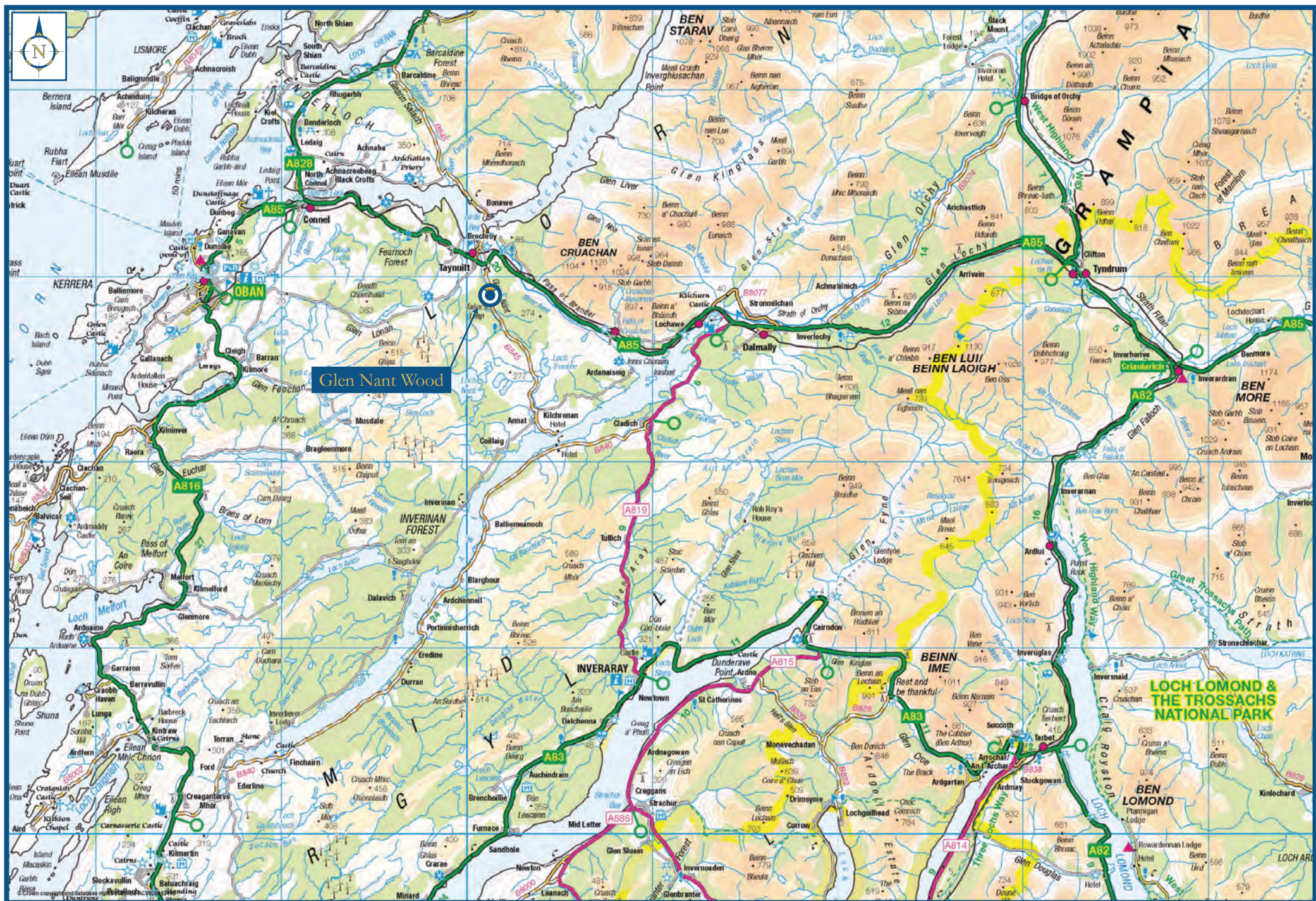


Glen Nant

Taynuilt | Argyll & Bute
53.14 Hectares / 131.31 Acres



Glen Nant

53.14 Hectares / 131.31 Acres

A unique opportunity to purchase a stunning woodland set within a renowned National Nature Reserve on the dramatic west coast of Scotland.

