

Glen Coul

NEAR UNAPOOL, SUTHERLAND, SCOTLAND



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GLEN COULL

Near Unapool, Sutherland, Scotland

443.38 Hectares / 1,095.59 Acres

OFFERS ARE INVITED

FREEHOLD FOR SALE AS A WHOLE

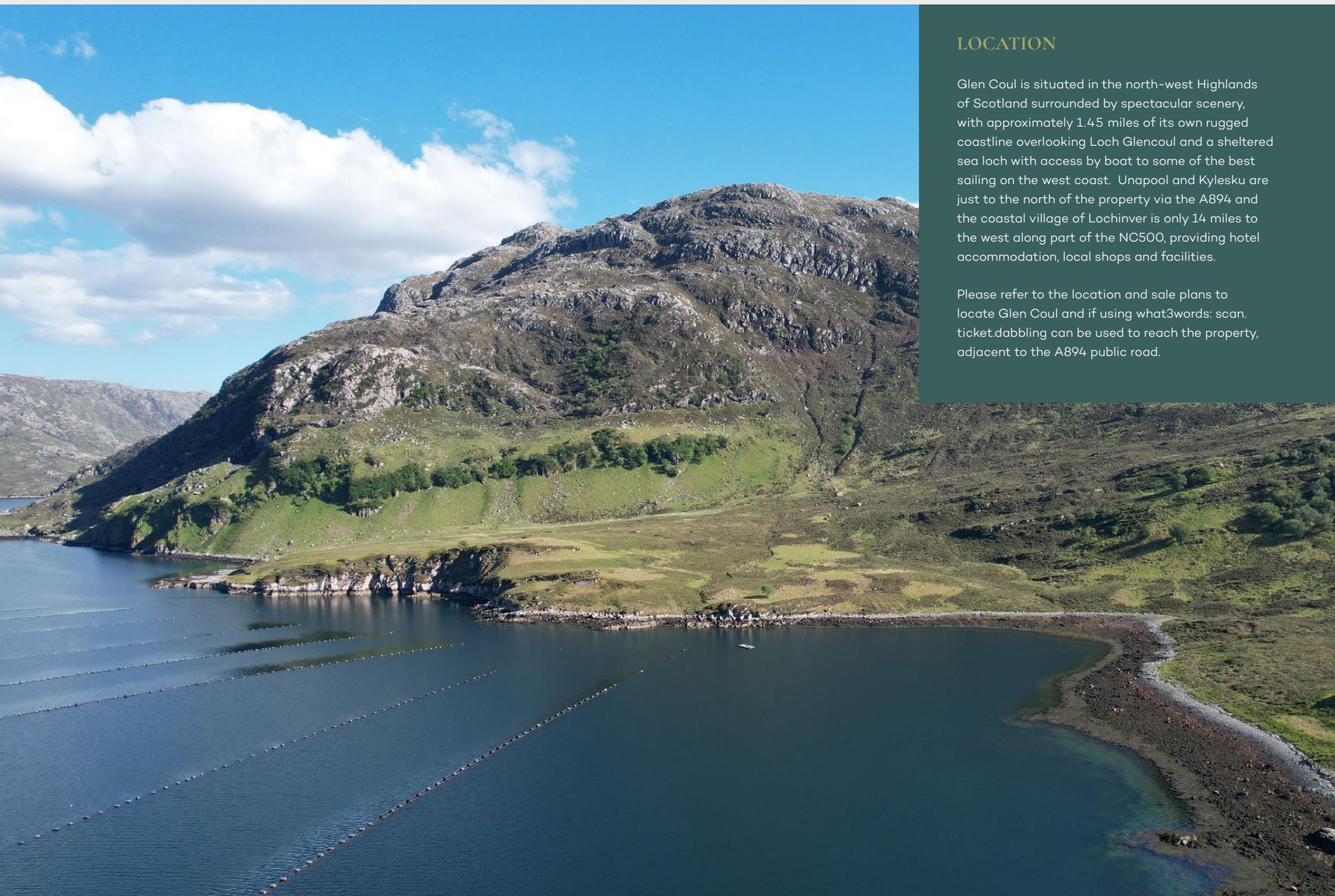
Wild land for sale in the Assynt area of the north-west Highlands.

