

# Cashel Estate

Loch Lomond | Scotland







**LOCH LOMOND & THE TROSSACHS NATIONAL PARK**

**Cashel Estate**



# Cashel Estate

Balmaha | Loch Lomond & The Trossachs National Park

1,242 Hectares / 3,069 Acres

An exceedingly rare and desirable opportunity to purchase a stunning, wild Estate of international importance.

Diverse natural capital assets, mixed ecosystems, biodiversity and carbon storage.

Sensational views west and south over the famous Loch Lomond.

Lot No	Name of Lot	Colour	Area (Ha)	Guide Price Offers Over (£)
Lot 1	Cashel Farm	Orange	42.67	£725,000
Lot 2	Tom an Eagail Woods	Green	141.42	£750,000
Lot 3	Land at Blair	Yellow	6.45	£60,000
Lot 4	Beinn Bhreac Hill	Blue	1,051.07	£2,250,000
Lot 5	Landlord's Interest in Hydro	Pink	0.30	£300,000
Total as a Whole			1,241.91	£4,085,000

**Freehold For Sale as a Whole or in Five Lots.**

Lots 1, 2, 3 & 5 will not be sold before Lot 4.

SOLE SELLING AGENTS

Goldcrest Land & Forestry Group

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Jon Lambert MRICS & Jock Galbraith MRICS



## Location

Cashel Forest Estate lies within the heart of Loch Lomond and the Trossachs National Park, on the east side of Loch Lomond itself, between the village of Drymen to the south and Ben Lomond to the north. The Estate is accessed directly off a “C” classified public road, which runs north from the village of Balmaha, along the eastern shores of Loch Lomond to Rowardennan (approximately four miles north of the estate), where the public road terminates.

Balmaha retains a number of tourist facilities, with nearest small-town services available in Drymen, approximately seven miles south of the Estate. Larger town services are available in a number of towns to the south and east with Glasgow City Centre being approximately twenty-six miles.

## The Estate

Cashel comprises about 1,242 hectares (3,069 acres) of hillsides, moorland and native woodlands, rich in natural assets and offering significant potential for carbon and biodiversity-based projects.

The Estate is managed by the Cashel Forest Trust principally as a native forest with public access encouraged, along with forestry education activities. Extensive areas of the open hill are managed for peatland restoration.

Cashel Forest Trust has crafted a network of walking paths, some of which are wheelchair compatible, showcasing the finest features of the Estate. These paths wind through captivating landscapes, past the UK's largest wild crab tree, and offering breathtaking views over Loch Lomond, its islands and surrounding hills. Picnic benches, bridges, and informative boards are strategically placed across the Estate for public enjoyment.

The Cashel Burn generates sustainable electricity for the national grid.

The abundance of wildlife at Cashel is remarkable, with resident badgers, red, roe and occasionally fallow deer, adders, red squirrels, pine martens, otters, water voles, and a diverse array of birds. The trust is dedicated to nature conservation, fostering "wildlife corridors" connecting the Loch Lomond and Loch Ard catchments.

## Owner's Objectives

Cashel Forest Trust was set up in 1996 when they took ownership of the Estate. The primary objective of the purchase was to demonstrate the restoration and regeneration of Scotland's native woods through sound forestry practice, for the benefit of the public.

The Trust is run by volunteers who have considerable knowledge and experience in woodland creation, land management and conservation.

When the woodland was ten years old a report and management plan entitled Cashel - The Forest for a Thousand Years was commissioned. A copy is available from Goldcrest Land & Forestry Group.





## Land

The Estate comprises;

Land Use	Hectares	Acres
Temporary Grass/low ground grazing	9.88	24.41
Jubilee Orchard	0.97	2.41
Mixed native woodlands including integrated open space	384.50	741.30
Hill	844.98	2,088.06
Roads/Buildings/Other	1.20	2.97
<b>Total</b>	<b>1,241.53</b>	<b>3,067.95</b>

The land lies at a height of between 20 meters above sea level, along the south-west boundary, rising to the high point at Binnean nan Gobhar at 586 meters above sea level. The peak forms part of a central ridge line and watershed. A significant portion of the Estate's upland area lies beyond the watershed, to the east and north-east, forming part of the Loch Ard catchment area.

