

# Loch Duagrigh Hill

---

## Isle of Skye





LOCH DUAGRICH HILL



# Loch Duagrigh Hill

429.40 Hectares / 1,061.05 Acres

An excellent opportunity to purchase an extensive area of beautiful 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.
- Plentiful wildlife, amenity and stunning views

---

**Freehold for Sale as a Whole**

**Offers Over £650,000**

---

**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)

Jon Lambert MRICS & Jock Galbraith MRICS



## Location

---

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

---

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.




## Description

### Loch Duagrigh Hill – 429.40 Hectares / 1,061.05 Acres

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 Duagrigh 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 3rd 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 below, and more information is available from the Selling Agents upon request.



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>





## **Designations**

There are no designations of note. The property will be sold as per the Title.

## **Sporting Rights**

Sporting rights are included with vacant possession. The fishing within Loch Duagrich 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.

## **Wind Energy/Development Clawback Clause**

The sale is subject to the purchaser entering into a clawback agreement with the seller in respect of any future windfarm development. The Agreement will require the purchaser to pay 25% of income derived from any windfarm development (excluding any timber compensation payments) for a period of 25 years from the date of commissioning of the development relative to any planning permission that is secured within a 15-year period from the date of sale. The Purchaser shall grant in favour of the Seller a first ranking standard security over the property to secure the clawback obligations.



## Grants & Management

---

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 information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

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

## Viewing

---

Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when inspecting.

## Offers

---

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.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

## Selling Agent

---

### **GOLDCREST Land & Forestry Group LLP**

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS & Jock Galbraith MRICS

## Seller's Solicitor

---

### **Anderson Beaton Lamond**

Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN

Tel: 01330 822 931

Ref: Lydia Fotheringham

## Authorities

---

### **Scottish Forestry**

Highlands & Islands Conservancy

Fodderty Way

Dingwall

Ross-shire IV15 9XB

Tel: 01349 836 144

### **Highland Council**

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886 606

## Financial Guarantee/Anti Money Laundering

---

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.

## Additional Information

---

Additional information is available from GOLDCREST Land & Forestry Group upon request.

## Wayleaves & Third-Party Rights

---

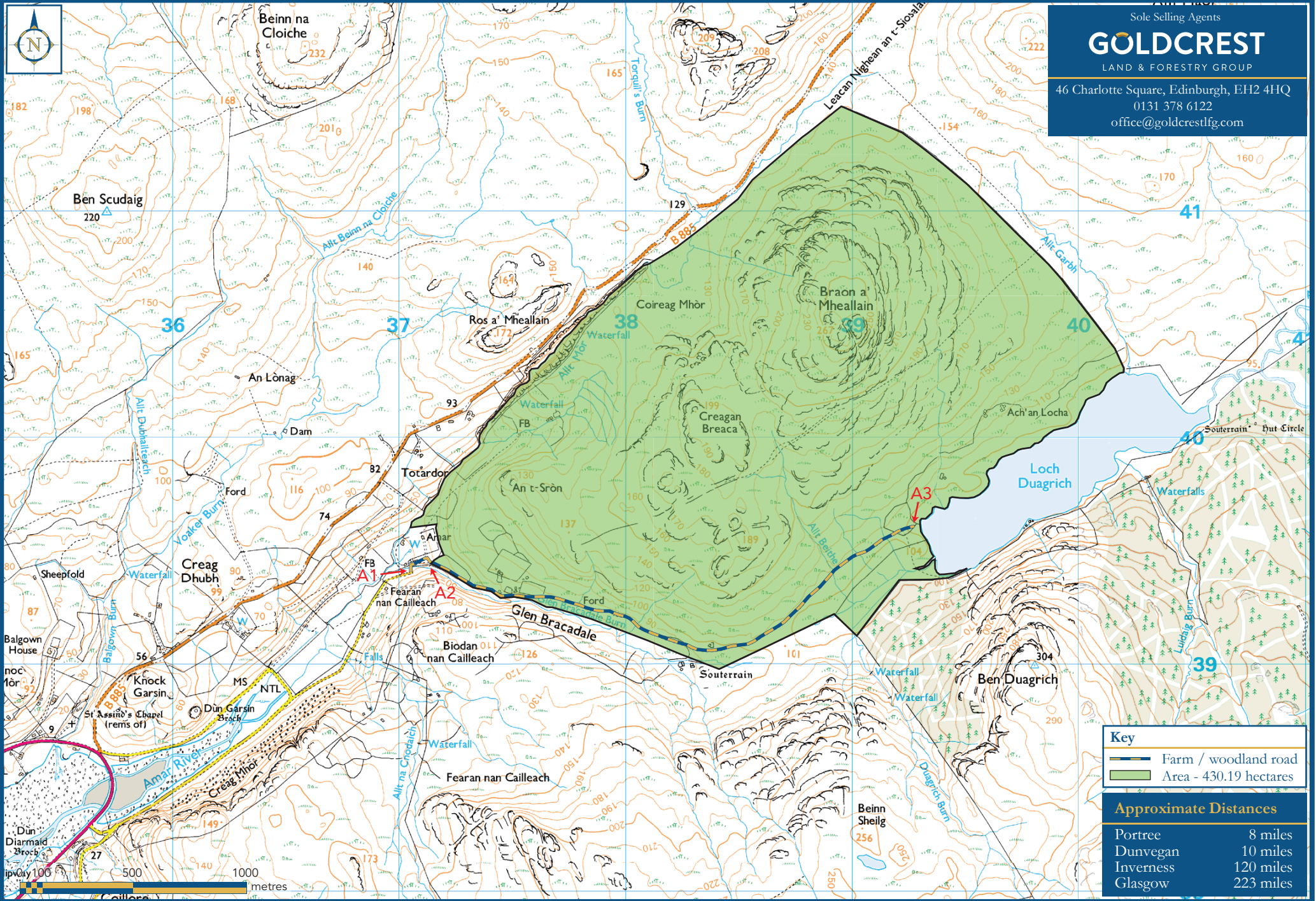
The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

## Boundaries

---

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

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

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LJG1383



**18 Great Stuart Street**

**Edinburgh, EH3 7TN**

**0131 3786 122**

**office@goldcrestlfg.com**

---

## IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in September 2024) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.