

An aerial photograph of a scenic landscape. The foreground and middle ground are dominated by rolling hills covered in vibrant purple heather and patches of green grass. A dense forest of green trees is situated in the lower-left quadrant. A dark, calm lake is visible in the lower-right, with a small dam or structure on its shore. A winding road curves through the hills on the right side. In the background, a large body of water, likely a loch or bay, stretches across the horizon under a bright blue sky with scattered white clouds.

Galbraith

**LAND AT GLENMORE**  
KILMELFORD, OBAN

# LAND AT GLENMORE, KILMELFORD, OBAN

Kilmelford 0.7 miles ■ Oban 16.1 miles ■ Lochgilphead 22.4 miles

**An attractive block of upland grazing on the West Coast**

**Acreage 331.82 acres (134.29 hectares)**

- 331.82 acres (134.29 ha) upland grazing
- Situated with spectacular views over the surrounding countryside
- Land offering a wide range of potential Natural Capital Opportunities

**For sale as a Whole**

**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 **OnTheMarket**





### **SITUATION**

The Land at Glenmore forms an attractive opportunity and is situated approximately 0.7 miles east of the centre of Kilmelford and 16.1 miles south of Oban. The subject is in close proximity to a variety of smaller villages such as Kilmelford along the coast, these include shops, bars, hotels, a joint campus with primary and secondary school, swimming pool and a small hospital. Oban benefits from a wider range of shops and professional services as well as a railway station, ferry terminal and an airport at North Connel.

Argyll is a county offering a wide range of recreational pursuits. The area is a popular field sports destination with a number of estates in the vicinity offering driven and walked up game shooting. Argyll is particularly popular for its walking destinations and beautiful scenery. Land at Glenmore offers views across the Slate Islands.

### **DESCRIPTION**

The Land at Glenmore comprises of a large block of upland grazing extending to 134.29 ha (331.82 acres), which is located approximately half a mile southeast of Kilmelford. The land ranges from 120m rising to 370m above sea level at the most northern point at the Cairn at Cruach na Seilcheig. The Land at Glenmore has a number of undefined boundaries, these would be a responsibility of the purchaser to install if required. The land has a right of access through a ford via Points A and B, as annotated on the site plan.

Land at Glenmore consists of a blend of non-calcareous gleys and humic gleys, along with a significant area of peaty gleys which can be found throughout the property.

The land offers a range of opportunities which include, potential afforestation incorporating blends of broadleaves and potentially some soft woods. The land may well lend itself to peatland restoration in order to improve bio-diversity, water quality and social and environment benefits.

Giving consideration to Forestry Scotland Climatic Site Suitability which suggests that proportions of the site may be suitable to broadleaf planting and Sitka Spruce Conifers in various areas. It must be noted that some land will be restricted of this activity due to peatland. If planting is considered by the potential purchaser, it should be noted that the access road from Kilmelford is classified as unsuitable for HGV's by the Timber Transport Forum, being classed as an 'excluded route'.

Part of the property is subject to the intake and infrastructure relating to the Glenmore Hydro Scheme. In order to protect the hydro, the land shaded and hatched blue on the sale plan would be subject to restrictions with regards to planting of trees and any other operations which might impact the scheme. All necessary servitude rights for the operation of the Hydro Scheme will be reserved to the seller and his successors in Title.

### **METHOD OF SALE**

Land at Glenmore is offered for sale as a whole.

### **IACS**

All the farmland is registered for IACS purposes.

### **NITRATE VULNERABLE ZONE (NVZ)**

The land at Glenmore is not included within a Nitrate Vulnerable Zone.

### **BASIC PAYMENT SCHEME (BPS) 2023**

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) for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

## LESS-FAVOURERED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

## LOCAL AUTHORITY

Argyll and Bute Council  
Kilmory  
Lochgilphead  
PA31 8RT  
T: 01546 605522

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cameron House  
Albany Street  
Oban  
PA34 4AE  
T: 0300 244 9340  
E: SGRPID.Oban@scotland.gsi.gov.uk

## MINERALS

The mineral rights are retained by D J Maclean.

