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INVITATION TO TENDER FOR STANDING TIMBER

Deepsyke Forest, West Linton, Scottish Borders

REFERENCE: **Deepsyke 2026-1**

Description: An area of 29.05 hectares of predominately Sitka spruce in Deepsyke Forest. Smaller elements of Noble fir and Lodgepole pine are included in the sale. The site is on level ground and is suitable for conventional harvesting and extraction.

Timing: Tenders should be **received by 12 noon on Thursday 12 November 2026**, by email to tenders@greshamhouse.com.

Offers: The contract will be based on a single price per tonne. **Please state your planned start and completion date for the harvesting.**

Location: Deepsyke Forest, West Linton
OS GR: NT 17661 54094 W3W: trample.originate.shaped (entrance to wood).

The sale area is the shaded area on the attached plan.

Summary Estimate of Timber

Compartments	Species	Gross Area (ha)	Tonnes/ ha	Average Tree Size (DBH)	Crop Age	YC	Estimated Tonnage
1	SS	6.24	475	23	38	20	2,964
1	NF	1.30	250	29	34	16	325
2	SS	10.73	475	23	38	22	5,097
6	SS	7.57	450	23	38	20	3,406
6	NF	0.38	250	29	34	16	95
6	LP/NF	0.90	250	25	34	12/16	225
7	SS	1.84	450	23	38	20	828
9	SS	0.09	450	23	38	20	40
	Total:	**29.05**				**Total:**	**12,980**

Certification: Timber is certified 'FSC 100%' and '100% PEFC certified' under Forest Management / Chain of Custody certificates: SA-FM/COC-004552 & SA-PEFC-FM-004552

All sale documentation must carry the sale reference of: **Deepsyke 2026-1**.

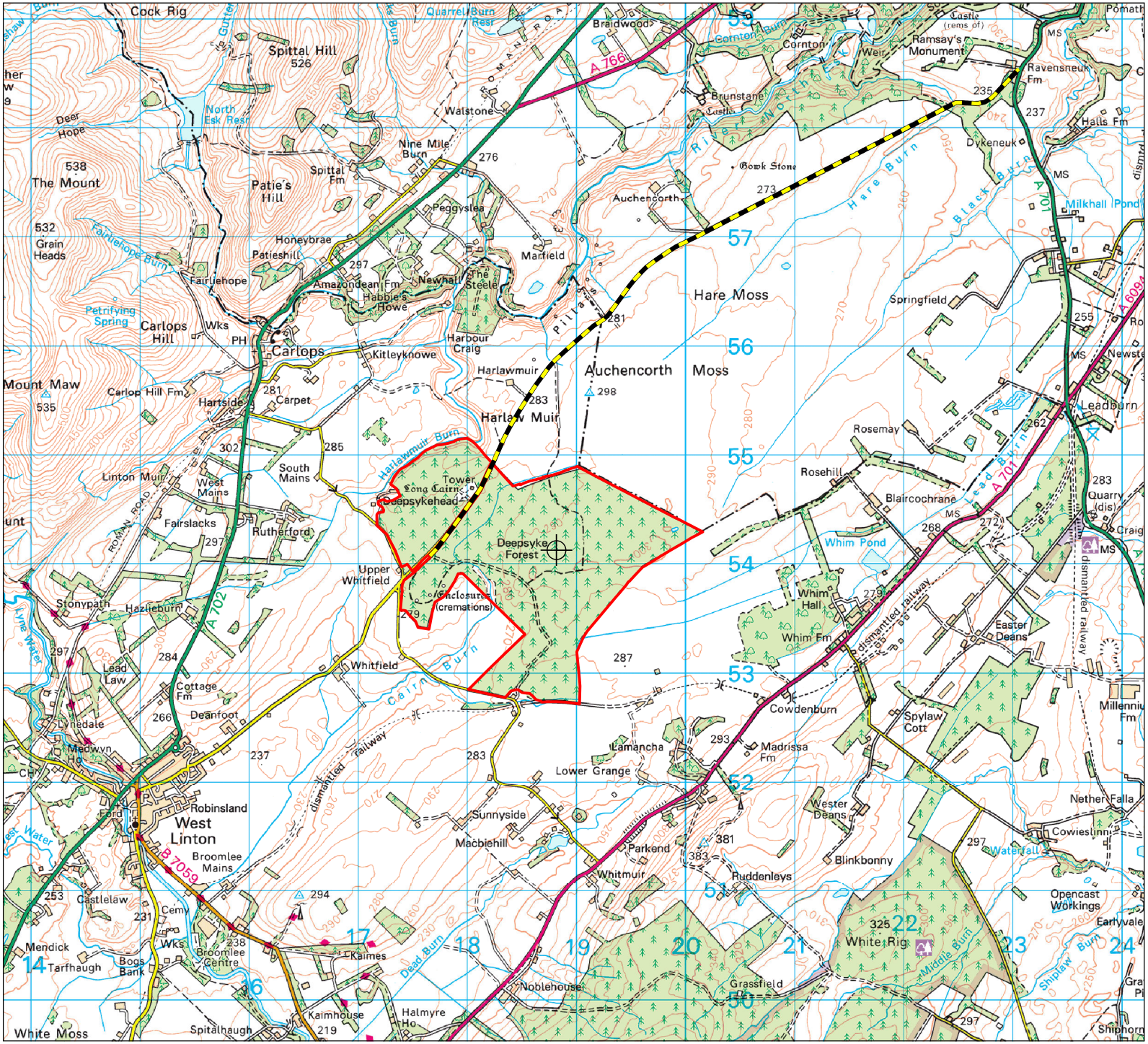
Volumes: The tonnage has been estimated by the woodland manager.

