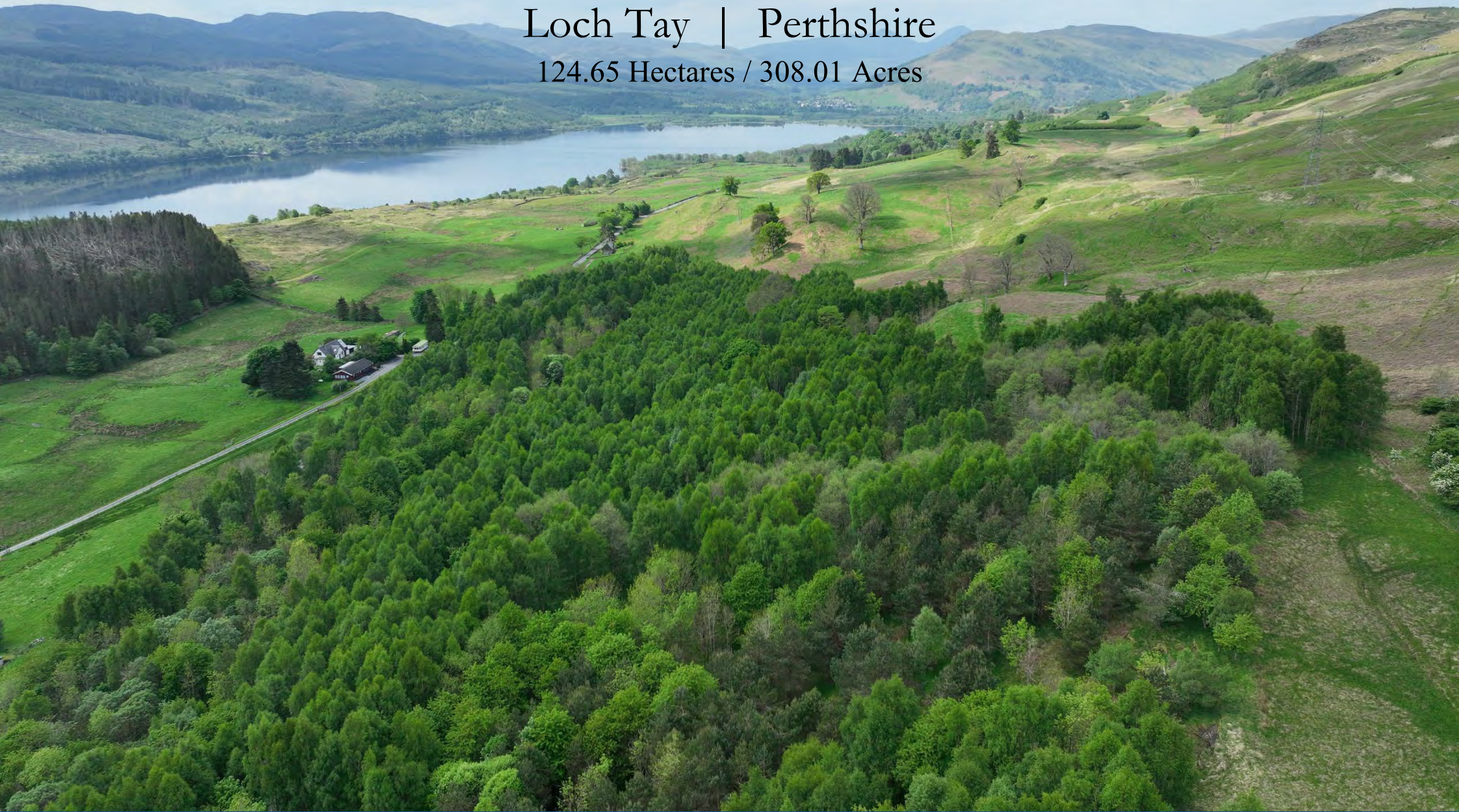


# Land at Morenish

Loch Tay | Perthshire

124.65 Hectares / 308.01 Acres





# Land at Morenish

## 124.65 Hectares / 308.01 Acres

An extremely rare opportunity to acquire a large land holding including Tay Cottage, Loch frontage for fishing and boating in a wonderful position with uninterrupted panoramic view across Loch Tay. The cottage, land suitable for grazing, native woodlands and wildlife habitat could make an ideal 'pocket' Estate.