## Woodland

The oak woods of Loch Lomond have a long history and represent some of the largest remnants of semi-natural woodlands in the country. In the 18th century, the woods were systematically managed and converted to oak 'coppice-with-standards' with the smaller timber managed for bark, leather tanning and charcoal. The larger timber used for boat building, more general domestic and Estate use. There is about 24 hectares of such beautiful, remnant oakwood at Cashel.

Between 1997 and 2001, the current owners undertook a programme of native species planting, mainly on the lower slopes. Mixed broadleaved species including Oak, both sessile and pedunculate and birch with scattered groups of ash, aspen, alder, gean, hazel, holly, juniper and willow were successfully established.

Some Scots pine was also planted on suitable sites and there is now an opportunity for thinning.

Some "montane scrub" planting plots have been established on the moorland.

There is additional scope for further tree planting and to expand the woodland area by natural regeneration. In general, these important woodlands are managed on a non-commercial basis, for the benefit of conservation, leisure and public access. At all times promoting the existing ancient/native woodland and encouraging the growth of mixed native tree species. There is an abundance of wildlife thriving from these management practises. A Natural Capital Report dated 2021 and the Long-Term Forest Plan are both available from the Selling Agent.

## Peatland

Much of the hill land, 845 hectares, is peatland - made up of nationally important Class 1 and Class 2 carbon-rich soils, deep peats (maximum peat depth recorded >4.5m) and priority peatland habitat of high conservation value.

In partnership with NatureScot and LLTNP, grant funding from Peatland ACTION aided the restoration of around 80 hectares of degraded peatland during "Phase 1" works in early 2024. A further circa 140 hectares of Peatland ACTION funded restoration work - "Phase 2" - is scheduled to start in September 2024.

The current peatland restoration project at Cashel is estimated to yield around 33,000 tCO<sub>2</sub>e in emissions reductions. The project is currently in the final stages of Peatland Code "Project Plan Validation" and is expected to result in around 28,000 tCO<sub>2</sub>e of claimable emissions reductions (after deductions for the Peatland Code risk buffer). This will correspond to around 28,000 Pending Issuance Units (PIUs) which are expected to be issued later in 2024, and will be included in the sale of Lot 4.

It is anticipated that further peatland restoration beyond the current works will be possible at Cashel, which could also lead to further gains of saleable peatland carbon subject to Peatland Code eligibility tests.







# Lot 1 – Cashel Farm

**Area:** 42.67 Hectares / 105.44 Acres  
**Guide Price:** Offers over £725,000

## Description

An attractive holding, comprising a traditional 4-bedroom farmhouse and courtyard steading in a prime location, close to the eastern shore of Loch Lomond. There is an extensive range of traditional stone and slate outbuildings and other storage sheds with potential for re-development. There is space for parking in front of the house and garden shrubbery creating privacy and shelter for the property.

Adjacent to the farmhouse lies a converted building, transformed into a fully operational visitor centre. This facility serves the public and hosts educational programs, exhibitions, meetings, local conferences, and events. A dedicated private car park is equipped with a parking meter and generates annual income of approximately £8,000.

The farm includes two grass parks which extend to 3.6ha and are leased on grazing lets, circa 38 ha of charming west coast native broadleaf woodlands with footpaths, bridges and picnic benches. The woodland covers the majority of the area surrounding the property.

The Jubilee Orchard Gardens, extending to 0.97 hectares, were established by the RSFS with funding from the Scottish Division of The Imperial Society of Knights Bachelor to commemorate the Queen's Platinum Jubilee as part of The Queen's Green Canopy scheme. The Cashel Burn, which powers the hydro system, lies to the north of the residential buildings. Many animals and birds reside along the burn including otters, water voles and dippers.