Access, Extraction and Stacking: Stacking areas must be agreed upon with the woodland manager.

- The forest road exits onto a consultation route, purchaser is to liaise with the local authority.
- A new spur road is being constructed to facilitate access. Works may be ongoing while the tender is live.

Hazards and constraints:	Hazards and constraints / sensitivities are detailed on the attached plan. • A powerline runs through the crop, goalposts and a potential outage may be required when working around them. • There is a water supply pipe that runs through the site that supplies the water to Deepsykehead Cottages. A robust method statement will be required to detail how this constraint will be managed and protected from any damage. • A small area of crop in Cpt 2 is situated close to Deepsykehead Cottages. A safe working method will be required to avoid any risk to neighbouring property.
Forest Approval Ref:	21FGS61946 - Deepsyke LTFP
Reporting:	The purchaser is required to report monthly to GHAM using the online timber merchants portal. Information required will include the date, delivery number and tonnes of each load as well as a production update. GHAM will expect to be able to obtain copies of all weight tickets at any point during the contract.
Felling:	All conifers in the sale area should be felled unless instructed by the Woodland Manager. All material above 5cm diameter is to be removed from the site by the purchaser.
Brash:	Brash is to be kept clear of all watercourses during the felling operations. Purchasers should state their proposals for leaving the site clear and ready for replanting following discussion with the Woodland Manager and brash should be cut into lengths of less than 2 metres.
Payment:	Payment terms are to be on a monthly basis with the purchaser producing self billing invoices based on weight tickets, or as otherwise agreed between the parties. A down payment may be payable before entry and offset against the penultimate payment, or as otherwise agreed between the parties.
Contract:	An Agreement will be required to be signed by both parties. A copy is available on request. *Although the vendor intends to sell the timber, the vendor will not be bound to accept the highest or any other offer.*
Viewing:	The timber may be viewed at any reasonable time during daylight hours, as long as a copy of this document is carried. Please contact the woodland manager to arrange a viewing. The gate code is **2899**.
Woodland Manager:	Craig French, Tilhill Forestry Ltd Mobile: 07990 786535 Email: craig.french@tilhill.com
GH Contact:	Donald Beaton, Gresham House Mobile: 07977 283771 Email: D.Beaton@greshamhouse.com

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Registered Office: 5 New Street Square, London, EC4A 3TW. Registered in England No. 1418579