Stunning rugged coastline, freshwater lochs and open hill ground.

Native woodland regeneration and peatland management potential.

Sporting rights with red deer stalking and brown trout fishing.

In the land that time forgot...



LOCATION

Glen Coul is situated in the north-west Highlands of Scotland surrounded by spectacular scenery, with approximately 1.45 miles of its own rugged coastline overlooking Loch Glencoul and a sheltered sea loch with access by boat to some of the best sailing on the west coast. Unapool and Kylesku are just to the north of the property via the A894 and the coastal village of Lochinver is only 14 miles to the west along part of the NC500, providing hotel accommodation, local shops and facilities.

Please refer to the location and sale plans to locate Glen Coul and if using what3words: scan. ticket.dabbling can be used to reach the property, adjacent to the A894 public road.



DESCRIPTION

The property extends over 443.38 hectares (1,095.59 acres) or thereby of rugged hill ground rising from the sheltered shoreline of Loch Glencoul up to the highest hilltop (Cnoc na Creige) at 593 metres above sea level. The land includes two freshwater lochs providing some exciting brown trout fishing and the largest of the lochs, Loch nam Gainmhich, has an impressive waterfall within a short distance of the public road.

The land is rich in biodiversity with a high natural capital value that includes areas of native woodland, peatland, freshwater lochs, and streams down to the tidal foreshore. There is an abundance of native wildlife and ancient woodland indicator species that highlight the opportunity to increase the natural capital value and amenity of the land. This includes potential to encourage natural regeneration of the seedlings that are present around the ancient native woodland remnants scattered around the Liath Bhad corrie and along the northern slopes.

It is estimated that the land has the potential for around 50 hectares of new native woodland to be created by a combination of natural regeneration and planting of native species as well as the potential for some peatland restoration. This woodland expansion may hold the potential to sequester over 10,000 tonnes of atmospheric carbon and may secure some funding from existing government grant schemes. This also presents the possibility of generating income from the sale of carbon credits under the UK Woodland Carbon Code or to use these units to reduce your carbon footprint.

The coastline extends along approximately 145 miles of the southern shore of Loch Glencoul and includes a sheltered bay and the island of Eilean an Tuim (as detailed on the sale plan), offering the opportunity to access both by boat from the harbour and jetty at Kylesku. There has been agricultural activity in the past with traces of "lazy beds" (small fields) to be found near the bay, where the soil has been improved and stone dykes and cairns are still visible.

Glen Coul adjoins Quinag Estate to the west, managed as wild land to conserve the area's unique ecology and its impressive geology. On Glen Coul the management approach has been low-key, while recognising that there are increasing opportunities to enhance the natural capital of the property.

ACCESS

The A894 public road runs along the western boundary of the property and to date, access has been taken off the road either on foot along the old stalker's paths, or with all-terrain vehicles from various discreet parking areas. All-terrain vehicles have been used for sporting purposes over the ground, and there may be scope, subject to meeting statutory requirements, to extend a track across to the coast to improve access for deer and habitat management.



LOCAL INTEREST

The NC500 runs along the A835 at B869 to the west and bypasses the A894 and Glen Coul. Further details can be found at: <https://www.northcoast500.com/about-nc500/>. Glen Coul lies within the north-west Highlands Geopark and further details can be found at: <https://www.nwhgeopark.com/>.

ENVIRONMENTAL DESIGNATIONS

Much of the property lies within the Loch Glencoul Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA). The site was designated in 1994 for its geological importance and the protection of nationally important native upland Birchwood remnants. These are found scattered on the slopes overlooking Loch Glencoul. These designations encourage proactive management of the notable habitats in agreement with NatureScot.

