

Glenny Hill Farm

Port of Menteith, Stirlingshire, Scotland



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Glenny Hill Farm

Port of Menteith, Stirlingshire, Scotland

Area: 446.40 Hectares / 1,103.05 Acres

A rare opportunity to acquire a stunning upland hill farm overlooking the Lake of Menteith in rural Stirlingshire, Scotland.

- Mixed quality farmland with pasture and rough grazing suitable for grazing livestock
- Potential to develop native woodland and generate woodland carbon credits
- Highly attractive mixed woodland providing shelter, habitat and fuelwood
- Ruined stone building and foundations with potential for an off grid farmhouse, subject to planning permission
- Unique upland landscape within the Loch Lomond & The Trossachs National Park

For Sale as a Whole - Offers over £1,400,000



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Selling Agent

Patrick Porteous



+44 (0)7444559510



patrick@landfor.co.uk



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Location

Glenny Hill Farm is situated in an idyllic and beautiful part of rural Stirlingshire, just to the north of the Port of Menteith in the Menteith Hills with Aberfoyle just 4 miles to the west and Loch Venachar to the north. The farmland rises from 110 metres to 427 metres above sea level at its highest point on Beinn Dearg with a stunning panoramic view over the Lake of Menteith to the Campsie Fells to the south.

The Port of Menteith is the nearest community with a small primary School and a lovely Hotel overlooking the lake, providing local accommodation, bar and restaurant. Callander is nearby and Stirling is only a 30 minute drive with both Glasgow and Edinburgh reachable in around an hour's drive making Glenny Hill a commutable, yet secluded prospect.

The area is steeped in history, dating back to 1238 when a priory was founded on Inchmahome Island on the Lake of Menteith by the Augustinian Order and later served as a refuge for the young Mary Queen of Scots in 1547. The priory is now in ruins and cared for by Historic Environment Scotland and can be visited by ferry boat during the summer months. The lake is also famous for hosting the Bonspiel (Grand Match) an international outdoor curling tournament played when the ice reaches at least 8 inches thick, last held in February 1979 when it hosted 2,000 curlers from as far afield as Canada. The Queen Elizabeth Forest and the Loch Lomond & The Trossachs National Parks offer a diverse range of attractions and pursuits for outdoor enthusiasts with walking and mountain biking trails nearby.

Directions & Access by Road

Please refer to the location and sale plans to locate the property and use Postcode **FK8 3RD** to locate Glenny Hill Farm just to the north of the Lake of Menteith.

- **Aberfoyle** - 4 Miles (*10 Minutes*)
- **Stirling** – 16 Miles (*30 minutes*)
- **Glasgow** - 30 Miles (*60 minutes*)
- **Edinburgh** - 50 Miles (*80 minutes*)

(Distances and times by road to Glenny Hill Farm are approximate)

Glenny Hill Farm

Area: 446.40 Hectares / 1,103.05 Acres

This unique landholding extends over an area of land which has been created by movement of the Highland Boundary Fault line over millennia. Forming a series of striking parallel ridges and valleys that are distinctly visible. The diverse geology, soils and topography of Glenny Hill makes it ideal for grazing livestock, establishing woodland, and creating a lovely mixed land use project, located in a stunning and highly accessible area.

Glenny Hill was traditionally managed for the grazing of sheep and cattle for many years with old stone dykes (walls) separating field units in the past and more recently the use of stock fences to manage livestock on the lower lying improved grassland or inbye as it is known. Part of Glenny Hill was planted 20 – 30 years ago to create both mixed and native species woodland which has established well and now creates shelter, a source of fuel wood and significant amenity value.

The current owner has managed Glenny Hill Farm on a contract farming arrangement, grazing 35 head of highland and highland/short horn mix breeding cattle. The cattle have helped to improve the land with conservation grazing, breaking down the Bracken, creating a diverse mosaic of habitats on the inbye, within the woodland and out on the higher hill ground in summer. Sheep or indeed horses could also be introduced and if there is an equestrian interest, and there is great potential for some pony trekking to be enjoyed on Glenny Hill. Red and Roe deer also graze parts of the farm, adding to the species diversity and offering the potential for deer stalking and a sustainable supply of fresh venison.