There is a right over third party owned land to launch a single boat on Loch Lomond, along with riparian fishing rights.

The 4-bedroom farmhouse is currently occupied under a rent-free licence. In need of some modernisation, the property extends to 218 square meters and comprises:

**Ground Floor Accommodation:** Hall, Living Room, Family Room, Study, Kitchen, Side Hall, WC, Bathroom, Rear Door Porch, and Workshop

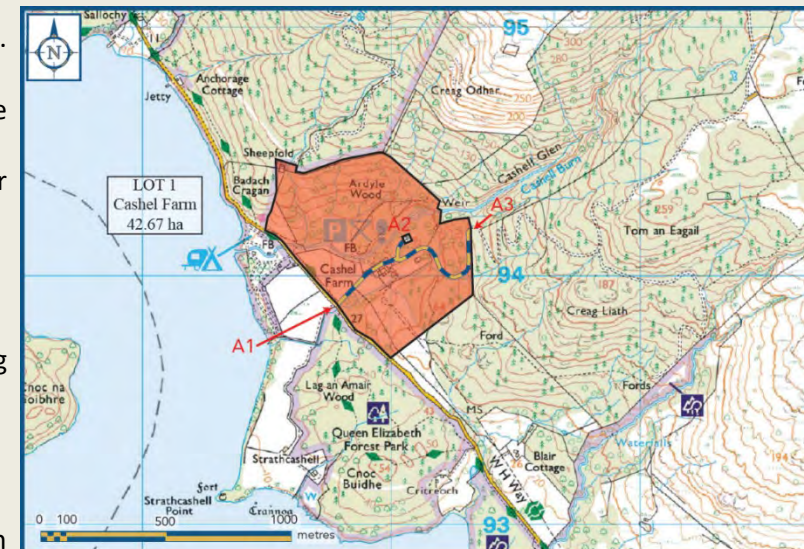
**First Landing:** Bedroom with Ensuite Shower Room, Bedroom 2, and Bathroom

**Attic Landing:** Attic bedroom 1, and Attic bedroom 2

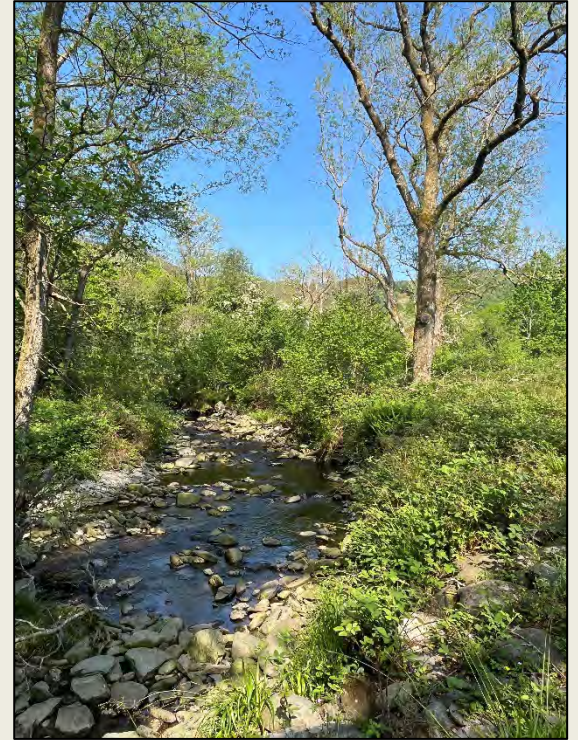
Electricity and Water are sourced from mains, while drainage is provided privately (shared with visitor centre). Heating and hot water are supplied by an LPG Boiler. The postcode is G63 0AL.

Further information is available from the Goldcrest Land & Forestry Group upon request.