- Loch Tay frontage with private beach in area of natural beauty
- 3 bedroom cottage with garden
- Lapsed planning consent for a visitor centre and farm shop
- Grass paddock with development potential

Lot No.	Lot Name	Hectares	Acres	Guide Price
Lot 1	Shore land	34.55	85.37	Offers Over £750,000
Lot 2	Arable Field	4.46	11.02	Offers Over £150,000
Lot 3	Tay Cottage and ground	1.72	4.25	Offers Over £300,000
Lot 4	land adjoining road	6.51	16.09	Offers Over £200,000
Lot 5	Tomocrocher Hill & Visitor Centre	63.52	156.96	Offers Over £950,000
Lot 6	Tomocrocher Woodland	14.07	34.77	Offers Over £140,000
		<b>124.65</b>	<b>308.01</b>	<b>£2.49m</b>

**Freehold For Sale as a Whole or in Six Lots**

**Offers Over £2,490,000**

## Location

The Land at Morenish sits on the north side of Loch Tay possessing wonderful southerly views over the surrounding countryside and Loch Tay itself. Ben Lawers, one of Scotland's highest Munros, rises to the north and forms part of the National Trust Nature Reserve on account of its rare plants and wildlife. The Ben Lawers National Nature Reserve encompasses over 10,000 acres of land and includes the southern and/or eastern slopes of the Ben Lawers and Tarmachan ranges. The Reserve is managed for both conservation and public access and has rich arctic-alpine flora, as well as seven Munros in all. In addition to the summits, there are many other walking opportunities, as well as a wide range of wildlife, including red deer.

The pretty lochside village of Kenmore lies about ten miles to the east and neighbours Taymouth Castle, which is undergoing significant redevelopment by Discovery Land ([www.discoverylandco.com](http://www.discoverylandco.com)). Substantial investment is flowing into both Taymouth Castle itself and the surrounding areas, as Discovery Land Co fulfil their vision of developing Taymouth Castle into one of their private residential and club communities and resorts of international renown. Both Kenmore and the village of Killin, at the western end of Loch Tay, have local facilities and a selection of independent shops, hotels and cafes. Aberfeldy (about 16 miles) is the principal local centre offering a range of essential services, including a medical centre, primary and secondary education. Increasingly, Aberfeldy is becoming known for its attractive range of independent shops, galleries and restaurants, as well as the Birks Cinema and a variety of community facilities. In addition, there are also golf courses at Aberfeldy, Strathtay, as well as Killin. Pitlochry (about 32 miles) is home to the Festival Theatre and has a railway station with services north to Inverness and south to Edinburgh and London.

The county town of Perth can be accessed via the A9, with Stirling and the central belt of Scotland also accessible via Lochearnhead and the A85. Loch Tay is one of Scotland's largest and most revered lochs, attracting visitors from far and wide who come to enjoy the scenery, outdoor recreational opportunities as well as fishing, sailing, canoeing, paddle boarding and swimming. Beyond Ben Lawers there are numerous other Munros within easy reach, along with many other walking, cycling and outdoor opportunities. At its heart, the surrounding area remains an agricultural district and there are many agricultural suppliers and contractors serving the local farming community. There is also one of Scotland's largest livestock markets at Stirling.