The land also falls within the Assynt-Coigach National Scenic Area, designated for its spectacular scenery, dramatic skies, significant tracts of wildland, geology and rugged coastline. Further information is available from the Selling Agents or online at <http://nature.scot>.

Forestry Grant Scheme – There is support available from Scottish Government for the establishment of new native woodland. Glen Coul has significant potential for the creation of new native woodland with Birch, Aspen, Holly and Rowan found growing here.

Woodland Carbon Code – This voluntary scheme provides an opportunity for landowners to register and validate new woodland creation projects, creating the opportunity to generate tradeable carbon units as a result of sequestered atmospheric carbon. This is available for most native and some commercial woodland schemes, subject to registration under the UK Woodland Carbon Code.

Peatland Code – This relatively new voluntary scheme was introduced to encourage landowners to protect and restore peatland with the incentive of generating tradeable carbon units in a comparable way to that of woodland. Alongside this there is funding to carrying out initial capital works on degraded peatlands. This is provided by Peatland Action via NatureScot. Please visit – [UK Peatland Programme](#).

SPORTING

The sporting rights are included with brown trout fishing on the two lochs, the season running from 15 March to 30 September from bank or boat. Red deer are present with a recent average annual cull of seven stags and ten hinds from the property. Over recent years this has been carried out by a sporting tenant. This arrangement is in place until the end of the coming stag season (20 October 2022) and the incoming owner will have the hind stalking to enjoy with stags and hinds in subsequent seasons. There is also rough shooting for woodcock and snipe around the native woodland areas.

The property is surrounded by long established upland sporting estates and sits within the West Sutherland Deer Management North sub-group and adjoins the Assynt Peninsula Deer Management sub-group located to the west of the A894 public road.

BOUNDARIES

The A894 public road edge forms the unfenced boundary along the western edge, linking with a stock fence along the northern edge that runs down to the shoreline of Loch Glencoull. This is maintained at joint expense with the neighbouring proprietor.

The high-water mark is the legal boundary along the shoreline and the southern boundary is undefined as detailed on the title and sale plan.

SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND STATUTORY PUBLIC RIGHTS

The property is being sold subject to, and with the benefit of, all existing servitude and wayleave rights (including rights of access and rights of way, public and private) burdens, reservations within the title, and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

A public right of way (path) to Glen Oykel, and to Unapool, crosses part of the southern edge of the property, shown by a dotted line on the sale plan.

MINERAL RIGHTS

The mineral rights are included in the sale except as reserved by statute or in terms of the title.

AGRICULTURAL AND FORESTRY GRANT SCHEMES

There are no grant schemes in place and no transfer of obligations required. The land is registered for IACS purposes and currently receives no support payments.