The ruins of an old shepherd's cottage and outbuilding can be found in a lovely, raised and sheltered position with a spectacular view south over the inbye and across the Lake of Menteith and Flanders Moss to the Campsie Fells. A previous owner of Glenny Hill Farm obtained planning consent for a dwelling house next to the ruins and got as far as building the concrete foundations. This highlights the potential for development of a farmhouse to enable a landowner to live on the land and a great location for a secluded cabin or two to escape and enjoy this secluded and idyllic part of the country.

There are currently no services on the farm, although mains electricity and telephone lines do service the nearby properties just to the south of Glenny Hill Farm. A private water supply would be possible via a spring fed bore hole and there would also be potential for solar and wind power if looking for a truly off grid and sustainable development opportunity, subject to firstly obtaining planning consent. Glenny Hill farm now offers a rare opportunity to enhance a diverse range of habitats as well as creating a lovely manageable farm or small estate for future enjoyment.



360° Virtual Tour







Farm Management

The current farming operation receives income from the sale of livestock annually as well as being entitled to 356.77 of region 3 Basic Payment Scheme Entitlements, amounting to a payment of approximately £4,902/year (2024). In addition, there is a current Agri-Environment Climate Scheme (AECS) 5 year plan contract which is due to expire on the 31 December 2024 which can be renewed for a further 5 years, adding an annual payment of around £12,230 to assist with the sustainable management of the land. There is also income from the Scottish Suckler Beef Support Scheme and Less Favoured Area Support Scheme (LFASS) bringing the total agricultural subsidy income to approximately £26,632/year on Glenny Hill Farm under the current management system. The cattle are currently managed on a contract farming arrangement with a local farmer which has worked well and this contract could continue and the cattle can be acquired by separate negotiation.



Woodland

There is approximately 77 hectares /190 acres of mixed broadleaved, conifer and native woodland on Glenny Hill within two contiguous areas to the north of the property planted between 1992 - 1994. As well as scattered native broadleaved riparian woodland growing along Glenny Burn, creating a wonderful rich habitat for wildlife, shelter for livestock and an excellent source of sustainable fuel wood for future use.

Significant potential exists to establish more new native woodland on parts of Glenny Hill Farm. Brown earth soils, good growing conditions make this an ideal proposition as most of Glenny Hill lies within an area identified as 'Preferred' and 'Potential' for woodland expansion within the Loch Lomond & The Trossachs National Park and the National Park Authority have previously expressed strong support for establishing native woodland on Glenny Hill. The landscape, habitat and water catchment would benefit from the development of native woodland which could also generate woodland carbon credits over the life span of a scheme.

In 2021 the current owner progressed with surveys and a Forestry Grant Scheme application, with the assistance of TreeStory Ltd, for the establishment of 90 hectares/ 222 acres of new native woodland and subsequently put this on hold. Overall, there is potential to increase woodland cover from 17% up to approximately 45% of the property if desirable. For further information please contact the Selling Agent.

Scottish Government support is available for woodland expansion with a range of grants available to assist with the establishment of new native woodland. Please visit - [Scottish Forestry - Forestry Grant Scheme](#) for further information.

The voluntary Woodland Carbon Code also provides an excellent opportunity for a landowner to register and validate new woodland creation projects to generate tradeable woodland carbon credits from the biological growth of woodland to sequester atmospheric carbon. This is currently available for new native woodland schemes. For further information please visit - [UK Woodland Carbon Code](#).

Access Rights

There is a servitude right of access for agricultural and forestry purposes over the private road from the A81 public road commencing at point A1 to the entrance of Glenny Hill Farm, shown on the sale plan at point A2. This is over a shared (tarred) single track road serving various properties and maintenance is shared according to its use.