# Lot 1 – Loch Tay Shore

**Area:** 29.22 Hectares / 79.20 Acres  
**Guide Price:** Offers Over £750,000

## Description

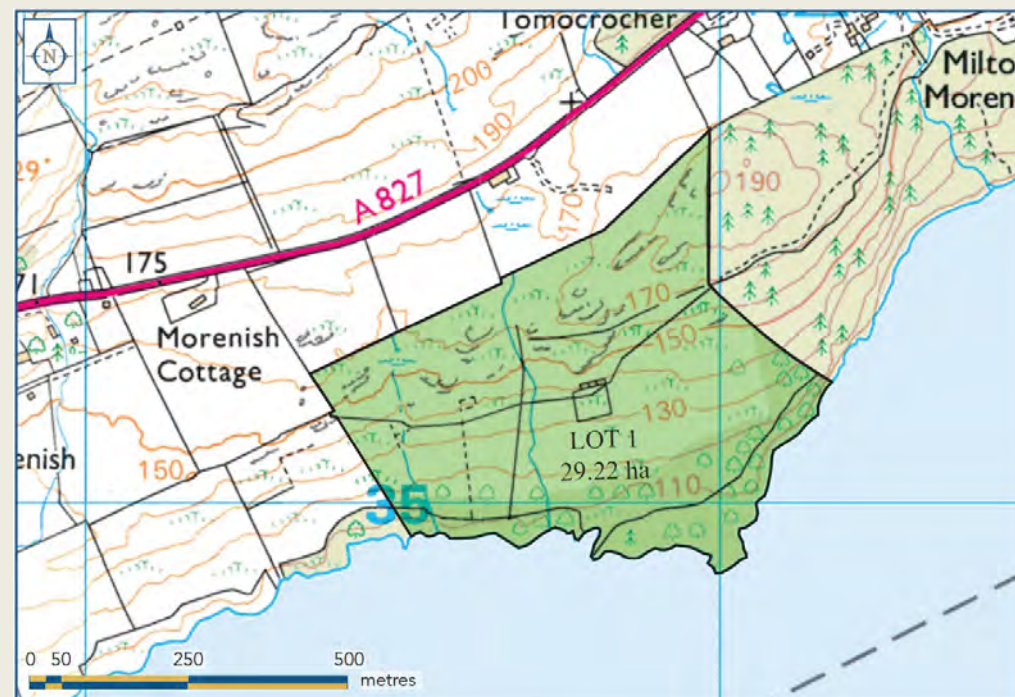
This exceptionally attractive lot consists of approximately 19 hectares of grazing land and 10 hectares of stunning semi-ancient native woodland. The lot features 1,100m of shoreline along Loch Tay, complete with secluded beaches ideal for launching a boat and enjoying riparian fishing rights. Unusually, the peninsula is surrounded by deep water.

Loch Tay is a natural freshwater loch, extending 15 miles and ranking among the deepest in Scotland. It is home to a variety of fish species, including brown trout, northern pike, arctic char, European perch, and occasional spawning salmon from the River Tay. The loch also offers excellent opportunities for kayaking, sailing, stand-up paddleboarding, and wild swimming. Rich in history, Loch Tay has eighteen ancient crannogs dating back from 2,500 years ago.

Ruins of a former croft lie in the middle of the Lot as shown on the map below. The Lot has good, fertile soils and the grassland is perfectly suited for grazing livestock or horses. This idyllic, secluded location presents numerous opportunities.

The Morenish Meadow SSSI one of the largest and finest areas of species-rich lowland neutral grassland in Perth and Kinross. The flora and fauna are of international importance.

Access is taken directly from the A827 on to a 4x4 track. A servitude right of vehicular access will be granted in favour of each lot, together with a right to construct, improve and maintain the access track.