LOCAL AUTHORITIES

Highland Council

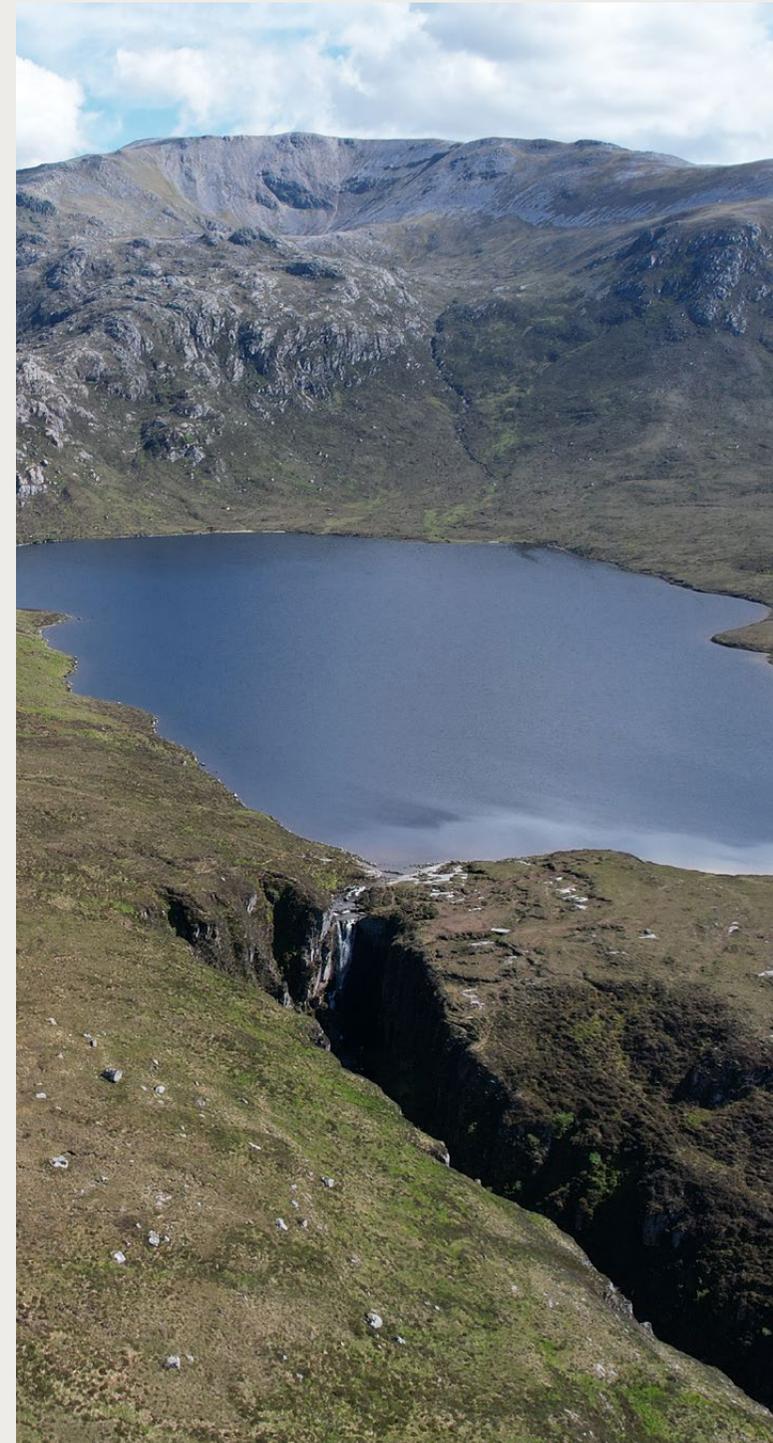
County Buildings
84 High Street
Dingwall, Ross-shire
IV15 9QN
Tel: 01349 868507

Scottish Government, Agriculture and Rural Economy

The Links
Golspie Business Park
Golspie
KW10 6UB
Tel: 0300 244 0064

Scottish Forestry

Highland & Islands Conservancy
Woodlands
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Dingwall, Ross-shire
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Tel: 0300 067 6950



VIEWING

Viewing is by appointment with the Selling Agents.

JOINT SELLING AGENTS



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CLOSING DATE & OFFERS

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property 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 accept any offer or withdraw the property from the market at any time.

RIGHT OF PRE-EMPTION

There is a right of pre-emption or first refusal in favour of a third party and to comply with this there will be a period of 21 days given to confirm if they wish to exercise their right to match the highest or preferred legal offer. Should this right be exercised, the seller will pay a contribution of the purchasers' reasonable legal expenses.