- Rare ancient woodlands, including Atlantic oak
- One of Scotland's few remaining areas of native rainforest
- Fishing on circa 2.4km of the river Nant
- The area is extremely rich in flora and fauna, including some endangered species
- Opportunity to build an off grid cabin or chalet
- Close proximity to Oban. An ideal base to explore from

Freehold For Sale or as a Whole

Offers Over £200,000

SOLE SELLING AGENTS

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh, EH3 7TN

0131 3786 122

Jock Galbraith MRICS & Emily Moore



Location

Glen Nant lies approximately three miles south of the village of Taynuilt and is part of the National Nature Reserve, with stunning views towards Ben Cruachan. Taynuilt itself offers a range of local amenities, including: shops, medical centre, tearoom, post office, hotel, 9-hole golf course, primary school, and two churches. The village is also well connected, with a regular train service to both Oban and Glasgow.

The bustling town of Oban, the principal centre of North Argyll, is just 15 miles to the west and provides a wide array of services, including shops, train station, ferry terminal, whiskey distillery. Oban is known as the "Gateway to the Isles".

To locate the woodland, please refer to location and sale plans within these particulars. What3Words: windmills.library.brightens
The nearest postcode: PA35 1HP

Access

From Glasgow, follow the A82 to Tyndrum, then take the A85 towards Oban and continue for approximately 24 miles. As you approach Taynuilt, turn left onto the B845, signposted for Kilchrenan. After around half a mile, you will reach the northern boundary of the Glen Nant Woodland, which lies on both sides of the road.



Description

Glen Nant – 53.14 Hectares / 131.31 Acres

Glen Nant Wood extends to approximately 131 acres and forms part of the renowned Glen Nant Reserve, offering a rare opportunity for the buyer to actively contribute to the conservation of this vibrant and scenic landscape. The property includes around 2.4 km of the River Nant and provides enchanting views of Ben Cruachan.

The land's gently undulating terrain is rich in biodiversity, supporting a wide variety of wildlife, including at least 234 species of lichen, Red squirrels, Red deer, woodpeckers, warblers, otters and numerous species of moths and butterflies. Its ancient oak woodlands, often referred to as "Scotland's rainforest", are listed on the Scottish Biodiversity List for their national significance in conservation and the woodland forms part of the Glen Nant Site of Special Scientific Interest.

Situated less than half a mile from the A85, Glen Nant stretches for 1.5 miles along the B845, which forms part of National Cycle Network Route 78. Historically, these oak woods supplied timber for the local charcoal and iron-smelting industries. Today, they present an exceptional opportunity to acquire land of National Nature Reserve status. There is development potential for an off-grid cabin or hut, subject to the relevant permissions. The reserve is currently managed under a long-term agreement with NatureScot, running until 15 August 2077.



Forest Grants & Management

There are no grant schemes in place and no transfer of obligations required. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewing is possible at anytime, unaccompanied. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when inspecting.

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 Agent

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Measurements

Measurements stated in the brochure are from recent management records. The property will be sold as per the Titles.

