

# Rosal Wood

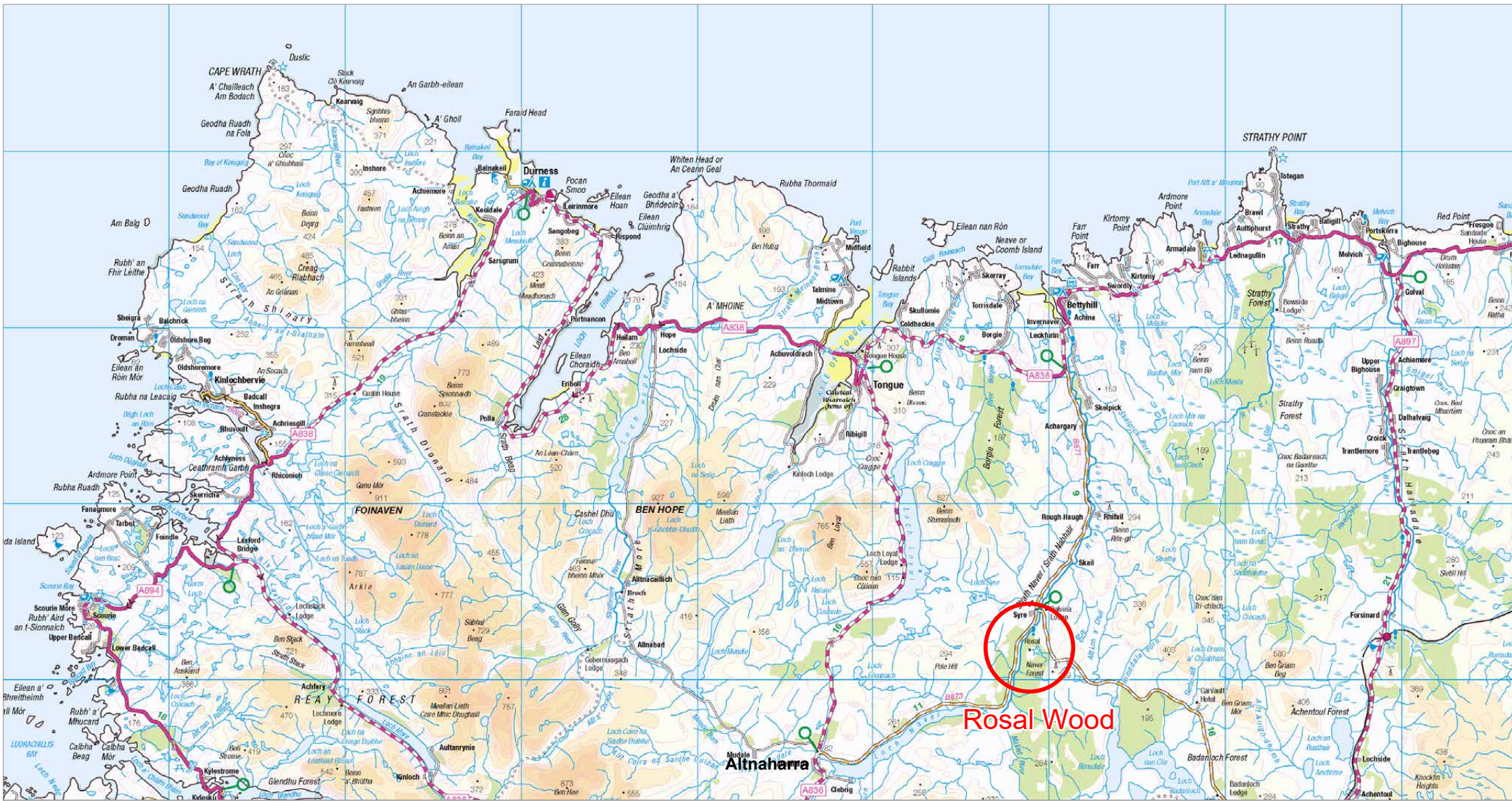
Syre, near Altnaharra | Highlands | North Scotland

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Part of





# Rosal Wood



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Not to Scale. Drawing No. Z24996-02 | Date 06.05.26



BNP PARIBAS GROUP

# Rosal Wood, Syre, near Altnaharra, Highlands, North Scotland

**117.8 Ha (291.1 Acres) in total**

Altnaharra (12 miles), Dornoch (50 miles), Inverness (80 miles)  
*(Distances are approximate)*

