

# LOCH DUAGRICH HILL

ISLE OF SKYE | SCOTLAND

429.40 HECTARES / 1,061.05 ACRES





# LOCH DUAGRICH HILL

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429.40 HECTARES / 1,061.05 ACRES

**An excellent opportunity to purchase an extensive area of Natural Capital, comprising hill grazing, young mixed woodland, stalking and loch fishing.**

**Set in a stunning location on the Isle of Skye.**

- Attractive mixed planting scheme extending to 125 hectares.
- 304 hectares of open hill which is rich in ecological diversity.
- Potential for peatland restoration and re-wilding.
- Well suited for a cabin/hut.
- High degree of amenity with stunning views.

**FREEHOLD FOR SALE OR AS A WHOLE**

**Offers Over £700,000**

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SOLE SELLING AGENTS  
GOLDCREST Land & Forestry Group  
46 Charlotte Square, Edinburgh EH2 4HQ  
0131 3786 122  
[www.goldcrestlfg.com](http://www.goldcrestlfg.com)  
Jock Galbraith MRICS



## LOCATION

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The Isle of Skye is the largest island in the Inner Hebrides, lying off the West Coast of Scotland. It is a spectacularly beautiful place and has been voted “Fourth Best Island in the World” by National Geographic Magazine. The landscape is diverse, with dramatic hills and mountains including the Cuillin Range, which has 12 Munros (peaks above 3,000ft /914m). There are sandy beaches and rivers forming world-class, impressive, and rugged landscapes. Loch Duagrich Hill is located on the western side of the Island, the main town, Portree, lies 8 miles to the east; Dunvegan some 10 miles to the north. The view out to sea over Loch Harport is hauntingly beautiful. The area is home to diverse wildlife, including Golden and Sea eagles, Red Throated divers, otters and Red deer. Close to the shore, porpoises, dolphins and Minke whales are often to be seen.

The property is shown on the location and sale plans and can also be found on OS 1:50,000 sheet No.23 (North Skye), Grid Reference NG 390 405.

## ACCESS

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Some 10 miles south of Dunvegan on the A863 or 12 miles north-west of Sligachan, also on the A863, the road loops round the head of Loch Harport, where the River Amar meets the sea. Here, a minor county road heads north-east, parallel to the Amar River towards a small settlement of houses known as Totardor on the edge of Glen Bracadale. At the end of this public road, there is a servitude right of access from A1-A2 on the attached sale plan. At A2 an access gate leads onto a rough 4x4 track which provides access around the south side of the hill to A3.





Species	Planting Year		Area (Ha)
	2015	N/A	
Native broadleaves	70.49		70.49
Sitka spruce	16.84		16.84
Mixed conifer	12.45		12.45
Open ground		18.23	18.23
Open hill ground		311.39	311.39
<b>Total</b>		<b>329.62</b>	<b>429.40</b>

## DESCRIPTION

The stunning hill ground at Loch Duagrigh rises from 100m above sea level to 267m at the highest point at Braon à Mheallain. The land is a mixture of mineral soils on gentle slopes, with areas of rocky outcrops interspersed with drifts of peat. On the eastern side, the land joins Loch Duagrigh and riparian trout fishing rights go with the property. An old shepherd's bothy lies adjacent to the track on the southern boundary which could be developed, subject to planning. There is currently an annual grazing agreement over some of the land to a local croft owner. The rent is £2,500, this agreement could be continued, or the grazing could be taken back in hand.

The woodland at Loch Duagruch was established in 2015 under a Scottish Rural Development Contract with predominantly Native broadleaves, Sitka spruce and some Mixed conifers. The forest managers have undertaken beat up work earlier this year. There are no further planting grants available from this scheme. The woodland planting is registered with the Woodland Carbon Code and has produced 39,097 Pending Issuance Units which have been sold to a 3<sup>rd</sup> party and are not included in the sale. There may be further carbon credit generation available from peatland restoration on the site. A summary of the crop composition is shown above, and more information is available from the Selling Agents upon request.

## SPORTING RIGHTS

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Sporting rights are included with vacant possession. The fishing within Loch Duagrigh is for Wild Brown trout, with the season running from 15 March to 30 September. No records have been kept but the Loch produces exciting sport. There also Red deer in the area which make for challenging stalking.



## **BOUNDARIES**

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The boundaries are to be maintained in a stock-proof condition at joint mutual expense with adjoining proprietors.

## **WAYLEAVES & THIRD-PARTY RIGHTS**

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The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

## **MINERAL RIGHTS**

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Mineral rights are included except as reserved by Statute or in terms of the Titles.





