

Glentruim Hill

Dalwhinnie | Highlands

414.80 Hectares / 1,024.97 Acres



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**A wild and highly attractive amenity estate.
Two lochans, stunning pine woodlands, natural capital and sporting potential.
Exceptional setting for a chalet or cabin.**

- A combination of pine woodlands, attractive broadleaves and untouched open hill
- Woodlands planted in the early 1990s
- Long term timber value in the pine crops
- Potential for some peatland restoration
- Exciting Red deer stalking opportunities
- Duck flighting, woodcock and snipe shooting
- Trout fishing on the lochans

Freehold for Sale as a Whole

Offers Over £1,400,000

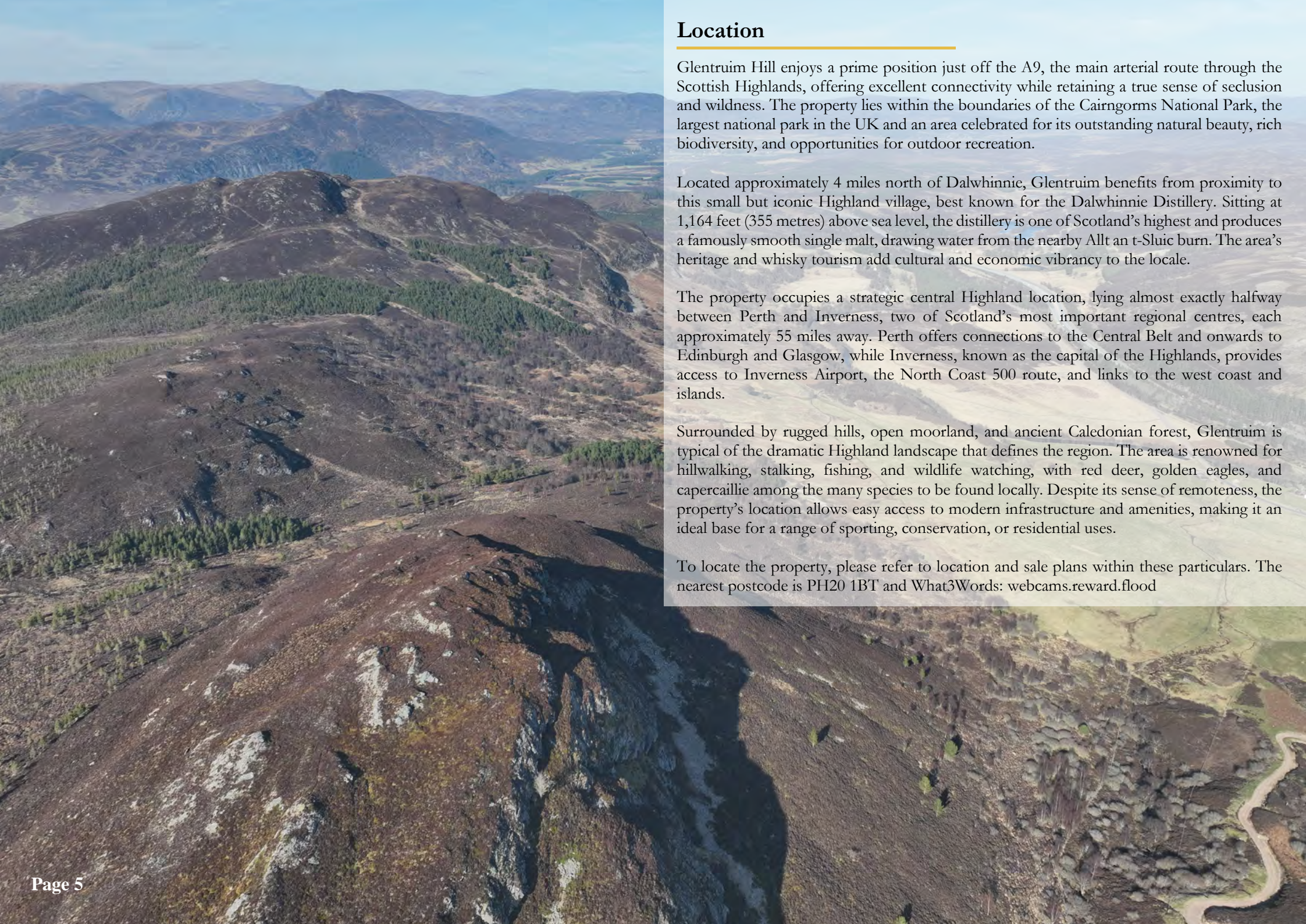
Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

Jock Galbraith MRICS & Emily Moore





Location

Glentruim Hill enjoys a prime position just off the A9, the main arterial route through the Scottish Highlands, offering excellent connectivity while retaining a true sense of seclusion and wildness. The property lies within the boundaries of the Cairngorms National Park, the largest national park in the UK and an area celebrated for its outstanding natural beauty, rich biodiversity, and opportunities for outdoor recreation.