*Attractive conifer woodland located  
in spectacular Highland scenery*

**Mature pine crops extending to over 60 ha that could be felled  
from the present time onwards**

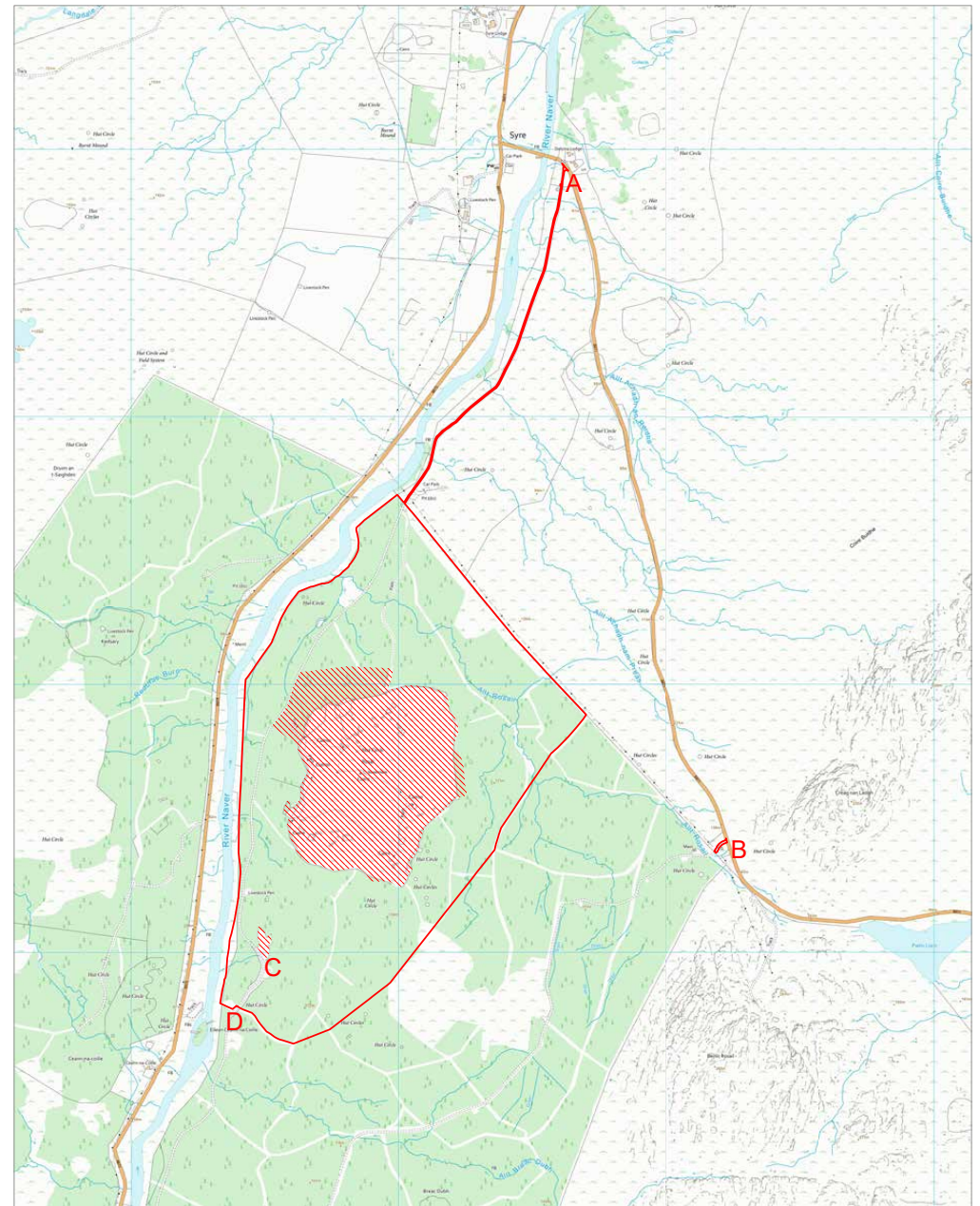
**Some young Sitka spruce areas of good Yield Class,  
showing the potential of the site**

**Areas of broadleaves, riparian woods and open ground  
making this a high amenity woodland**

**Peaceful rural location close to the rugged north Scottish coast**

**Available as a whole**

**Offers Over £300,000**



## Rosal Wood

### Key

- Title sale area 117.78ha
- ▨ Sold to NSCFT 42.477ha

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## Location

Rosal Wood is situated in a peaceful and remote area of north Scotland with an entrance off the B871. The property lies some two hours north of Inverness. Access can be taken from the west via Lairg and Altnaharra, or from the east via Helmsdale and Kinbrace.

Timber from the wood generally heads south via Kinbrace to markets in the Inverness area. However, timber also leaves by sea at Scrabster harbour near Thurso 40 miles to the north.

The public roads serving the property are designated “consultation routes” by the Timber Transport Forum.