The property take access directly from the minor public road. A tarmac road provides internal vehicular access from A1-A3.









# Lot 2 – Tom An Eagail Woods

**Area:** 141.42 Hectares / 349.45 Acres  
**Guide Price:** Offers over £750,000

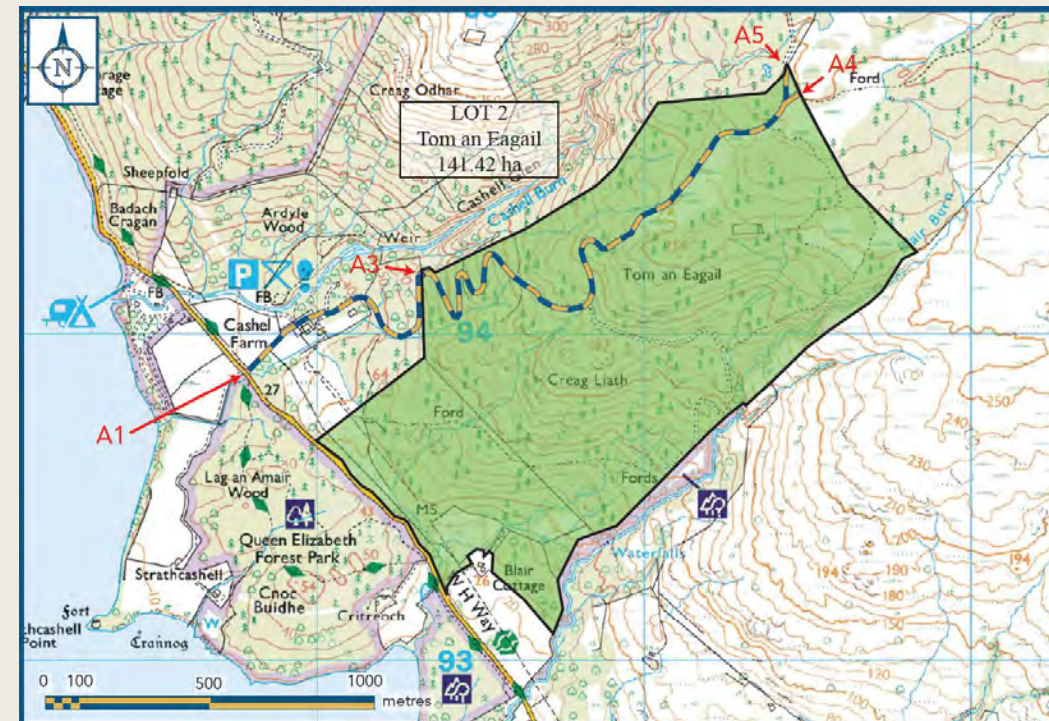
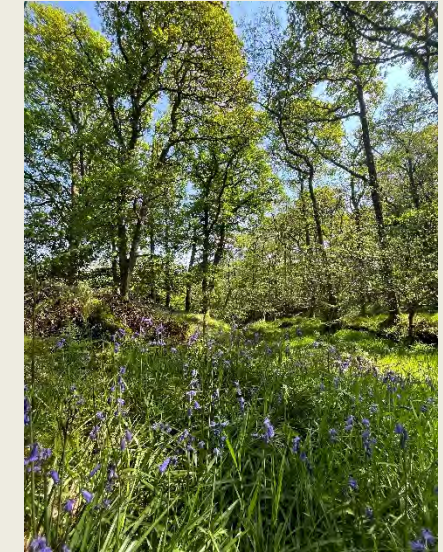
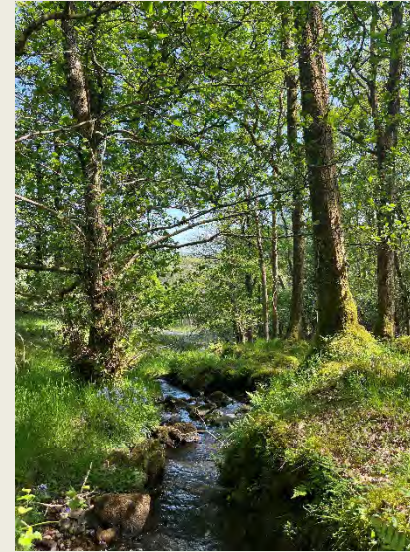
## Description

Tom An Eagail Wood is a mixed native woodland offering breathtaking vistas of Loch Lomond. Planting commenced at the close of the previous century, but this Lot also features significant areas of ancient and native oak trees, interspersed with hazel, alder and birch along the lower terrain. The woodland boasts a diverse range of biodiversity, including rare and delicate ecosystems, making it a valuable natural asset for carbon storage.

There are at least two, unlisted, ruined farm steading/houses.

A number of maintained footpaths are in the woodlands.

A servitude right of access can be taken over Lot 1 from points A1-A3. There is a well-constructed road running up through the Lot from A3-A4 and A5. There is a shared right of access with the Cashell Glen Forest.









# Lot 3 – Land at Blair

**Area:** 6.45 Hectares / 15.94 Acres  
**Guide Price:** Offers over £60,000

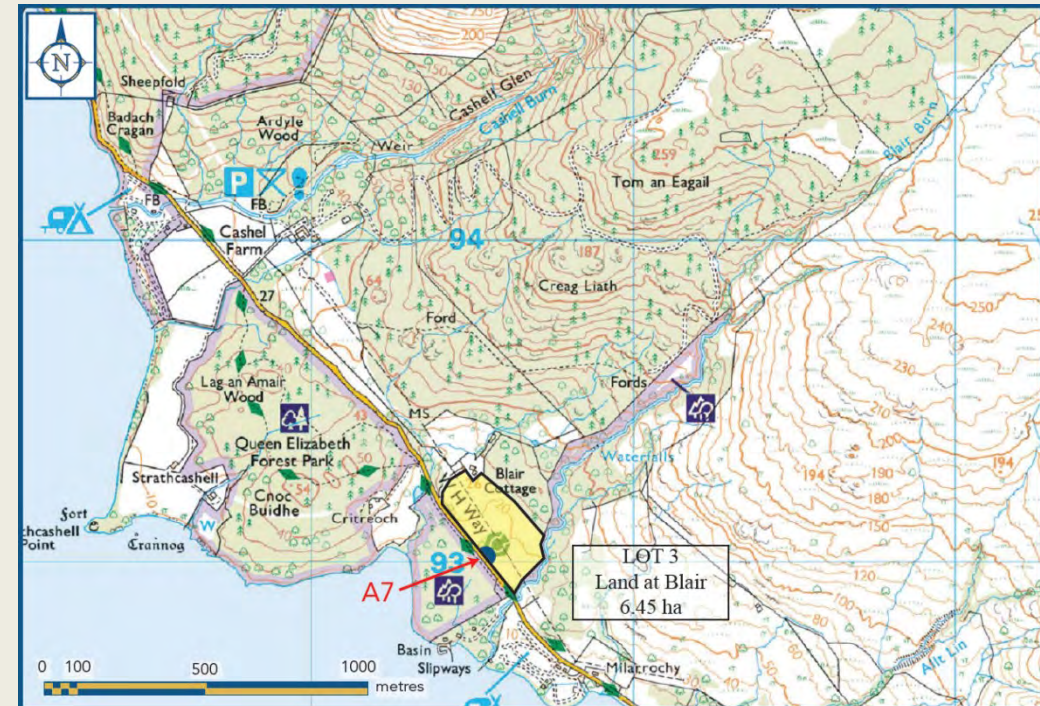
## Description

An area of improved pasture surrounded and sheltered by native woodlands. The land is relatively flat and to date has been grazed by sheep on an annual grazing licence.

It is believed that the land might have future potential for change of use subject to gaining the necessary planning approval. With its proximity to Loch Lomond, there is scope for a range of leisure uses.

There is a power cable line crossing the field.

The field can be accessed by a gate from the public road as shown as point A7 on the Sale Plan. In addition, there is a further servitude right of access over the track leading to Blair Cottage.









# Lot 4 – Beinn Bhreac Hill

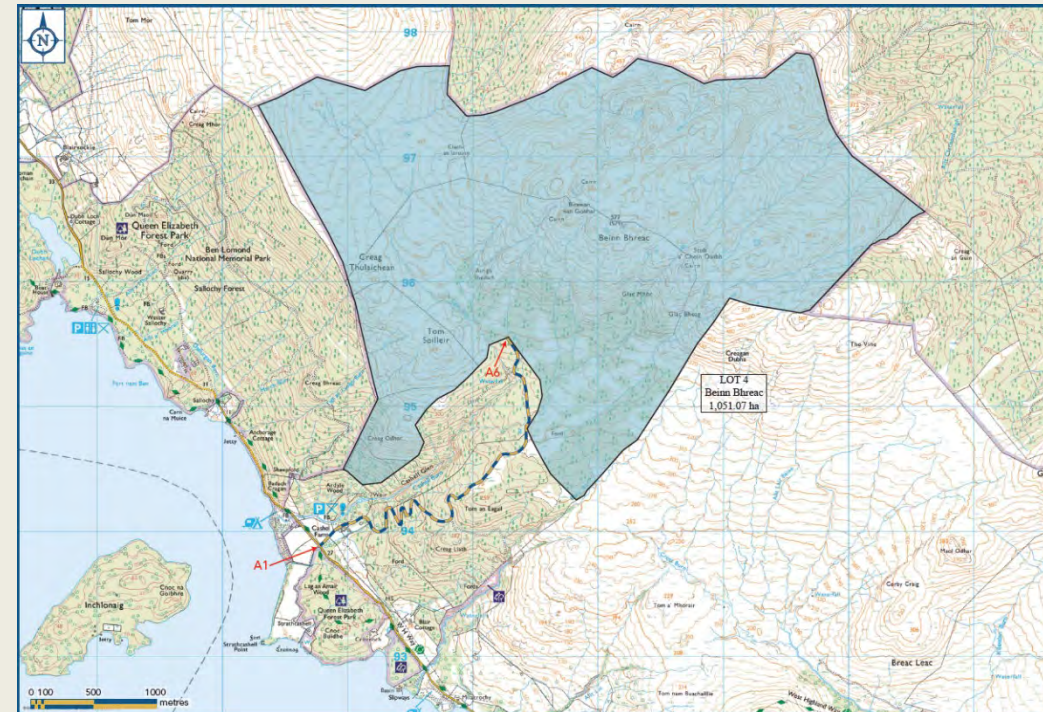
**Area:** 1,051.07 Hectares / 2,597.19 Acres  
**Guide Price:** Offers over £2,250,000

## Description

A substantial area of attractive hill ground with some montane planting. There are large areas of degraded peatland which have been included in the restoration scheme. Phase 1 is now complete on 80 hectares. Phase 2 comprising 140 hectares is now underway. It is believed that there is Carbon Credit potential for a total of 28,000 Pending Issuance Units (PIUs) which are expected to be issued later in 2024. The current peatland restoration project at Cashel is estimated to yield around 33,000 tCO<sub>2</sub>e in emissions reductions.

Within the upper watershed areas of the hill, there are a number of fenced off, trial “montane scrub” planting plots. Beinn Bhreac offers a rare opportunity to play a key role in the ongoing stewardship and management of this stunning landscape, in a most important location.

Access is taken from the hill road A1-A6. There is a right over access over the road owned by Cashel Glen Forest.









# Lot 5 – Landlord’s Interest in Hydro

**Area:** 0.30 Hectares / 0.74 Acres  
**Guide Price:** Offers over £300,000

## Description

Located on ground leased from Cashel Estate is the hydro scheme turbine house, constructed in 2014 (not owned). Built of a steel frame with timber cladding under a box profile roof. The hydro scheme was implemented by DHG Hydro Ltd and draws water from Cashel Glen Forest. (located next door, also not owned). A buried pipeline, of approximately 2.15 km, takes the water to the turbine house.

Part of the revenue generated from the hydroelectricity scheme is paid to Cashel Estate and summarised opposite. A copy of the lease is available from the Selling Agents.

A servitude right of access is taken from the public road from point A1-A2 on the Sale Plan.

Hydro Scheme Revenue	
Year	Income Received
2015	£26,477.85
2016	£20,172.77
2017	£23,175.67
2018	£26,449.95
2019	£27,720.45
2020	£23,712.76
2021	£26,202.73
2022	£31,235.53
<b>8 Yr Average</b>	<b>£25,643.46</b>







Intake for hydro scheme – not owned.



## Forest Grants

There are no forest grants in place.

## Boundaries

Boundaries on the lower grazing ground comprise mainly post and wire fencing in reasonable stock proof condition. Woodland and hill boundary areas are demarked by a mixture of deer fencing, which is of mixed repair (deer proof in places and severely broken in others). The south-east march on the hill is generally unfenced, however, as the hill is not grazed by livestock this is not considered to be an issue.

## Steading Buildings

Property Name	Type	Use
<b>The Forest Centre</b>		Meeting / Exhibitions
• <i>The Hall</i>	<i>7m x 15m inc Toilets</i>	
• <i>The Library</i>	<i>5m x 10m</i>	
• <i>Smaller Meeting room</i>	<i>5m x 5m</i>	
<b>The Barn</b>	Open Barn with solid wood picnic benches and gravel floor	Visitor Shelter
<b>Courtyard &amp; bothy</b>	Hard core ground	Storage
<b>Stone barn workshop</b>	Traditional stone building	Leased as a workshop

## Sporting

Red and Roe and occasional fallow deer are present on the holding. A shooting tenant is in place with a remit to increase the cull level to reduce deer browsing and allow natural regeneration to occur and allow expansion of the woodland area out from existing areas. The lease is available from the Selling Agent.

Species	Five Yr. Averages
Red Deer (Stags)	17.8
Red Deer (Hinds)	15.2
Roe Deer (Bucks)	4
Roe Deer (Does)	7.4

There is the right to launch a boat and riparian fishing rights on Loch Lomond.

## Wayleaves & Servitudes

The owners of Cashel Glen Forest retain full access rights from the public road along the Cashel Estate access road and car park onto the hill road, for all purposes. Maintenance for this access is shared on a user basis.

The lower lying land is crossed by a single pole electricity line for which there is servitude rights to access and maintain.

The West Highland Way passes alongside the western edge of the property.

## Mineral Rights

Mineral rights over part of the property have been retained by a previous title and are not included in the sale.

## Authorities

**Scottish Forestry**  
Perth and Argyll Conservancy  
Upper Battleby  
Redgorton, Perth PH1 3EN  
Tel: 0300 067 6004

**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.

## Viewing

Viewing is strictly by appointment only, please contact the Selling Agents.

For your own personal safety please be aware of potential hazards on the Estate when viewing.

## Offers

Please note all offers must be submitted in Scottish legal form before they can be formally accepted. 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.

## Sole Selling Agents

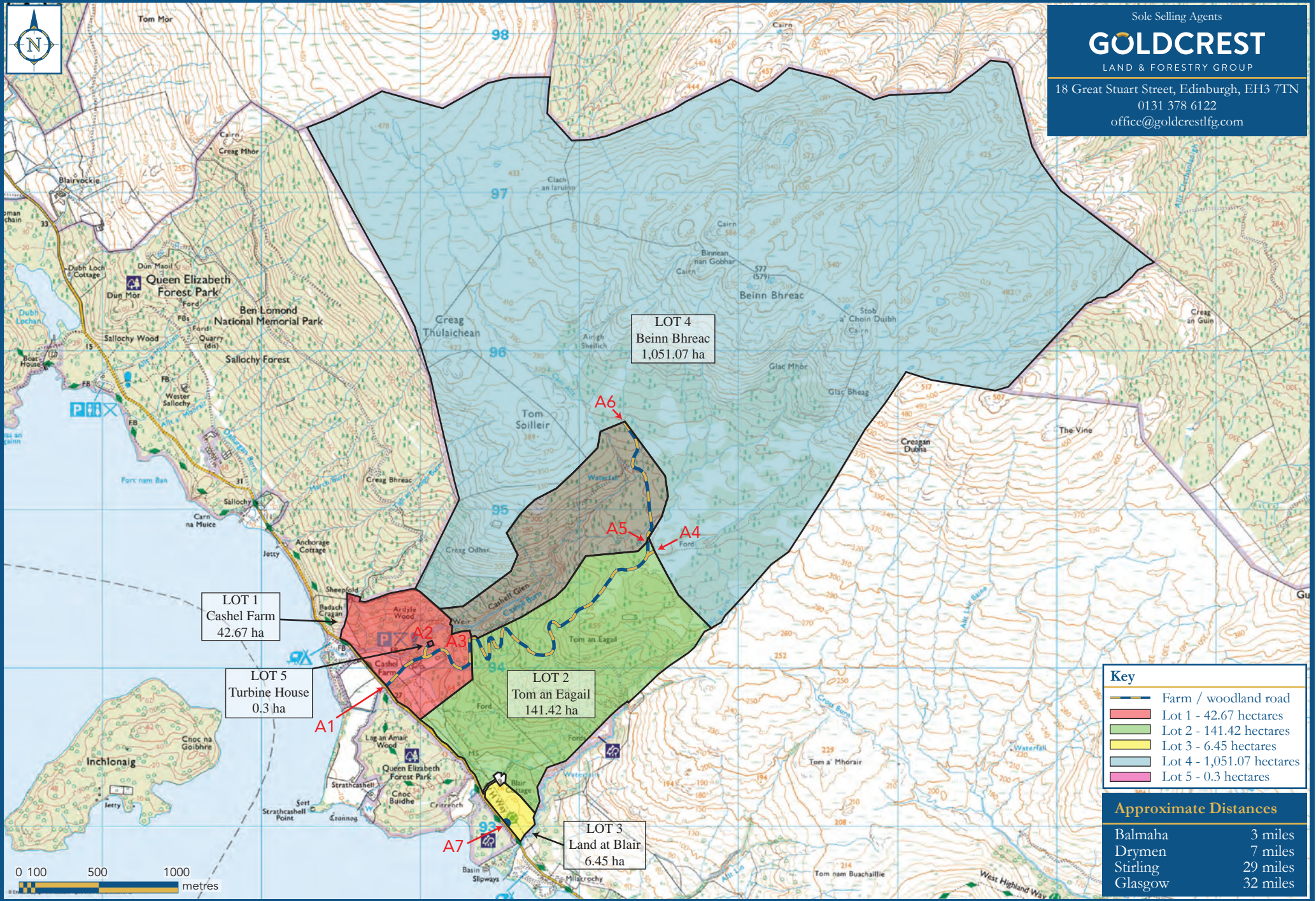
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Tel: 0131 3786 122  
Ref: Jon Lambert MRICS & Jock Galbraith MRICS

## Seller's Solicitors

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Tel: 0131 2283 777  
Ref: Graeme Leith & Simon Boendermaker



# Cashel Estate, Balmaha, Loch Lomond & The Trossachs National Park



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