Located approximately 4 miles north of Dalwhinnie, Glentruim benefits from proximity to this small but iconic Highland village, best known for the Dalwhinnie Distillery. Sitting at 1,164 feet (355 metres) above sea level, the distillery is one of Scotland's highest and produces a famously smooth single malt, drawing water from the nearby Allt an t-Sluic burn. The area's heritage and whisky tourism add cultural and economic vibrancy to the locale.

The property occupies a strategic central Highland location, lying almost exactly halfway between Perth and Inverness, two of Scotland's most important regional centres, each approximately 55 miles away. Perth offers connections to the Central Belt and onwards to Edinburgh and Glasgow, while Inverness, known as the capital of the Highlands, provides access to Inverness Airport, the North Coast 500 route, and links to the west coast and islands.

Surrounded by rugged hills, open moorland, and ancient Caledonian forest, Glentruim is typical of the dramatic Highland landscape that defines the region. The area is renowned for hillwalking, stalking, fishing, and wildlife watching, with red deer, golden eagles, and capercaillie among the many species to be found locally. Despite its sense of remoteness, the property's location allows easy access to modern infrastructure and amenities, making it an ideal base for a range of sporting, conservation, or residential uses.

To locate the property, please refer to location and sale plans within these particulars. The nearest postcode is PH20 1BT and What3Words: webcams.reward.flood



Access

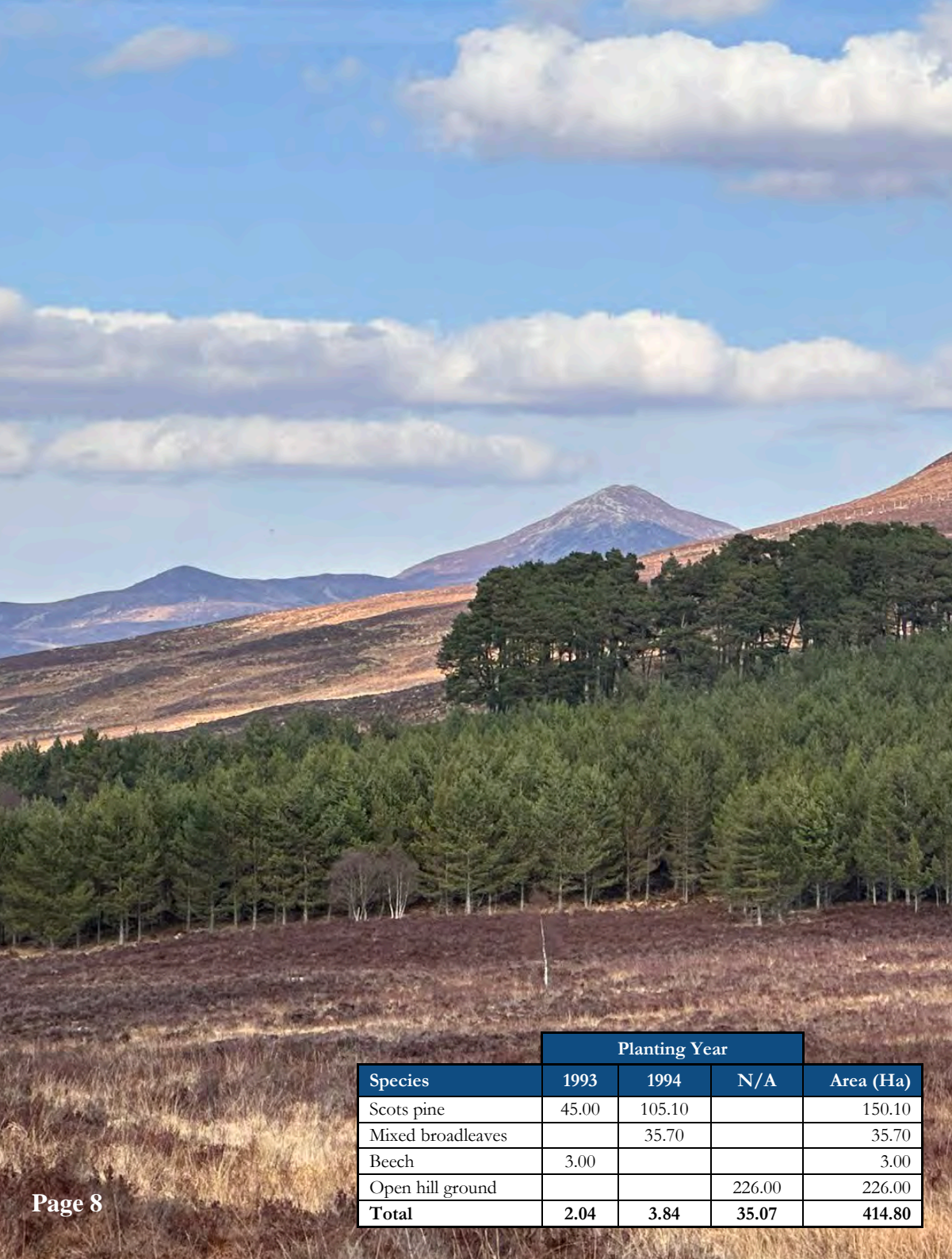
Access to Glentruim Hill is taken directly from the A889, a well-connected Highland road that links seamlessly with the A9, Scotland's principal north–south route. The property is accessed via a hardcore apron and splayed entrance, providing a secure and clearly defined point of entry. This entrance leads to a locked deer gate, ensuring privacy and effective control of vehicular and pedestrian access.