# Lot 2 – Field with Historic Planning for Farm Shop

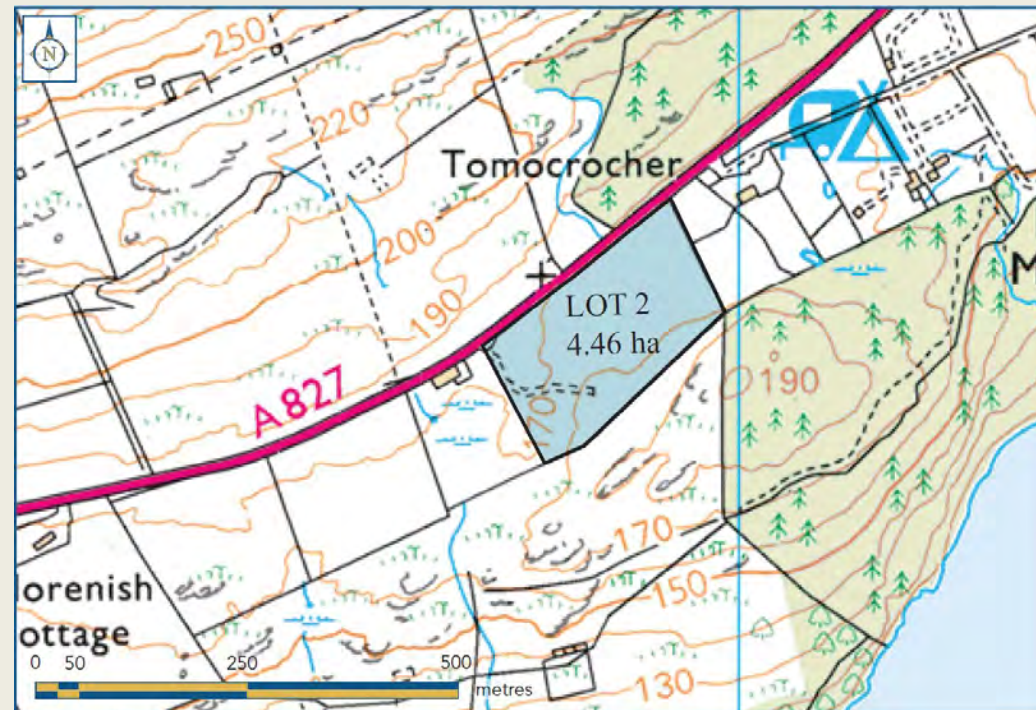
**Area:** 4.46 Hectares / 11.02 Acres  
**Guide Price:** Offers Over £150,000

## Description

Lot 2 is a substantial grass paddock that has previously been granted planning permission for a farm shop. The planning permission has now lapsed, but it is likely a purchaser could reapply for it.

The land has road frontage and is classified as 4.2 for agriculture. A year-round spring flows through the Lot, offering the potential to create a pond. The lot has views over the surrounding scenery beyond the loch.

Access is taken directly from the A827 on to a 4x4 track. A servitude right of vehicular access will be granted in favour of Lot 1, Lot 3 and the commercial conifer forest to the east. Together with a right to construct, improve and maintain the access track.





**Lot 2**

**Lot 3**

**Lot 4**

**Lot 1**



# Lot 3 – Tay Cottage & Ground

Area: 1.72 Hectares / 4.25 Acres  
Guide Price: Offers Over £300,000

## Description

Occupying an elevated position overlooking Loch Tay, Tay cottage is a charming 3-bedroom cottage with excellent potential. There are two fireplaces in the lower ground. The cottage was previously modernised but is now in need of repair to restore it to its former glory. With the right vision, it could make a lovely holiday home/rental. Internal photos are available from the Selling agent, viewing internally is not permitted. Internal photos are available from the Selling Agent.

The cottage comprises:

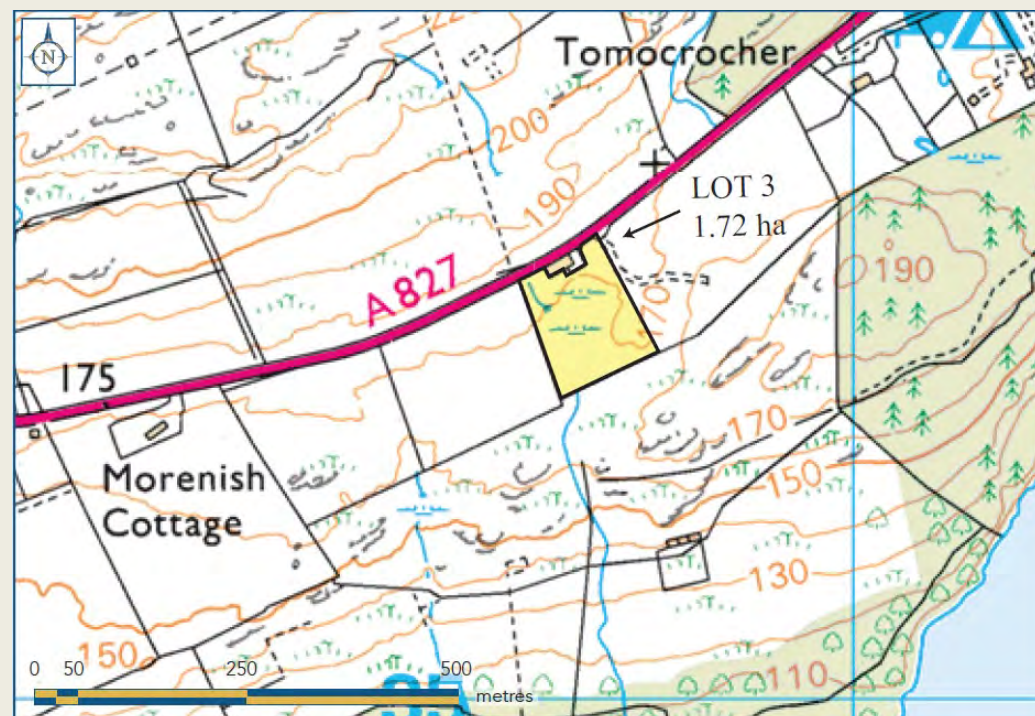
**Ground Floor:** Front porch, storage cupboard, kitchen, living room, dining room, bedroom and bathroom.

**First Floor:** Two double bedrooms with access to loft storage space and a bathroom.

**Supplies:** LPG gas, private water supply, mains electricity, fibre optic internet cable and septic tank for waste.

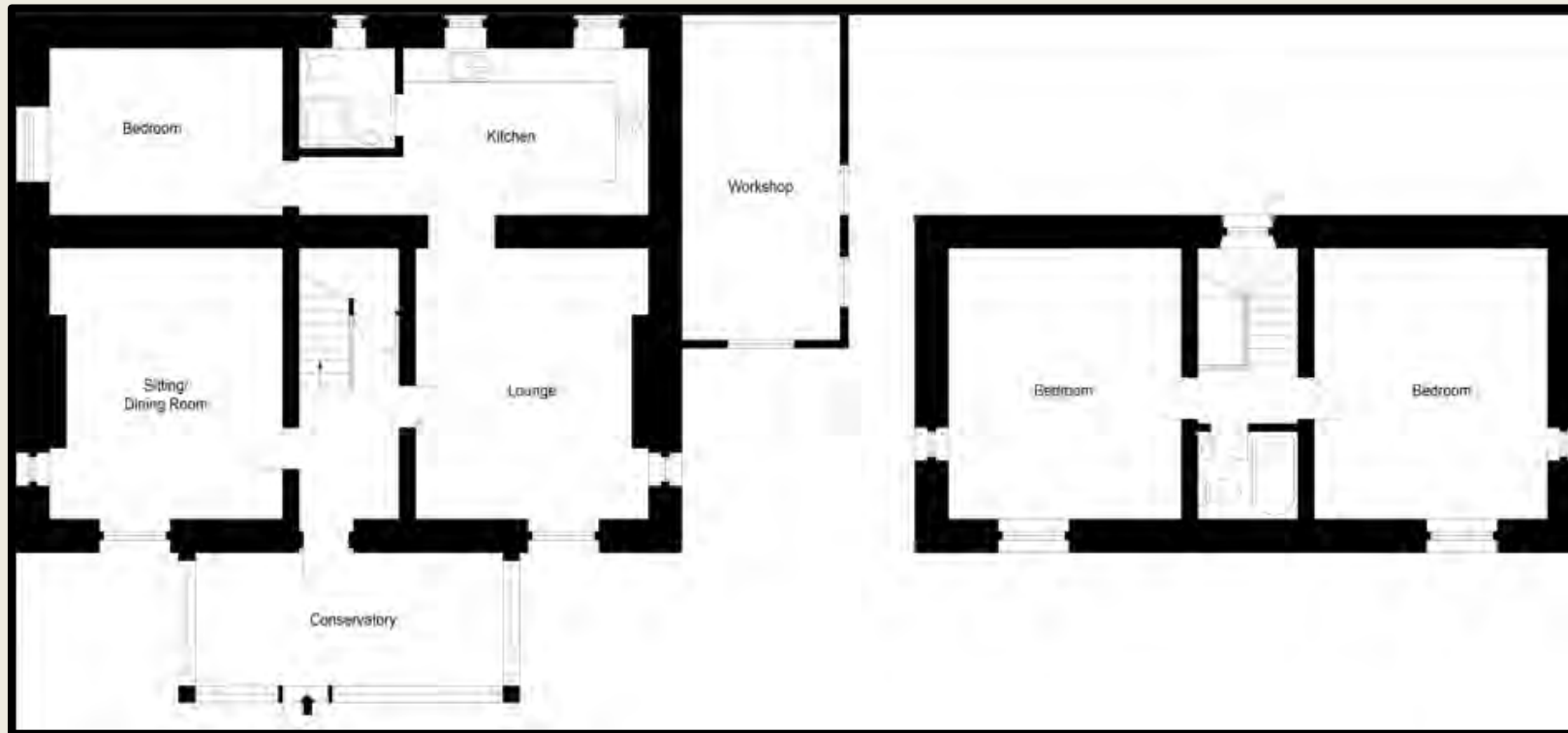
The garden and wildlife friendly grounds extend to circa 1.80 hectares (4.45 acres) including a wooden shed and separate garden office attached to the cottage. Tay cottage is enclosed by mature hedges and shrubbery creating seclusion. A freshwater spring runs through the property. This lot benefits from stunning views and there is scope to extend the cottage, subject to planning. A disused static caravan, 4x4 car and two empty storage containers included, sold as seen.