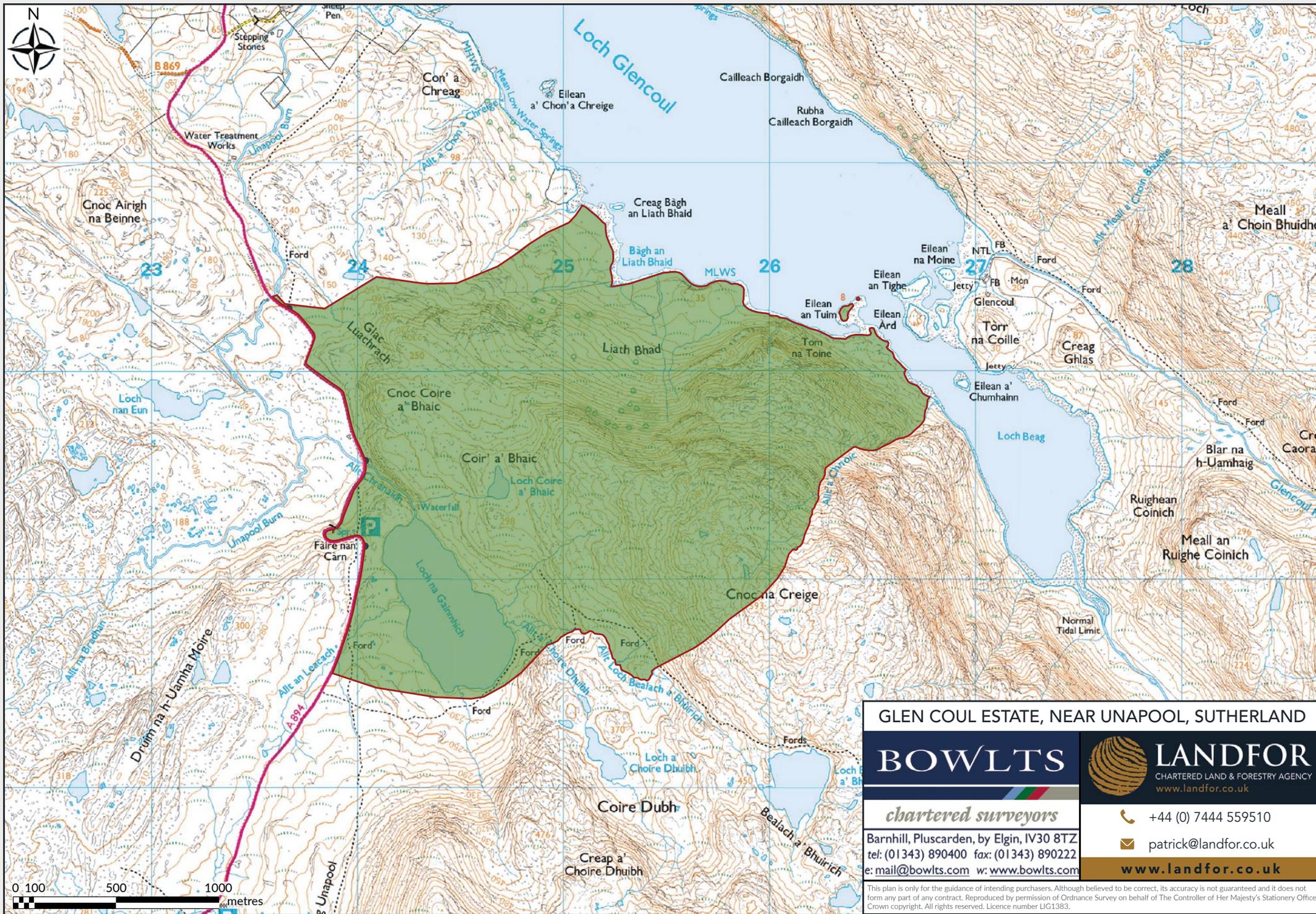
ANTI-MONEY LAUNDERING REGULATIONS

Prospective purchasers will be required to produce identification sufficient to comply with anti-money laundering, terrorist financing and transfer of funds regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the Seller. Further information can be obtained via the following link: <https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>.



Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd and Bowls Chartered Surveyors acting for themselves and for the seller of this Property, whose agents they are, give notice that: This sale brochure (prepared in June 2022), 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 and Bowls Chartered Surveyors 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 nor Bowls Chartered Surveyors, 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 and Bowls Chartered Surveyors 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 Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, Photographs taken 2022.



GLEN COUL ESTATE, NEAR UNAPOOL, SUTHERLAND

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