

Galbraith

AUCHREOCH
TYNDRUM, CRIANLARICH



AUCHREOCH, TYNDRUM, CRIANLARICH

A block of hill ground with stunning native pine forest and natural capital potential

Tyndrum 2.2 miles ■ Crianlarich 2.7 miles
Stirling 48 miles ■ Glasgow 60 miles

Offers Over £2,000,000

- Superb natural capital and amenity opportunity
- 320 acres of native Caledonian Pine Forest
- Areas of ground with potential for commercial planting
- Picturesque outlook in a beautiful area
- Useful timber building with in-bye paddock

FOR SALE AS A WHOLE OR IN 2 LOTS

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 **OnTheMarket**





SITUATION

Auchreoch is situated approximately 2.7 miles to the north west of the village of Crianlarich in the county of Perthshire in central Scotland. Crianlarich provides a good range of local amenities and services including a village store, hotel, and a primary school as well as a train station with links to Glasgow, Oban and Fort William. Tyndrum, approximately 2.2 miles to the north, provides further amenities including cafes, hotel, supermarket and the Green Welly Stop. The centre of Glasgow is approximately 90 minutes' drive to the south and provides excellent city facilities and attractions and superb transport links including an international airport.

DESCRIPTION

Lying within the Loch Lomond and Trossachs National Park, Auchreoch consists of a ring fenced block of hill land extending to approximately 1520.31 acres (615.26 hectares). The majority of the of the land has been classified as Grade 6.3 agricultural land, with pockets of Grade 5.2 and Grade 6.2 dispersed across the property. The land is accessed directly off the A82 via a shared access track when then continues through the property. The property rises from approximately 170 metres to 650 metres above sea level at its highest point with a mostly northern aspect. Auchreoch benefits from a useful agricultural shed near the public road with a single in-bye paddock which has been used for sheep handling, this building would offer the opportunity for future development opportunities, subject to gaining the relevant permissions.

Auchreoch offers potential for woodland development with Grade F4, F5 and F6 on the hill slopes, indicating that it will support tree crops with a moderate flexibility for growth. Auchreoch has two parcels of woodland which comprise productive planting and native regeneration. The parcel of more productive woodland lies in the centre of the property and extends to approximately 80 acres (33 hectares) and consists of semi mature woodland planted. In the west of the property is a beautiful area of naturally regenerated native pine forest, Coille Coire Chuilc, which has been classified as a SSSI, this area extends to approximately 320 acres (129 hectares). Within this forest is a tributary to the River Tay which is a Special Area of Conservation (SAC).

The woodland at Auchreoch, together with the extensive hill ground, offers a superb position and great opportunity for potential enhancement and diversification projects with a Natural Capital focus. Be it woodland creation, eco-tourism related enterprises, re-wilding, conservation and bio-diversity enhancement orientated projects or such similar focused interests, all subject to obtaining the required permissions. Auchreoch also offers the potential for sporting interests, with the possibility of Red, Roe and grouse shooting. Historic shoot records are available upon request

In the northern section of Auchreoch, close to the River Fillan, lies Lochan nan Arm ('Lochan of the Weapons'), this lochan is said to be where Robert the Bruce's army hastily disposed of their weapons as they retreated after their defeat at the Battle of Dalriach.

LOTTING

Auchreoch is available for sale either as a whole or in 2 lots as follows:

Lot 1: Land at Auchreoch comprising approximately 614.79 hectares (1519.15 acres)

Lot 2: Barn and paddock at Auchreoch comprising the timber framed sheep shed and the in-bye park, extending to 0.47 hectares (1.16 acres)



METHOD OF SALE

Auchreoch is offered for sale as a whole or in 2 lots.

IACS

All the farmland is registered for IACS purposes and the farm code is 89/716/0050.

ENVIRONMENTAL STIPULATIONS

The land at Auchreoch is not included within a Nitrate Vulnerable Zone. All of the land has been designated as being within a Less-Favoured Area and is classed as Severely Disadvantaged

BASIC PAYMENT SCHEME (BPS) 2023

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation.

The entitlements are available as follows:

Region 1: 0.47ha
Region 2: 22.79ha
Region 3: 484.07ha

Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2023 for the remainder of the scheme year.

LOCAL AUTHORITY

Stirling Council, Teith House,
Kerse Road, Stirling, FK7 7QA.
T: 01786 404040

Loch Lomond and Trossachs National Park Authority,
Carrochan Road, Balloch, G83 8EG. T: 01389 722600

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Broxden Business Park, Lamberkine Drive, Perth,
PH1 1RX Tel: 0300 2445400

MINERALS

The mineral rights are not included within the sale.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

Heading north from Crianlarich on the A82, follow the road for 2.8 miles then take the left turn with the signpost for the Artisan café. The shed is then on the right.