Access is taken directly from the A827 into a private driveway.





Tay Cottage – Floor Plan (Not to Scale)



# Lot 4 – Arable Field

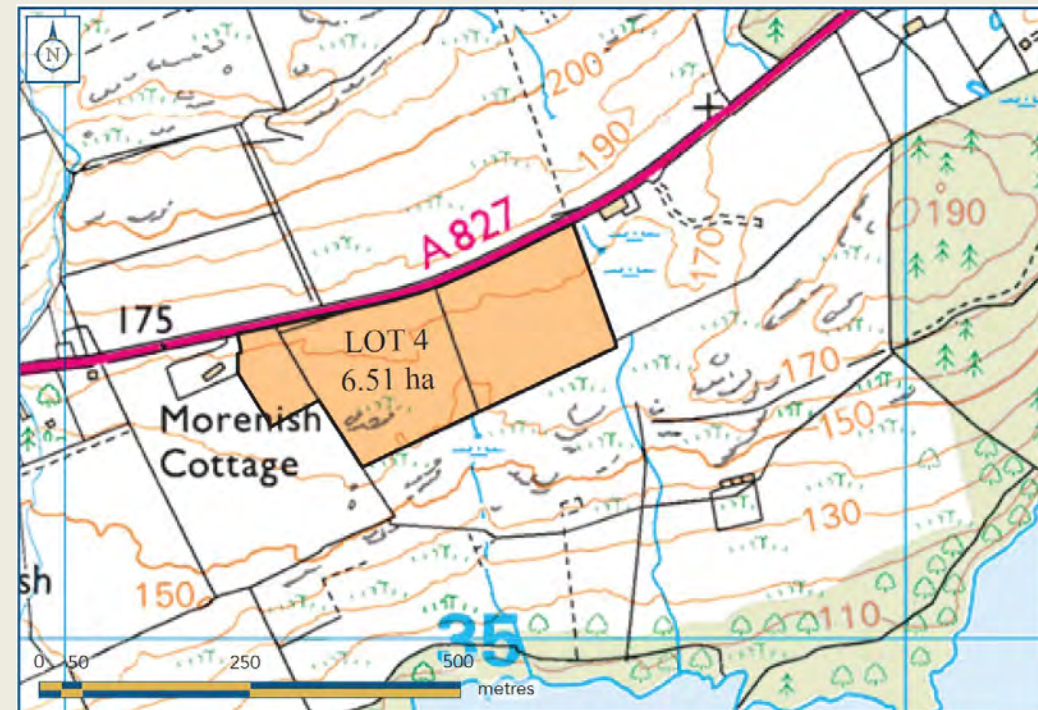
**Area:** 6.51 Hectares / 16.09 Acres  
**Guide Price:** Offers Over 200,000

## Description

Lot 4 consists of an attractive parcel of land, currently let seasonally for grazing cattle. The land is classified as 4.2 for agriculture and is encompassed by a stone dyke and some wire fencing. The land benefits from extensive road frontage and a stock proof gate.