DEEPSYKE

LOCATION MAP

External Boundary

Haulage route

Grid Ref: NT 188 541
OS Landranger Map No. 72

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Ordnance Survey AL100018344

OS sheets:
NT04, NT24

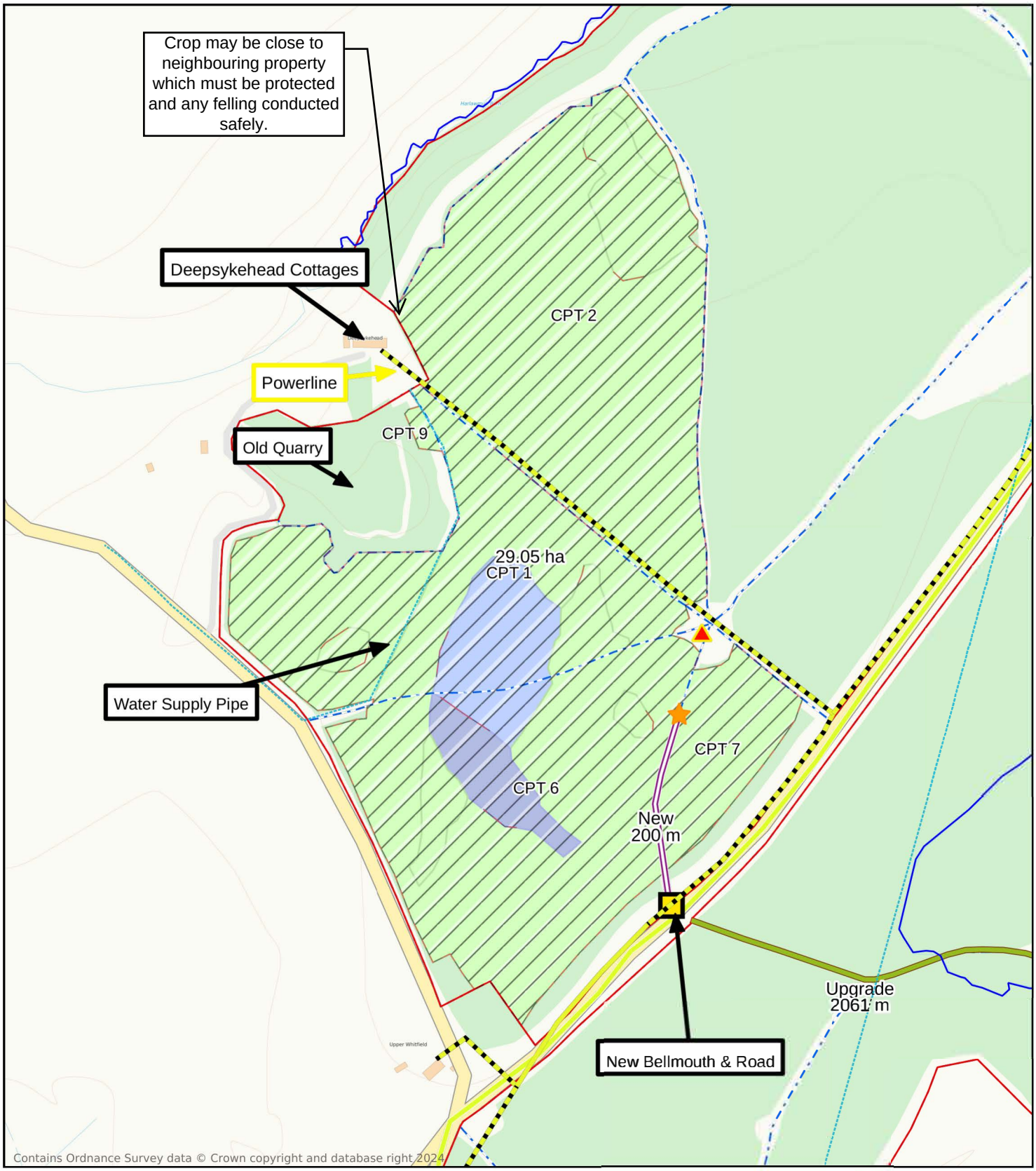
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20/04/18

Tilhill FORESTRY

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Locharbriggs
Dumfries
DG1 1QS
Tel: 01387 711211
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DEEPSYKE

Hazards & Constraints Map

N

OS Grid Ref:
NT 17478 54407

0 100 200m

Scale: 1:5500

Printed at A4

05/11/2024

Western Side

Tilhill Forestry

BSWGROUP member of binderholz

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Powered By groundMapper

Powerline
- Overhead Powerline
- Watercourse
- Water Supply Pipe
- Goalposts

Road Work Points
- New Turning Point

Signage
- Powerlines

Felling Lines
- TT Consultation

Road Work Lines
- New Road
- Upgrade Road
- Felling

Forest Boundary
Road
Compartment Boundary

Subcompartment
- NF
- SS
- LP / NF