Authorities

Scottish Forestry

Highlands Conservancy

Fodderty Way

IV15 9XB

Tel: 0300 067 6950

Highland Council Headquarters

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886606

Financial Guarantee/Anti Money Laundering

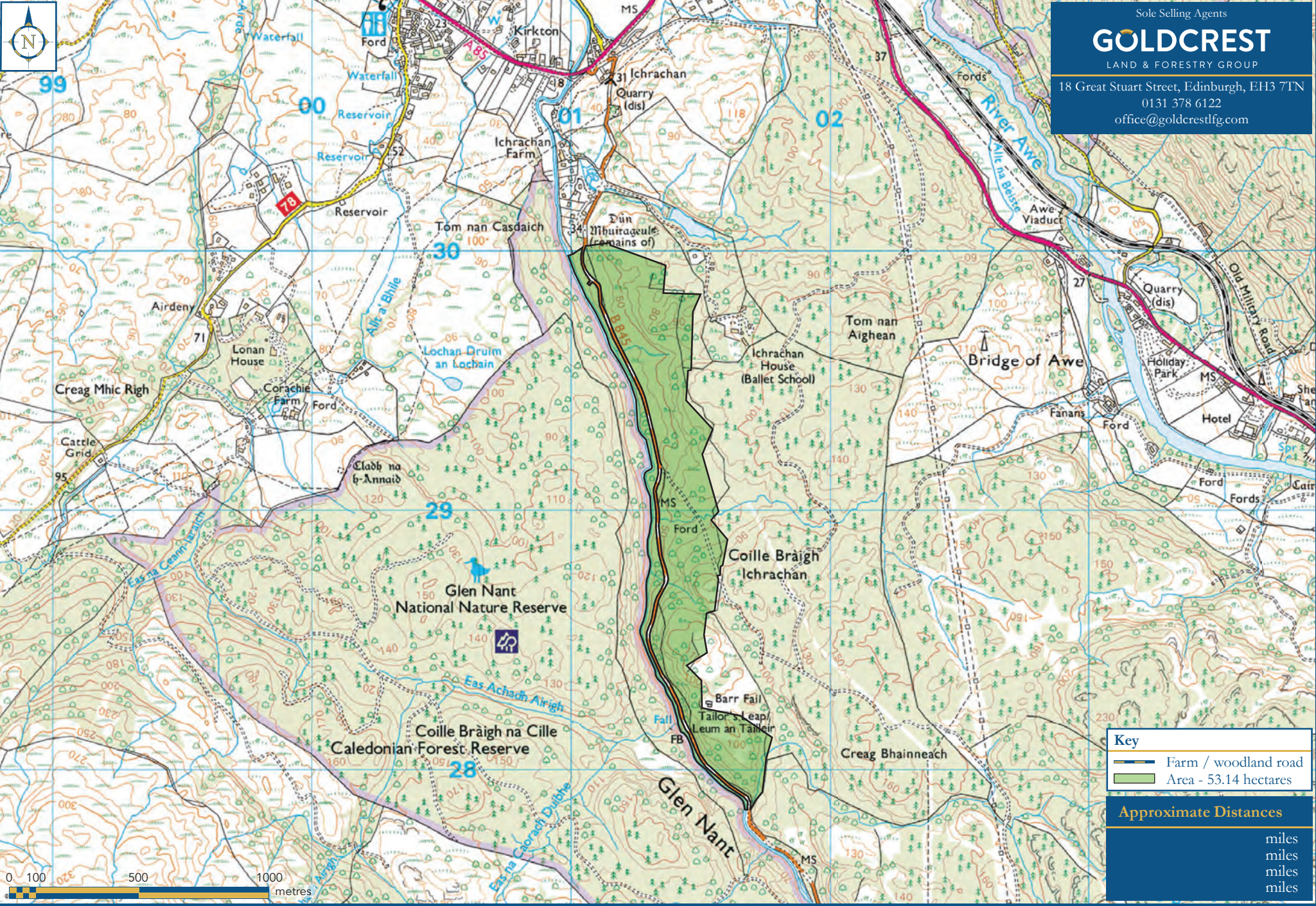
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

Additional Information

Additional information is available from GOLDCREST Land & Forestry Group upon request.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.



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GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street

Edinburgh, EH3 7TN

0131 3786 122

office@goldcrestlfg.com

IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in September 2025) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective 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, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

www.goldcrestlfg.com