## FOREST GRANTS

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As previously mentioned, the forestry was planted under a Rural Development Contract and there is also an obligation to maintain the trees as per the Woodland Carbon contract. For further information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

## VIEWING

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Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

## OFFERS

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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.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

## SOLE SELLING AGENTS

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**GOLDCREST Land & Forestry Group LLP**  
46 Charlotte Square, Edinburgh EH2 4HQ  
Tel: 0131 3786 122  
Ref: Jock Galbraith MRICS

## SELLER'S SOLICITORS

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**Anderson Beaton Lamond**  
Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN  
Tel: 01330 822 931  
Ref: Lizzie McFadzean

## AUTHORITIES

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**Scottish Forestry**  
Highlands & Islands Conservancy  
Fodderty Way  
Dingwall  
Ross-shire IV15 9XB  
Tel: 01349 836 144

**The Highland Council**  
Glenurquhart Road  
Inverness  
IV3 5NX  
Tel: 01349 886 606

## TAXATION

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At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. 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 with the exception of farm woodland and subsidy payments.

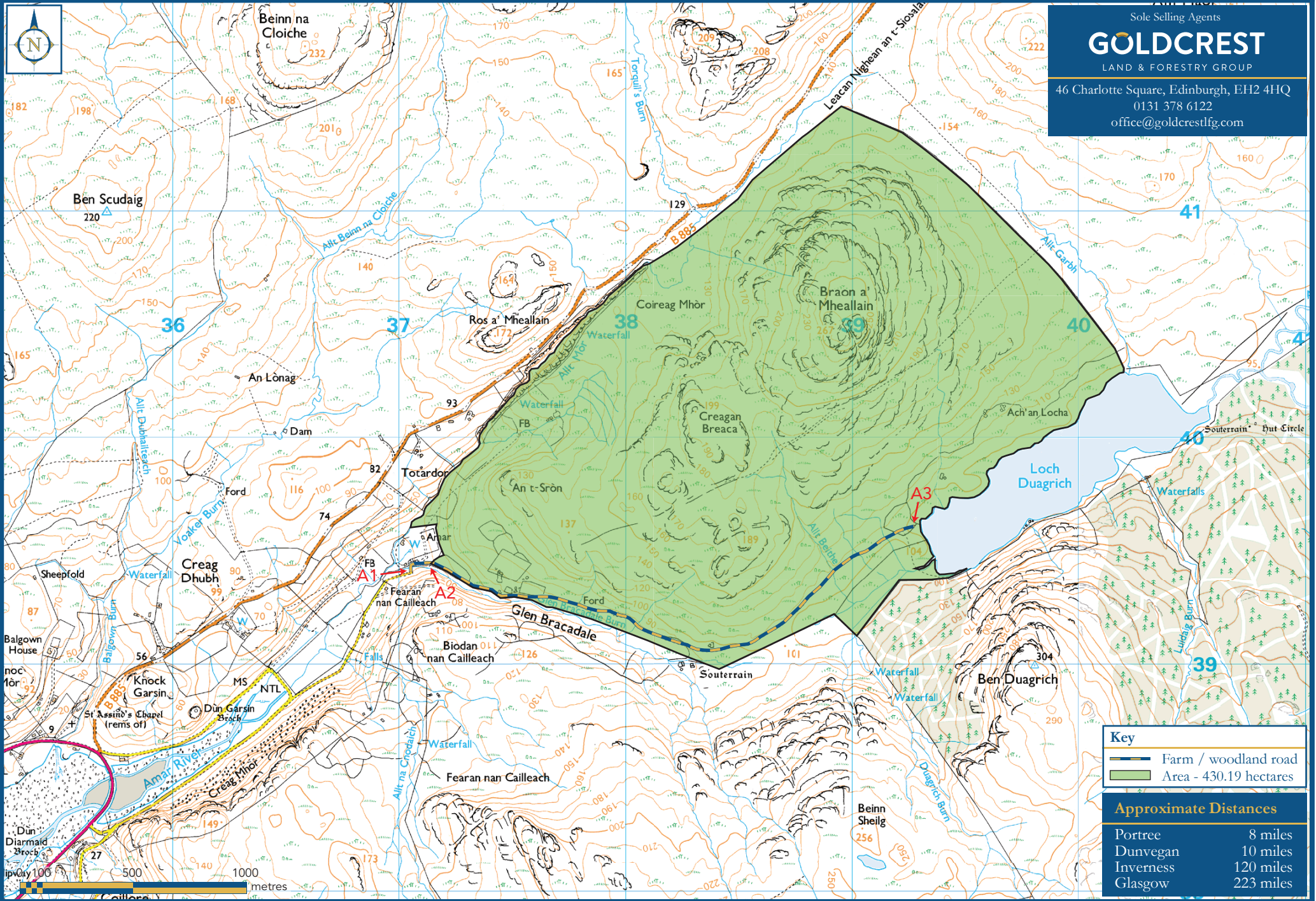
## FINANCIAL GUARANTEE/ANTI MONEY LAUNDERING

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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.

For further information, please contact the Selling Agents.

# LOCH DUAGRICH HILL, ISLE OF SKYE



Sole Selling Agents

## GOLDCREST

LAND & FORESTRY GROUP

46 Charlotte Square, Edinburgh, EH2 4HQ  
0131 378 6122  
office@goldcrestflg.com

**Key**

- Farm / woodland road
- Area - 430.19 hectares

**Approximate Distances**

Portree	8 miles
Dunvegan	10 miles
Inverness	120 miles
Glasgow	223 miles

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