The private access road into Glenny Hill farm commences from the junction, shown at point A2, and continues up into the property and through the woodland to the northern boundary at point A3, which is currently suitable for four wheel drive vehicles and could easily be improved. The access track continues on through privately owned woodland to the north of Glenny Hill Farm with a servitude right of access for all purposes through to the southern edge of Loch Venachar to link with the public road at East Lodge (Point A4) and then on to reach the town of Callander.

There is also a track leading up past the ruins and through the woodland to reach the east of the property which could be improved for access out to the hill ground, as currently only suitable for off road vehicles.



Servitude Rights, Burdens, Wayleaves and Public Rights of Access

The Rob Roy Way walking path passes through the northwest of Glenny Hill and there are several archaeological features to be found on Glenny Hill, such as scheduled Cup & Ring marked rocks and Cairns.

Nether Glenny Farm has a private water supply located just within the boundary of Glenny Hill along with access rights to maintain this supply. They and the two private dwellings also share servitude rights of access over the section of access road passing through Glenny Hill Farm, as shown on the sale plan.

The property is being sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private and sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. All rights of access will be granted and reserved as deemed necessary. Where access routes are to be shared, maintenance will be shared according to the conditions within the title.

Boundaries

The boundaries are fenced and are shown on the sale plan. The fences are shared with the adjoining proprietors at joint equal expense for maintenance and replacement to a stock proof standard.

Sporting Rights

The sporting rights are included and in hand with the opportunity for some excellent deer stalking and rough shooting of game in season.

Mineral Rights

The mineral rights are included in the sale, except those reserved by statute.



Environmental Designations

The property lies within the Loch Lomond & The Trossachs National Park and the riparian zones of Glenny Hill are designated within the Lake of Menteith Site of Special Scientific Interest (SSSI) for protection and improvement of the habitat and water quality within the water catchment. The National Park was the first to be created in 2002 to protect the regions outstanding wilderness, habitats and its communities. Managing the environment with a variety of different land uses to maintain the character of this diverse and beautiful area. There is also unusual ring and cup stones (Scheduled Monuments) located in the field to the southwest of the farm and identified on the sale plan.

Planning & Development

There is scope to consider the development of a dwelling house and ancillary buildings for management of the farm. Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

Third Party Rights & Burdens

The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights within the title. This includes private water supplies and overhead electricity line servitudes.

Viewing & Offers

Please contact the Selling Agent to arrange a viewing of the property. It is vital that you take with you a copy of the sale plan to navigate your way around the property when viewing and for your own safety, please be aware of potential hazards when walking across the farm as there are livestock and please close gates.

A closing date for offers may be set and the Seller also reserves the right to sell the property at any time. It is therefore vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware the Seller is not bound to accept the highest or indeed any offer.

Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

Supplementary Information

Additional information, including more photographs the title and survey data is available from the Selling Agent on request.

Important Notice:

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: This sale brochure (prepared in October 2024), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or any warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. 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 and of rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

Taxation

Land and timber crop ownership enjoys a favourable tax structure that may enhance the value of the investment. It is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these benefits.

Authorities

Scottish Forestry

Perth & Argyll Conservancy, Upper Battleby, Redgorton, Perth PH1 3EN

Tel: 0300 067 6005

Scottish Government Agriculture and Rural Economy

Strathearn House, Broxden Business Park, Lamberkine Drive, Perth PH1 1RX

Tel: 0300 2445400

Stirling Council

Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET

Tel: 01786 404040

Selling Agent

Patrick Porteous

Landfor Chartered Land & Forestry Agency

Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL.

Tel: 07444559510

Email: patrick@landfor.co.uk

Seller's Solicitor

Lizzie McFadzean

Gillespie Macandrew LLP

Broxden House, Lamberkine Drive, Perth, PH1 1RA.

