



**LAND BY DRUMNADROCHIT**  
INVERNESS-SHIRE

**Galbraith**



# LAND BY DRUMNADROCHIT, INVERNESS-SHIRE, IV63 6UX

Drumnadrochit 1.8 miles ■ Inverness 16 miles

**452.1 Ha of bare land and established pinewoods, located in a scenic location above Loch Ness**

- Maturing pinewoods, providing future income stream through thinning/felling and restructuring opportunity
- Bare land with planting potential
- Excellent amenity land with natural capital opportunities

**For Sale as a Whole**

**Offers Over £1,045,000**

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 **OnTheMarket**





### LOCATION AND ACCESS

The land is located to the north of the village of Drumnadrochit, accessed via the minor road which runs from the A82 to Drumbuie / Achtuie Farm.

The site can be accessed via a private track. Currently suitable for ATV access, the purchaser will be given full servitude rights over the track, including the right to upgrade for forestry purposes.

The land is only available for sale as a Whole. However, due to there being joint sellers we require separate offers to be submitted for each land parcel, as shown coloured yellow, red and blue respectively on the sales plan.

The three parcels can be summarised as follows:

#### Parcel 1 – Achtuie Woodlands

This is the central area, and extends to approximately 185 Ha. This area was planted in the early 2000s as a native pinewood scheme and is well established. The scheme is out of contract and there are no grant schemes or forest plans in place, and no transfer of obligations required. The woodlands currently offer excellent shelter and amenity. There are areas of open ground that may be suitable for additional planting subject to obtaining the necessary consents from Scottish Forestry.

#### Parcel 2 – Upper Drumbuie Hill

The western area is known as Upper Drumbuie Hill. This area extends to approximately 109 Ha, and has previously been used as sheep grazing land. The land is undulating, ranging between 350m and 418m above sea level, with soils being humus iron podzols with peaty podzols.



#### Parcel 3 – Tychat Hill

This is the eastern parcel and extends to approximately 158 Ha of bare land. There has been little activity on this land in recent years. Like parcel 2, the land is undulating ranging between 320m and 440m above sea level with similar soils of humus iron podzols with peaty podzols. The land marches with an established FLS plantation to the east.

#### AFFORESTATION POTENTIAL

The unplanted land offers potential for further afforestation, subject to the necessary approvals. The Scottish Forestry Climatic Suitability plans indicate good suitability for a range of species including Sitka Spruce, Scots Pine and Upland Birch. There are no environmental designations affecting the land. However further survey work will be required to fully determine the opportunities and any constraints.

Grant funding may be available through the Scottish Government's Forestry Grant Scheme. New woodland creation schemes are also eligible to register under the Woodland Carbon Code, which creates the opportunity to sell the associated carbon credits in the future. Further information is available from the selling agents.

#### TIMBER EXTRACTION

The Achtuie Road (U1742) is a Consultation Route under the Timber Transport Forum, meaning some consultation will be required with the Local Authority before extracting timber along this route. The A82 is an Agreed Route, meaning no consultation is required.

#### SPORTING

Sporting rights are in hand. There are no sporting records available, but the land offers good opportunity for deer stalking and rough shooting.



#### **ENVIRONMENTAL DESIGNATIONS**

There are no environmental designations affecting the land.

#### **GRANTS AND SUBSIDIES**

There are no grant schemes or forest plans in place and no transfer of obligations required.

#### **FENCING OBLIGATIONS**

The purchaser will be solely responsible for maintenance of the fence marked A-B on the plan in a stockproof condition. The purchaser will also be obliged to fence the southern boundary of Parcel 2 within 6 months of purchase.

#### **THIRD PARTY RIGHTS & SERVITUDES**

The property is 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. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

#### **MINERAL RIGHTS & TIMBER**

The mineral rights together with all standing and fallen timber are included in the sale.

#### **LOCAL AUTHORITY**

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX

#### **SCOTTISH FORESTRY**

'Woodlands', Fodderty Way, Dingwall, IV15 9XB

#### **FIXTURES AND FITTINGS**

All fixtures and fittings currently present in the properties are included in the sale price.

#### **DIRECTIONS**

From Inverness take the A82 towards Drumnadrochit. Approximately 0.5 miles before Drumnadrochit village turn right onto the minor road signposted Drumbuie. Follow this road uphill, around a sharp bend and keep left when the road forks. Continue to the end of the road at Achtuie Farm, from where the access track leads to the land.

#### **SOLICITORS**

Parcel 1 - Munro and Noble, 26 Church Street, Inverness, IV1 1HX

Parcels 2 and 3 - Brodies, 31-33 Union Grove, Mannofield, Aberdeen, AB10 6SD

Note: the solicitors will work in tandem to ensure sales of all parcels complete at the same time and on substantially similar terms

## VIEWING

Viewing is permitted at any time during daylight hours subject to contacting the selling agents in advance.

Viewers are asked to be mindful of their personal safety when visiting the property and be aware of potential hazards within the forest. In particular the built structure within the development site may be hazardous and we would advise against any internal inspection.

## DATE OF ENTRY

By mutual agreement.

## ANTI MONEY LAUNDERING REGULATIONS (AML)

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

Originals of primary (e.g. passport) and secondary (e.g. current council tax or utility bill) ID or; Copies of such primary and secondary ID certified and dated by the purchasers' solicitor as true copies along with written confirmation from the purchasers' solicitors that we will be relying upon this copy ID for AML purposes.

