

Beinn Bhreac Hill

Loch Lomond | G63 0AL

1,051.07 Hectares / 2,597.19 Acres







Beinn Bhreac Hill

1,051.07 Hectares / 2,597.19 Acres

A rare opportunity to purchase an extensive area of hill ground close to Loch Lomond including 22,559 Pending Issuance Units (PIUs)

- Peatland restoration project recently completed
- Estimated to yield around 26,500 tCO₂e in emission reductions over the project lifetime.
- Established native pinewood plantings
- Potential for further woodland creation
- Far reaching views out to Loch Lomond
- Wonderfully located to explore the National Park

Freehold for Sale as a Whole

Offers Over £1,750,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

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www.goldcrestlfg.com

Jon Lambert MRICS & Emily Moore

Location & Access

Beinn Bhreac Hill lies within the heart of Loch Lomond and the Trossachs National Park, close to the east shores of Loch Lomond, between the village of Drymen to the south and Ben Lomond to the north. The property is accessed directly off a “C” classified public road through what is known as Cashel Forest Estate. Shown as A1-A4 on the Sale Plan.

Balmaha comprises a number of tourist facilities, with further small-town services available in Drymen, approximately seven miles south of the property. Glasgow City Centre is twenty-six miles to the south.

History

The hill ground is part of Cashel Forest Estate managed by the Cashel Forest Trust. The Estate is principally managed as a native forest with public access encouraged, along with forestry education activities. Extensive areas of Beinn Bhreac Hill have benefited from a Peatland restoration programme and native pinewood establishment. Some montane tree planting has also been undertaken.

Servitude right of access A1-A4





Description

A substantial area of attractive hill ground extending to over 1,050 hectares with peatland and montane tree planting. There are significant areas of native pinewood planting which were established in the early 2000's.

The large areas of degraded peatland were included in a restoration project. Phase 1 - 80 hectares and Phase 2 - 140 hectares have now been completed as of March 2025. There are a total of 22,559 Pending Issuance Units (PIUs) which have now had project validation. The current peatland restoration project at Cashel is estimated to yield around 26,500 tCO₂e in emission reductions over project lifetime. Peatland register ID: 10400000028693

The land rises from approximately 60m above sea level at its lowest point to 580m at the cairn behind Binnean nan Gobhar. Within the upper watershed areas

of the hill, there are a number of fenced off for trial "montane scrub" planting plots.

There are areas of flatter ground with impeded drainage and sections of deep peat. The Soil Survey of Scotland classifies the majority of the soils as peat with mineral podzols lower down and peaty gleys on the higher plateaus.

Beinn Bhreac offers a rare opportunity to play a key role in the ongoing stewardship and management of this stunning landscape containing some of Scotland's most spectacular and important habitats.

There is a right of access over the road owned by Cashel Estate A1-A3 and the neighbouring property, Cashel Glen Forest, shown A3-A4 on the sale plan.





Sporting

As part of the peatland restoration project, ongoing deer control is necessary to meet the project's conditions.

Viewing

Viewing is strictly by appointment. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

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 Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS & Emily Moore

Seller's Solicitors

Brodies LLP

58 Morrison St, Edinburgh EH3 8BP

Tel: 0131 2283 777

Ref: Graeme Leith & Simon Boendermaker

Authorities

Argyll & Bute Council

Kilmory

Lochgilphead

PA31 8QN

Tel: 01852 500 652

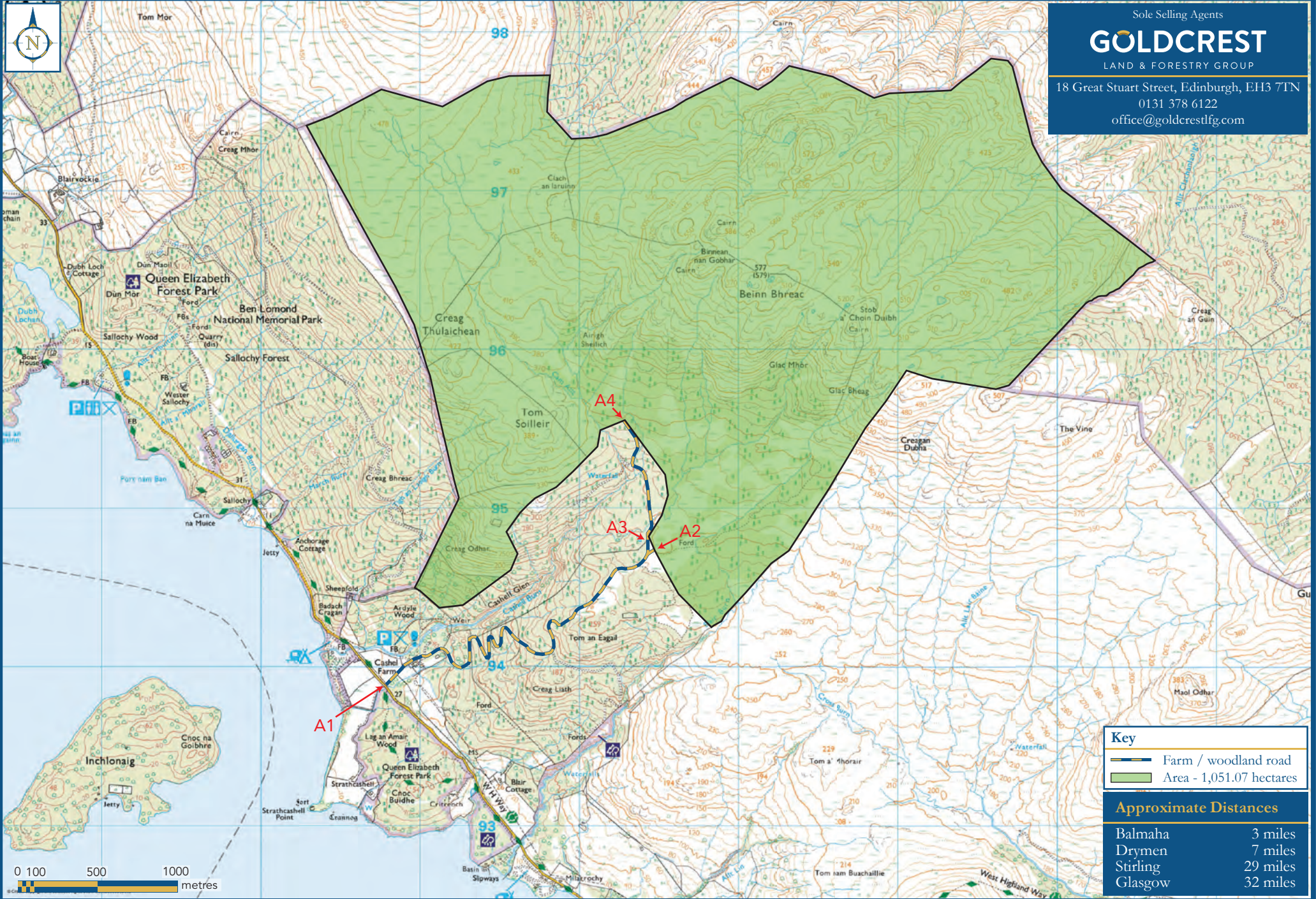
Financial Guarantee/Anti Money Laundering

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.

Taxation

Land and Buildings Transaction Tax (LBTT). This is Scotland's version of stamp duty.

Beinn Bhreac Hill, Balmaha, Loch Lomond & The Trossachs National Park



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