What3words: Entrance from B971: curvy.goodnight.alarm

## Access

Access is taken from the B871 at point A on the sale map. The road from the point A to the forest forms part of the sale.

Note that a small area of forest road lying to the east of the property also forms part of the sale. This is shown at point B on the map. The sellers of Rosal Wood previously owned the extensive woodland areas lying to the south, and this small area of forest road was not conveyed in a previous sale. The owners to the south have full rights over the road to point B and currently use this to access their woodland.

A forest road runs through Rosal to point D and is in good condition.

## Rosal Clearance Village

The Rosal Clearance Village lies within the property and does not form part of the sale. This has recently been purchased by the North Sutherland Community Forest Trust (NSCFT). Most of the ground is open and includes many historic sites. However, it also includes a small area of woodland in compartment 4071A and the separate quarry at point C. NSCFT have an obligation to erect a stock proof fence on the boundary at their cost within 12 months. Subsequent maintenance is to be shared.





## Description

Rosal contains a range of soils including peaty podzols and peaty gleys, with a few deep peats. The ground is mainly classified as F6 for forestry meaning it is capable of growing a limited range of conifer species including pines and spruce and the hardier broadleaves.

Rosal Wood was originally planted in 1961 and '62 on land that was previously open hill. Most of the planting is with Scots pine with some lodgepole pine and small areas of Sitka spruce. It is interesting to note that the Sitka has generally grown much faster than the pine.

Parts of the crop have suffered from windblow. Some 60ha of mature crops could be felled from the present time onwards. Alternatively, a new owner may wish to manage the crop on a continuous cover basis with the objective of maximising biodiversity value.

The mature conifers support a wide range of bird species with crossbills, siskins, coal tits and great spotted woodpeckers, amongst others, all seen during our visit. The wider area including Strath Naver and Loch Naver is home to iconic raptors including osprey, golden eagle and the white-tailed eagle.

Some 30 ha of the older crop have previously been felled and replanted in 2009/10 and 2019/20. This includes an area designated as riparian woodland on the western side of the property lying close to the river Naver.

Also included in the restocked areas is compartment 4077C and 4078C that have been planted with an intimate mix of Sitka spruce and lodgepole pine. The Sitka is growing particularly well and highlights the potential of the site in the next rotation.

Areas of native woodland have also been planted adding further diversity to the site. There is some natural regeneration of native species including birch and rowan.

The table below summarises the current crop composition by area. Compartment schedules and map are available on request from the selling agent.

Species	PLANTING YEAR						Open	Total
	1961	1962	2009	2010	2019	2020		
Birch (downy/silver)				1.28				1.28
Common alder					0.16	2.33		2.49
Downy birch						8.21		8.21
Goat willow				0.67	0.16	2.33		3.16
Hybrid larch	2.13	0.64						2.77
Japanese larch			0.06					0.06
Lodgepole pine	10.92	1.23	1.14	1.21				14.5
Mixed conifers			0.41					0.41
Rowan				1.21	0.16	1.07		2.44
Scots pine	32.42	11.05		1.15	0.08	3.66		48.36
Sitka spruce	3.27	0.52	1.11	1.86				6.76
Open							28.67	28.67
<b>Grand Total</b>	<b>48.68</b>	<b>13.38</b>	<b>2.72</b>	<b>7.39</b>	<b>0.56</b>	<b>17.6</b>	<b>28.67</b>	<b>119.0</b>

Note - the above information is from the FLS database. The title shows an area of 117.78ha.

## Sporting Rights

The woodland provides opportunities for red and roe deer stalking and some rough shooting. Sporting rights are included in the sale, insofar as they are owned. The northern and western boundaries are deer fenced, but other areas are not.

## Mineral Rights

Mineral rights are included in the sale insofar as they are owned.

## Boundaries

The NSCWT have obligation to erect a stock fence along their boundary with the property, with subsequent maintenance being on a shared basis.

Some of the external boundaries are identified by deer fences, while other boundaries on the east are unmarked.



## Wayleaves & Third-Party Rights

The woodland is sold subject to and together with all existing rights of ways, 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.

The woodland owners to the south of the property have access rights over route A to D. At present they extract all their timber to the north east via point B.

NSCFT have access rights over route A to C.

Road maintenance is according to usage.

At present there is no locked gate into the property.

## Authorities

### Highland and Islands Conservancy

'Woodlands' Fodderty Way  
Dingwall  
Ross-shire  
IV15 9XB  
Tel: 0300 067 6950  
Email: highland.cons@forestry.gov.scot

### The Highland Council Headquarters

Glenurquhart Road  
Inverness  
IV3 5NX  
Tel Planning: 01349 886608

## 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 mis-statement 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 are no locked gates 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. Purchasers should have their solicitor submit a Letter of Intent, detailing the price, date of entry and any conditions which they require to attach to their offer. The solicitor acting on behalf of the vendor will then issue an offer to sell to the successful bidder(s).