The Lot has excellent views down the loch and offers potential for developing glamping pods or chalets, subject to planning permissions.

Access is taken directly from the A827. There is a right of access across Lot 4 in favour of the land beneath Morenish Cottage. Further details are available from the Selling Agent.





# Lot 5 – Morenish Hill & Visitor Centre

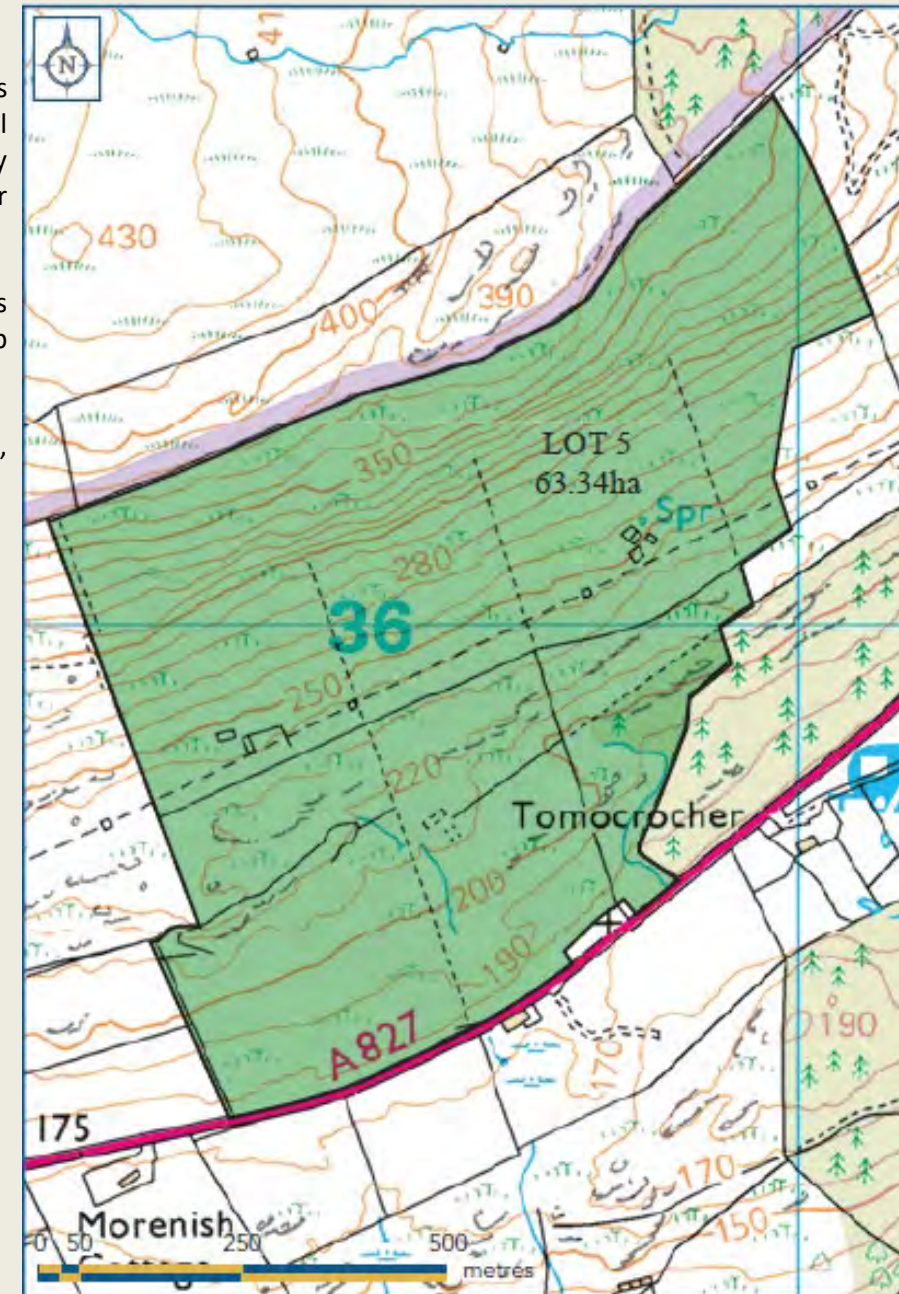
**Area:** 63.34 Hectares / 156.51 Acres  
**Guide Price:** Offers Over 950,000