## HEALTH AND SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times, particularly in reference to the farm buildings, farm land and water courses.

## AMC plc FINANCE

Galbraith are approved agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land or property, restructuring debt and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Rod Christie in our Elgin Office on 07766 250797 or [rod.christie@galbraithgroup.com](mailto:rod.christie@galbraithgroup.com)

## DEPOSIT

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

## DISPUTES

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

## PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## OVERSEAS PURCHASERS

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

## GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

## IMPORTANT NOTES

These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice.

Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of the services and appliances.

These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

## Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

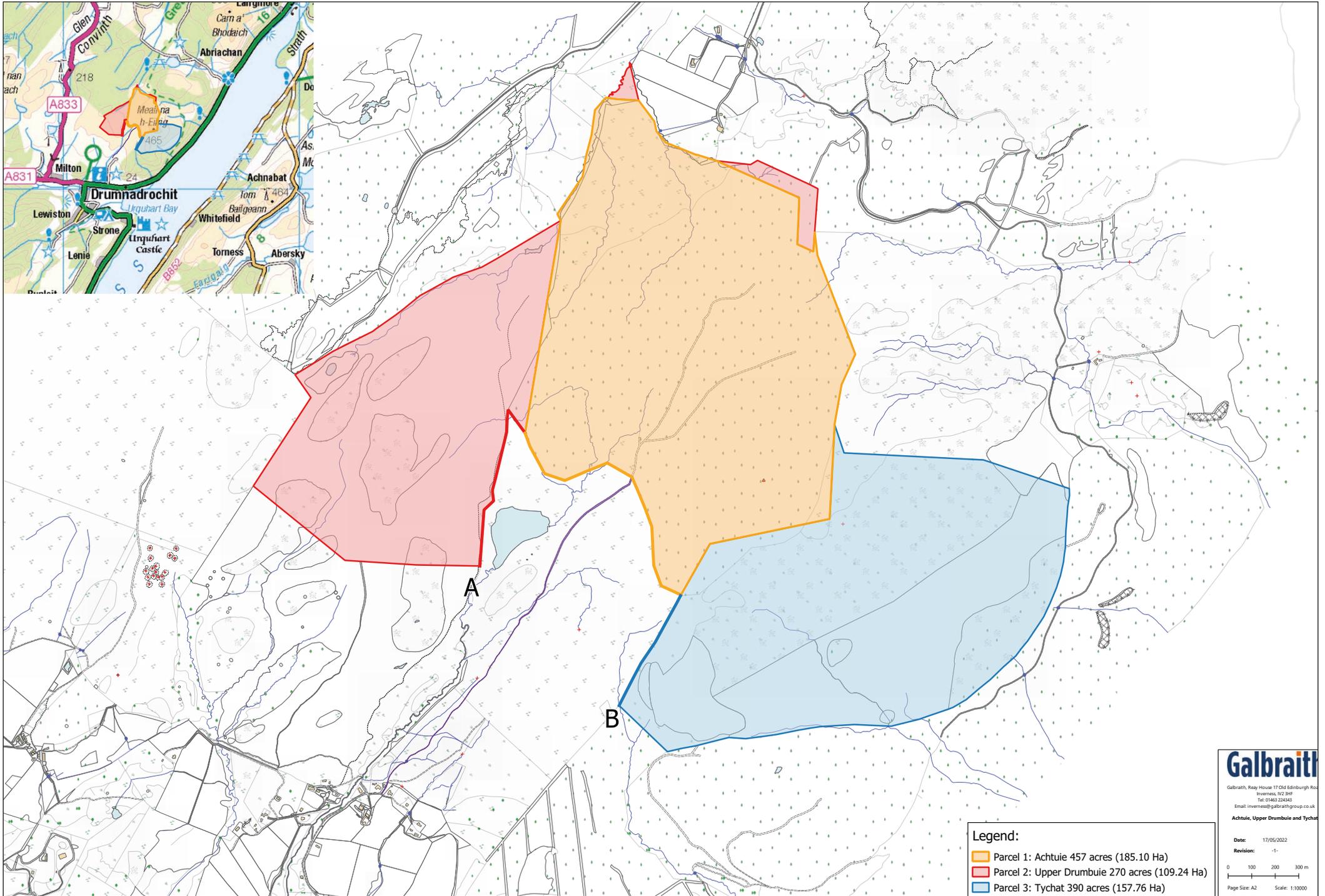
## Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF.

Particulars prepared May 2022.

## GUIDE PRICES

Parcel 1	£550,000
Parcel 2	£205,000
Parcel 3	£290,000



**Legend:**

<span style="color: orange;">■</span>	Parcel 1: Achbuie 457 acres (185.10 Ha)
<span style="color: red;">■</span>	Parcel 2: Upper Drumbuie 270 acres (109.24 Ha)
<span style="color: blue;">■</span>	Parcel 3: Tychat 390 acres (157.76 Ha)

**Galbraith**  
 Galbraith, Reay House 17 Old Edinburgh Road  
 Inverness, N2 3JF  
 Tel: 01463 24643  
 Email: inverness@galbraithgroup.co.uk

**Achbuie, Upper Drumbuie and Tychat**

Date: 17/05/2022  
 Revision: -1-

0 100 200 300 m  
 Page Size: A2 Scale: 1:10000



**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE