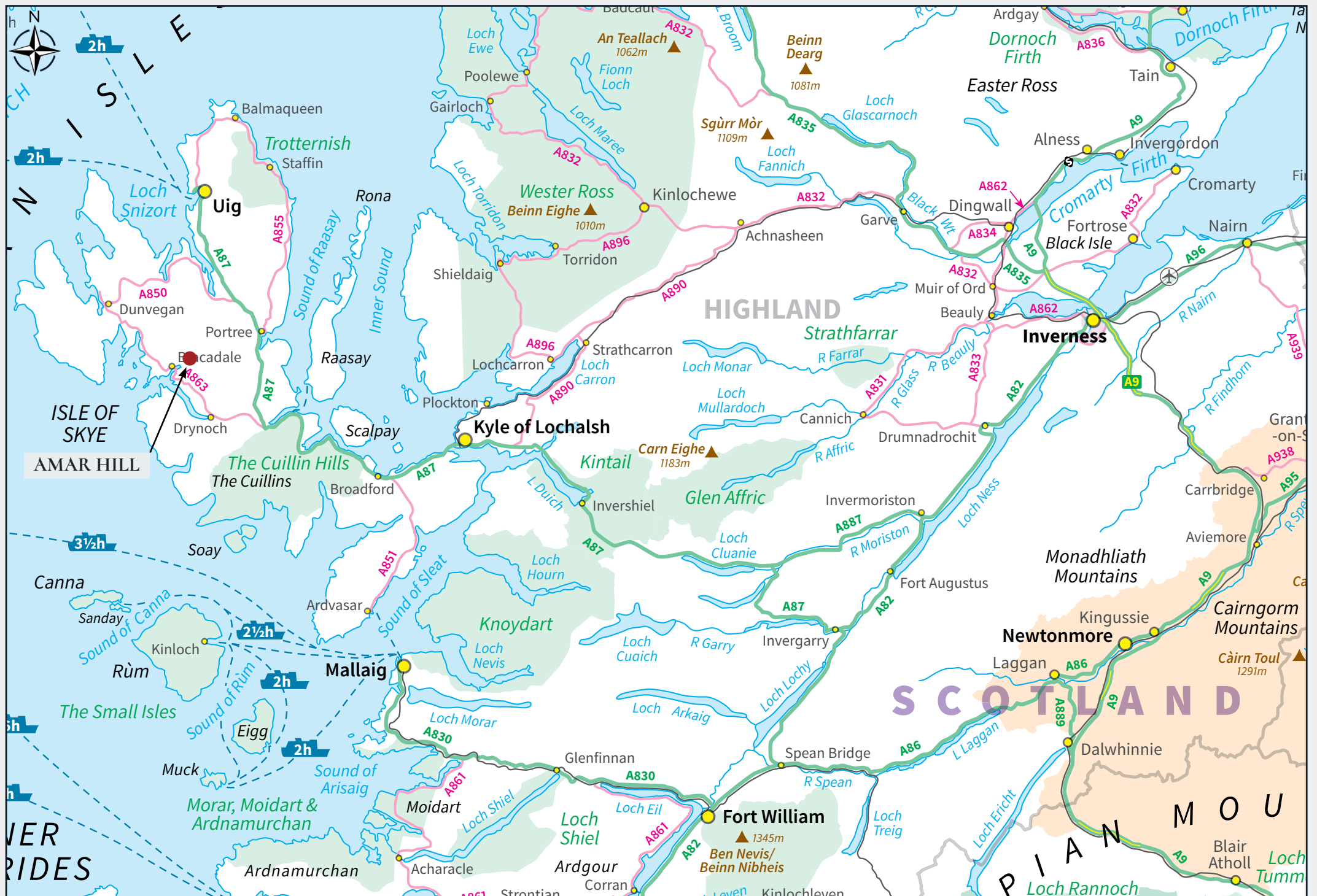


AMAR HILL

NEAR PORTTREE, ISLE OF SKYE, SCOTLAND



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AMAR HILL

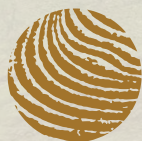
NEAR PORTREE, ISLE OF SKYE,
SCOTLAND

TOTAL AREA: 429.80 HECTARES / 1,062.03 ACRES

A wonderful opportunity to acquire a diverse land holding in a spectacular location on the west coast of the Isle of Skye, with mixed woodland, loch side fishing, hill grazing, and development potential.

- Opportunity to create a unique and picturesque amenity estate on the Isle of Skye
 - Attractive area of mixed woodland
- Former shepherd's bothy with development potential, subject to consent
- Spectacular location with uninterrupted coastal views over Loch Harport, the Isle of Wray and South Uist
 - Extensive area of open hill with opportunities for peatland restoration and habitat creation

FOR SALE - OFFERS OVER £500,000




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INTRODUCTION

Amar Hill is situated near the west coast of the Isle of Skye, one of Scotland's most renowned and easily accessible islands. The property extends over 1,062 acres of diverse land with mixed woodland, open hill and bank fishing on Loch Duagrich in a truly spectacular setting with sweeping coastal views across Loch Harport, the Isle of Wiay and South Uist.

The Isle of Skye is celebrated for its dramatic and diverse scenery, from the jagged Cuillin peaks to the magical Fairy Pools, towering coastal cliffs, and beautiful sandy shores. The island is a haven for outdoor enthusiasts, offering a wide variety of activities, rugged coastline, sandy beaches, and abundant wildlife on land and sea, with seals, otters, and golden eagles among the island's many natural inhabitants.

This property presents a rare chance to establish an exceptional amenity estate in one of Scotland's most awe-inspiring landscapes. Amar Hill combines ecological richness with potential

for development, offering a unique blend of natural beauty and environmental value.

Set in a peaceful yet conveniently accessible location, Amar lies just 7.5 miles west of Portree, the island's principal town, which provides a comprehensive range of services including retail, hospitality, education, and healthcare facilities. The A863 and B885 are only 2.5 miles west, offering excellent links across the island and to the mainland via the Skye Bridge, located 39 miles to the east.

Skye also offers some of Scotland's finest hillwalking routes, from the challenging ascent of Sgùrr Alasdair, the island's highest peak, to the more accessible yet equally scenic Trotternish Ridge, home to geological landmarks such as the Quiraing and the Old Man of Storr.

Please refer to the location and sale plans and the property entrance can be found using the What3Words app reference: dean.bill.furniture.



DESCRIPTION

Amar Hill comprises a wonderfully attractive area of mixed woodland and open hill ground that is rich in conservation and natural capital value. Rising from 100m to 267m above sea level, the land is a blend of mineral soils on gentle slopes, with areas of rugged rocky outcrops interspersed with drifts of deep peat.

Amar Hill benefits from a well-designed woodland scheme, planted in 2015, featuring an attractive mixture of native broadleaves alongside areas of Sitka spruce planted in a self-thinning mixture with Japanese larch and areas of Douglas fir and Scots pine. The conifer element has developed well over recent years and is expected to provide a good volume of harvestable timber once maturity is reached. The scheme was designed to enhance the biodiversity of the landscape and for timber production, and there may be opportunities for further woodland creation, subject to Scottish Forestry approval.

The woodland is registered with the Woodland Carbon Code, and the Pending Issuance Units, totalling 39,097, have been sold to a third party and are not included in the sale. Some enrichment planting was carried out in 2023, and it is anticipated that minimal maintenance will be required on the woodland as it continues to establish itself. The land also includes areas of deep peat on the northern slopes which may be suitable for a peatland restoration scheme, which would result in further carbon credit generation. The property also offers an incoming purchaser with the opportunity to generate income through an annual grazing agreement, currently in place over part of the land. This generates £2,500 per annum and could be continued by agreement.

The attractiveness of the land is enhanced by the addition of riparian trout fishing rights on Loch Duagrich, which bounds the property to the east, and a selection of picturesque watercourses that meander through the property, featuring a series of attractive waterfalls along the northern edge. A former shepherd's bothy also lies on the south side of the property and has good potential for development, subject to approval, to establish an attractive dwelling to take full advantage of the spectacular scenery the land offers.

The current crop composition of the woodland is set out below, and further information is available, on request, from the Selling Agents.

	Planting Year	
Species	2015	Total
Native broadleaves	68.75	68.75
Sitka spruce/Japanese larch	15.92	15.92
Mixed conifers	13.15	13.15
Open ground		18.23
Hill ground		313.75
Total	97.82	429.80





ACCESS

Amar Hill is easily reached via the A683, which connects to a minor public road that runs parallel to the Amar River. This road then continues in a northeasterly direction toward Totardor, and from here, the property benefits from a servitude right of access along the track between points A1 and A2, as shown on the sale plan. An access gate at A2 then provides entry to the land.

An internal rough track continues from this point, providing access around the southern edge of Amar Hill to point A3 and Loch Duagrigh, as indicated on the sale plan.



PLANNING & DEVELOPMENT

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to planning permission being granted.

SPORTING & MINERAL RIGHTS

The sporting rights are included in the sale. Riparian trout fishing rights are also included on Loch Duagrich creating an attractive sporting offering across the land.

The mineral rights are excluded and have been reserved by a previous landowner.

BOUNDARIES

The land is enclosed within a deer fence which joins onto the wider Glen Bracadale planting scheme in the south. There is an internal stock proof fence separating Glen Bracadale from Amar Hill on the southern boundary which to be maintained at joint mutual expense with the neighbouring proprietors. The northern boundary, outside the deer fence, is bound by the medium filum of the Allt Mor River.

THIRD PARTY RIGHTS & BURDENS

The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights contained within the title. A right of access is reserved over A2 – A3 in favour of a third party.

WOODLAND CARBON CODE

This voluntary scheme allows landowners to register and validate new woodland creation projects to generate tradeable woodland carbon units (WCCs) from the biological growth of woodland to sequester atmospheric carbon. The scheme has successfully undergone its first 5 yearly validation and the planted areas at Amar

Hill are to develop naturally and will require minimal maintenance going forwards. The carbon units, totaling 39,047, have been sold to a third party and are not included in the sale. An obligation to maintain the trees as per the Woodland Carbon contract will be transferred to the purchaser.

The project registration documents, and validation statement can be found on Markit Environmental Registry - Project Details (Reference ID: 103000000007679) and further details, including a copy of the carbon sale contract, are available from the Selling Agents on request.

FORESTRY GRANT SCHEME

The woodland was planted under a Rural Development Contract in 2015 and there is an obligation to maintain the trees in accordance with this contract and the Woodland Carbon contract. For further information please contact the Selling Agents.

AUTHORITIES

Scottish Forestry

Highland & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, IV15 9XB. Tel: 0300 067 6950

Highland Council

Glenurquhart Road, Inverness, IV3 5NX, Tel: 01349 886 606

VIEWING & OFFERS

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please be aware of possible hazards when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the properties at any time, and it is vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

SELLING AGENTS

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FINANCE & ANTI-MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

TAXATION

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: The sale brochure (prepared in September 2025), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers, and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property, and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. 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. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.



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