Tel: 01738 231007

Email: Lizzie.McFadzean@gillespiemacandrew.co.uk

GLENNY HILL FARM
PORT OF MENTEITH
STIRLINGSHIRE

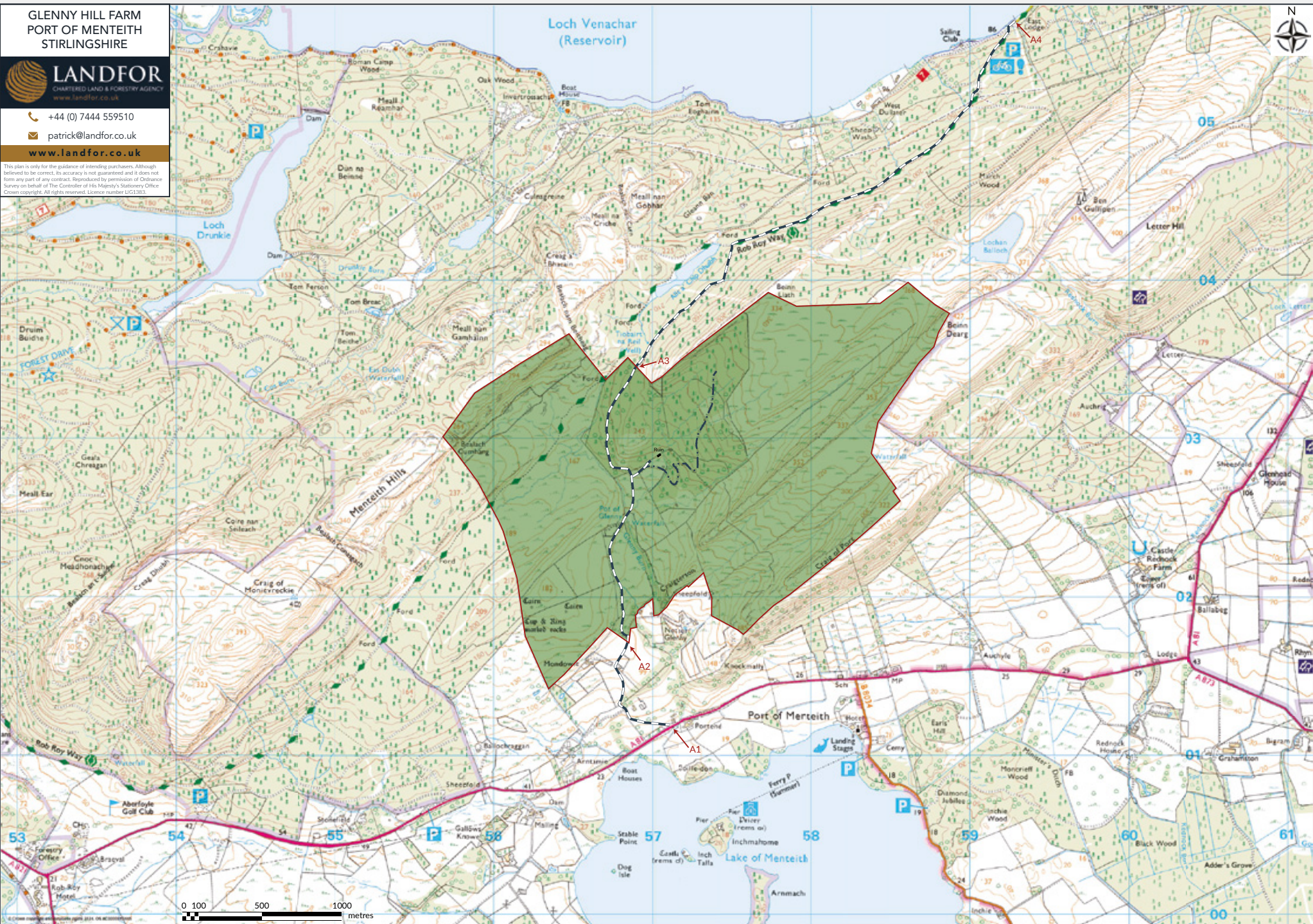


+44 (0) 7444 559510

patrick@landfor.co.uk

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