POST CODE

FK20 8RU

WHAT3WORDS

<https://w3w.co/surfaces.trail.pleaser>

SOLICITORS

J & H Mitchell, 51 Atholl Road,
Pitlochry, Perthshire, PH16 5BU

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.





HEALTH & SAFETY

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

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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 and 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 Ian Hope in our Galbraith Perth office on 01738 451111 Email: ian.hope@galbraithgroup.com

STIPULATIONS

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be nonrefundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents. 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 the 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 AND 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

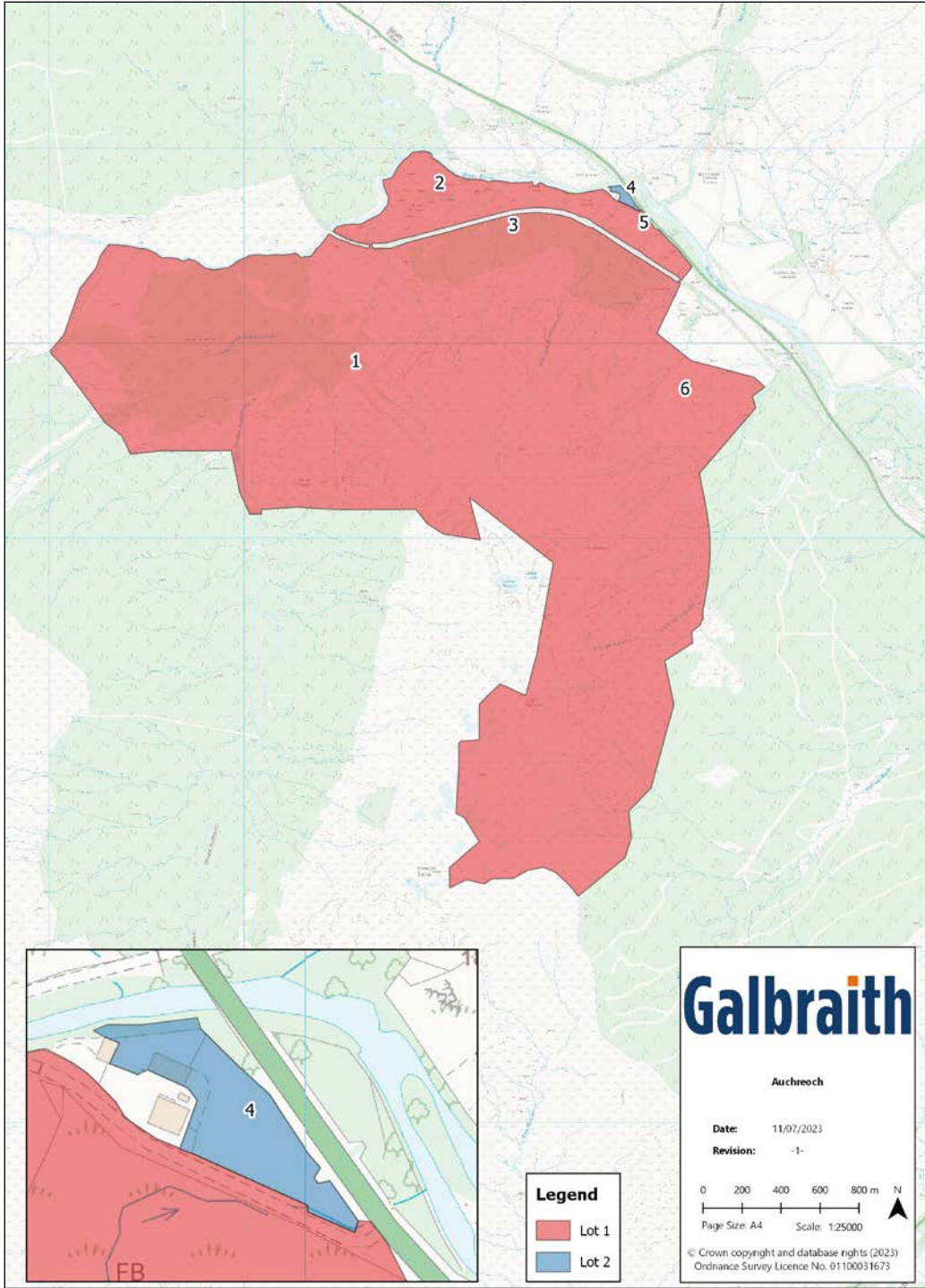
Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

GENERAL

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

1 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. 2 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 services and appliances. 3 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. 4 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2023.





Galbraith



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