Just inside the boundary, there is an area of hardstanding, suitable for parking a vehicle or for turning larger equipment such as forestry or estate management machinery. This space also supports occasional servicing access for infrastructure such as the mobile phone mast.

Currently, there is no formal internal road network, and access across the property is typically undertaken on foot, by quad bike, or using an argocat. However, subject to the appropriate consents, there is clear potential to construct an internal access road, which would improve connectivity across the property and enhance operational efficiency, whether for forestry, sporting activities, or residential use.

All gates on the property are securely locked, preserving the seclusion and integrity of the property. For this reason, and to ensure a safe and informative visit, viewings are strictly by appointment only and must be arranged through Goldcrest Land & Forestry Group.





Description

Glentruim Hill - 414.80 Hectares / 1,024.97 Acres

Glentruim is a highly attractive Highland estate, offering a rare combination of commercial forestry, natural beauty, and recreational potential. The estate spans a varied and beautiful landscape, thoughtfully planted and sensitively managed to enhance both its environmental and amenity value.

In the early 1990s, approximately 150 hectares were planted with Scots pine, a native conifer species that not only supports commercial timber production but also contributes significantly to biodiversity, providing habitat for species such as red squirrels, capercaillie, and pine marten. The planting took place over the 1993/1994 seasons and has now matured into a well-established forest that blends seamlessly into the wider Highland landscape.

In addition to the conifers, around 38.70 hectares were planted with mixed broadleaves and beech, adding further visual interest and ecological richness. These deciduous areas create variation, supporting diverse understorey flora and enhancing the appeal of the estate throughout the year.

Beyond the woodland, some 226 hectares remain as open ground, comprising a mosaic of heather moorland, rocky outcrops, and peatland. This open terrain not only provides a natural contrast to the forested areas but also offers opportunities for upland habitat/peatland conservation and traditional sporting pursuits.

Of particular note are the two stunning lochans situated in the western part of the property. These tranquil water features were thoughtfully created and serve as peaceful focal points in the landscape. Surrounded by open moorland and native planting, the lochans enhance the estate's aesthetic appeal and provide opportunities duck fighting, trout fishing and relaxation in a truly secluded setting.

The topography of the property rises from approximately 340 metres above sea level to 547 metres at the summit of Am Binnein, a prominent hill offering commanding views across the surrounding glens and forests. This variation in elevation creates diverse vantage points and lends a sense of grandeur and scale to the landscape.

In addition, the property lends itself well to the development of a secluded cabin or chalet, subject to the necessary consents. A sensitively designed structure could take advantage of the estate's tranquillity, dramatic views, and natural features, offering either a personal retreat or a small-scale tourism venture in this spectacular part of the Cairngorms National Park.

Refer to the property composition summary table on this page for a detailed breakdown of land use.

Species	Planting Year			Area (Ha)
	1993	1994	N/A	
Scots pine	45.00	105.10		150.10
Mixed broadleaves		35.70		35.70
Beech	3.00			3.00
Open hill ground			226.00	226.00
Total	2.04	3.84	35.07	414.80





Sporting Rights

Glentruim offers significant sporting potential, with natural terrain well-suited for deer stalking, loch fishing, and duck flighting on the lochans. The Estate's varied habitat and remote character make it ideal for those seeking a traditional Highland sporting experience in a private and picturesque setting. Stalking rights are currently let on a licence, with a 30-day notice period. Over the past four years, the Estate has recorded an average annual cull of 41 deer.