## 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.

## INGOING VALUATION

The purchaser(s) of Land at Glenmore shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

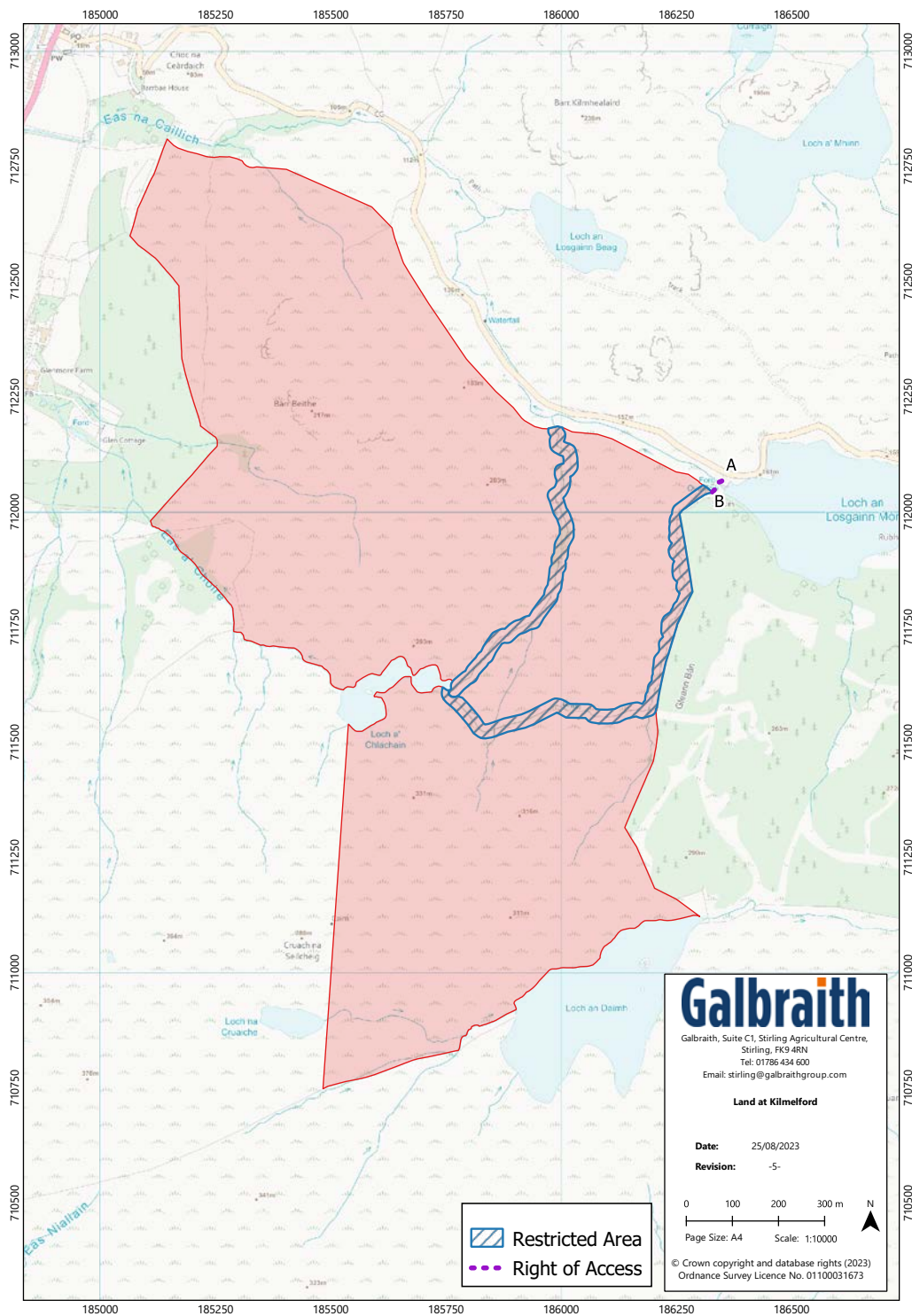
## DEPOSIT

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

Land at Glenmore can be accessed by following the A816 towards Kilmelford. If coming from the south, once in Kilmelford at just before Kilmelford Post Office, turn right taking the unclassified road heading east. Continue on the road for 0.2 miles, Land at Glenmore will then be on your right-hand side. The land stretches along the south of the road for a further 1.2 miles until you reach Loch an Losgainn Mor.





Map Reference: \_Land at Kilmelford\_A4\_Rev 5\_20230825

From the north, once in Kilmelford, continue until you reach Kilmelford Post Office, immediately after, take the first left and continue on the unclassified road for 0.2 miles, the land will then be on your right hand side.

**POST CODE**  
PA34 4XH

**WHAT3WORDS**  
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/join.truth.overdrive>

**SOLICITORS**  
P J Baxter  
AB & A Matthews  
Bank of Scotland Buildings  
Newton Stewart  
DG8 6EG  
Contact: 01671404100  
Email: [LornaChurch@abamatthews.com](mailto:LornaChurch@abamatthews.com)

**VIEWING**  
Viewings are unaccompanied but please contact Galbraith Stirling to inform them of the date and time you wish to view.

**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, farmland 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.

**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 August 2023.



**Galbraith**