authorities

Scottish Forestry

Upper Battleby
Redgorton
Perth
PH1 3EN
Email: panda.cons@forestry.gov.scot
Tel: 0300 067 6005

Angus Council

Tel: 03452 777 778

Plans and Areas

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

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. Please contact the Selling Agents in advance of your visit to arrange a viewing. There is one locked gate and, for your own personal safety, please be aware of potential hazards.

Financial Guarantee/Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchaser's questionnaire before the transaction can proceed. For further information, please contact the Selling Agents.

Closing Date

A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of the property ahead of a notified closing date and will not be obliged to accept the highest or any offer for the subjects of sale and reserves the right to withdraw the property from the market at any time.

Offers

If you wish to make an offer on this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest.

Sole Selling Agent

John Clegg & Co
23 Melville Street
Edinburgh
EH3 7PE
Office: 0131 229 8800

Or Simon Hart
Email: simon.hart@johnnclegg.co.uk
Mo: 07788 763055

Sellers Solicitor

Flora Asplin
Flora.Asplin@shepwedd.com
Senior Associate | Private Wealth & Tax
Shepherd and Wedderburn LLP
DD: +44 (0)131 473 5382

Taxation

Investment in UK commercial forestry offers significant tax benefits. At present, timber income from commercial forestry is currently exempt from Income or Corporation Tax. Forestry businesses currently attract 100% relief from Inheritance Tax (IHT) after two years ownership. Under the IHT regime, 100% Business Property Relief (BPR) should be available on commercial woodlands. This will change from 6 April 2026, when only the first £2.5 million will be subject to full IHT relief, the value above this receiving 50% relief (an effective IHT rate of 20%, not 40%). In addition, forests have a low exposure to Capital Gains Tax because the value of the growing crop is excluded from the assessment. In certain circumstances it is possible to roll over Capital Gains into the proportion of the purchase price attributable to the value of the land.

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 apart from farm woodland subsidy payments.

Prospective purchasers are strongly advised to consult their Financial/ Tax Advisors to ascertain how these tax concessions may be of benefit.



John Clegg & Co

23 Melville Street

Edinburgh

EH3 7PE

Tel: 0131 229 8800

Ref: Simon Hart

E: Simon.Hart@johnnclegg.co.uk



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An aerial photograph of a rural landscape. In the foreground, a pond is surrounded by a dense plantation of young trees, each marked with a white stake. The trees show autumnal colors of yellow and orange. Beyond the pond, a larger forest of mature trees with similar autumnal hues stretches across the middle ground. In the background, rolling green hills and distant mountains are visible under a heavy, overcast sky.

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