Forest Grants & Management

This property is currently managed by Douglas Murray of F&W Forestry. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

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

Viewing

Viewing is by appointment only. There are locked gates. 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

Seller's Solicitor

Turcan Conell

Princes Exchange, 1 Earl Grey St, Edinburgh EH3 9EE

Tel: 0131 228 8111

Ref: Grierson Dunlop

Measurements

Measurements stated in the brochure are from recent management records. The Sale Plan is for indicative purposes only. The property will be sold as per the Titles.

Authorities

Scottish Forestry

Woodlands

Fodderty Way

Dingwall IV15 9XB

Tel: 0300 067 6950

The Highland Council

Town House

High Street

Inverness IV1 1JJ

Tel: 01349 886602

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

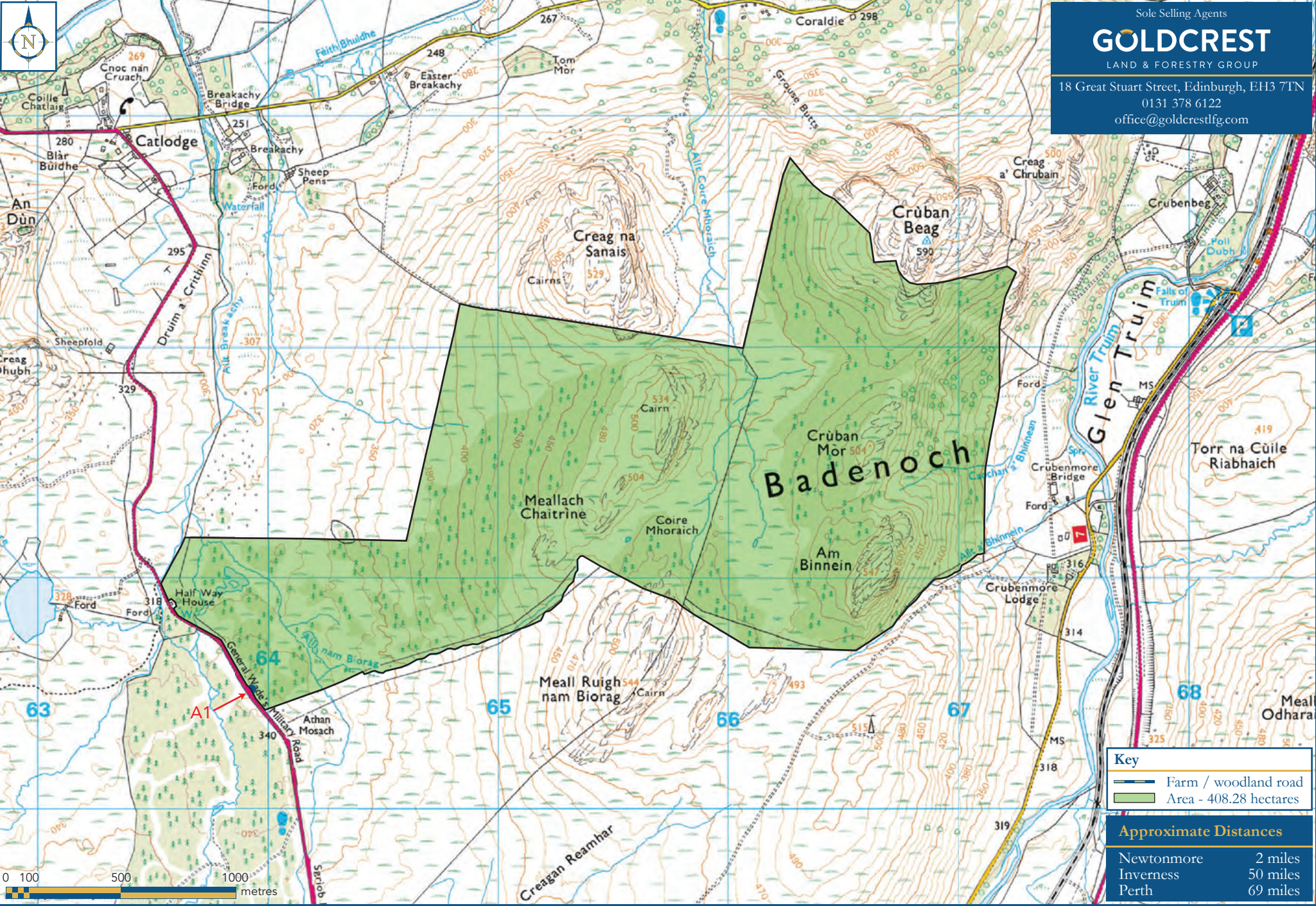
Additional information is available from GOLDCREST Land & Forestry Group upon request.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. At A1 there is a mobile phone mast, the operators have a right to access the mast if required.

Boundaries

Maintenance of boundary fences is on a mutual basis with neighbouring landowners.



Sole Selling Agents

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