All offers will be assessed on the basis of the best value themes in terms of overall public benefits. To allow assessment of any wider public benefit, interested parties should submit a statement of intent outlining their proposed use of the site and any associated public benefits.

The assessment will take into account whether the proposed use would be likely to improve:

- Economic Development
- Regeneration
- Public Health
- Social Wellbeing
- Inequalities from socio-economic disadvantage
- Any other benefits that might arise

## Sole Selling Agent

John Clegg & Co  
23 Melville Street  
Edinburgh  
EH3 7PE  
Tel: 0131 229 8800  
**Cameron Bland**  
cameron.bland@johnclegg.co.uk  
Tel: 07586 508962  
**Simon Hart**  
Simon.hart@johnclegg.co.uk  
Tel: 07788 763055

## Sellers Solicitor

Harper Macleod LLP  
The Ca'd'oro  
45 Gordon Street  
Glasgow G1 3PE  
T: 0141 221 8888

## 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 on the first £2.5 million. The value above this receiving 50% relief (an effective IHT rate of 20%, not the standard 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.

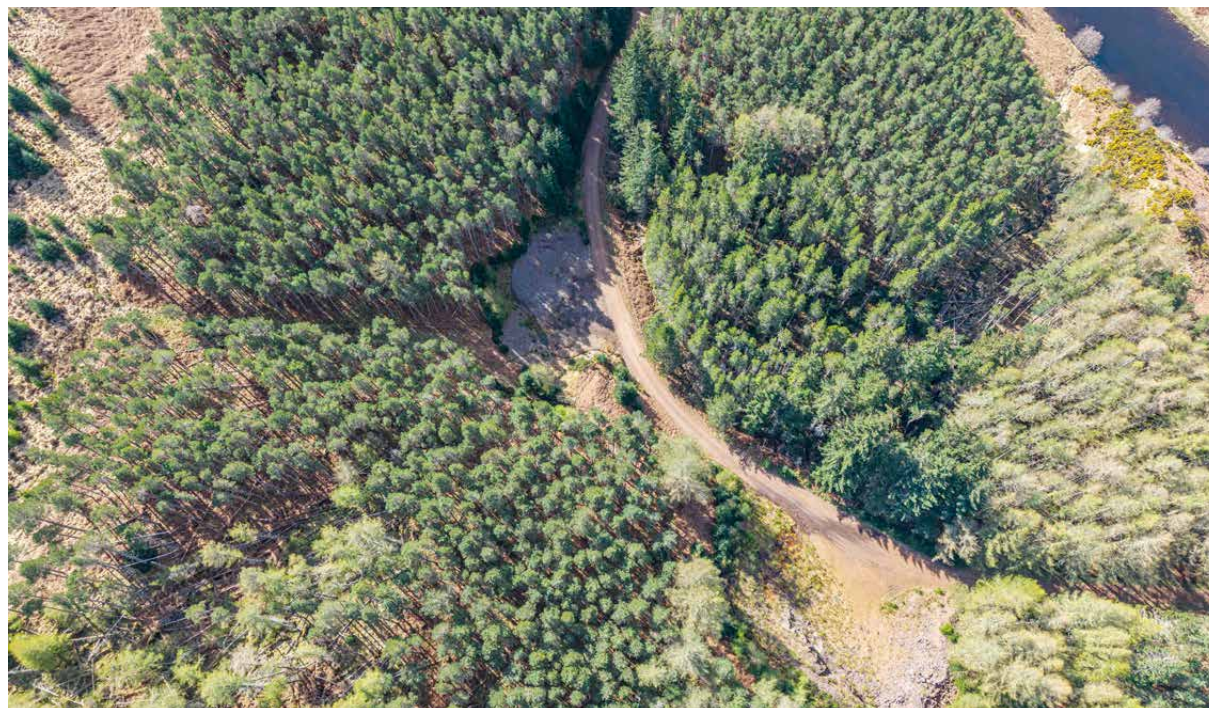


## John Clegg & Co

23 Melville Street  
Edinburgh  
EH3 7PE  
Tel: 0131 229 8800

Ref: Simon Hart  
E: [simon.hart@johnclegg.co.uk](mailto:simon.hart@johnclegg.co.uk)

Ref: Cameron Bland  
E: [cameron.bland@johnclegg.co.uk](mailto:cameron.bland@johnclegg.co.uk)



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