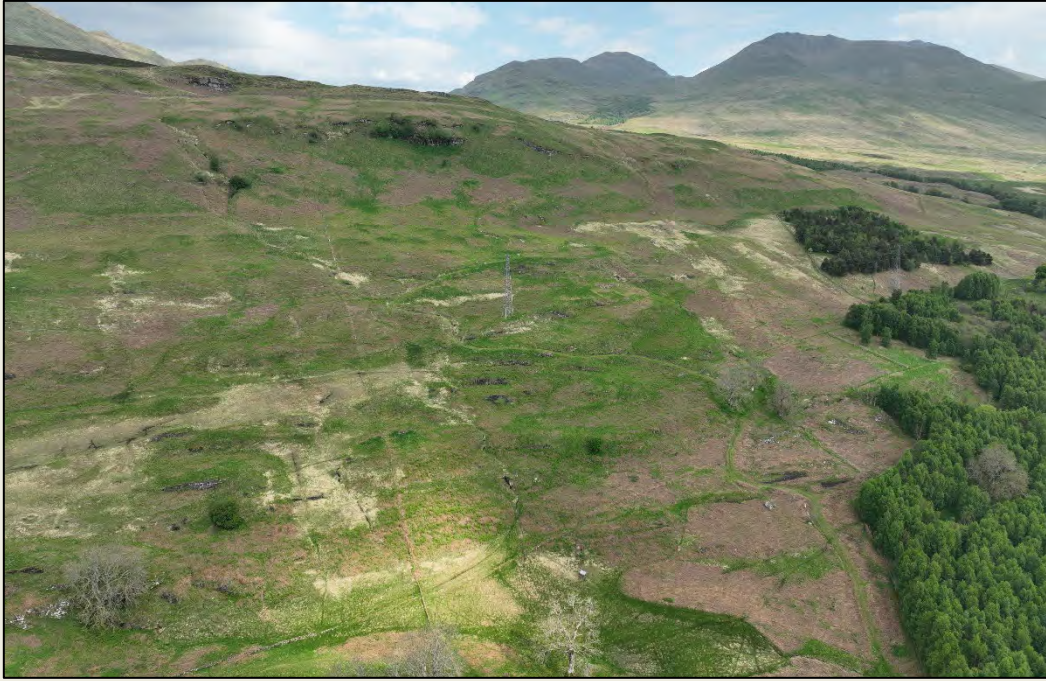
## Description

An attractive area of open hill which is suitable for livestock grazing, tree planting or rewilding. The owner has previous planning consents to build a family friendly, environmental visitor center to focus on the local environment both ecological and human, historical and contemporary, as part of a growing network of key attractions around Loch Tay. The building was sympathetically design to be invisible in the landscape. Further details can be obtained from the Selling Agent.

The land rises from 180m to 390m above sea level. An old hill road was improved some years ago and leads to a plateau that shows off some splendid views across the Tay Valley. There are various 4x4 tracks run up the hill and a few mature specimen trees across the land.

There are old disused crofts with several small springs running downhill. Many of which, subject to planning, could be reinstated.





# Lot 6 – Tomocrocher Woodland

Area: 14.07 Hectares / 34.77 Acres  
Guide Price: Offers Over 140,000

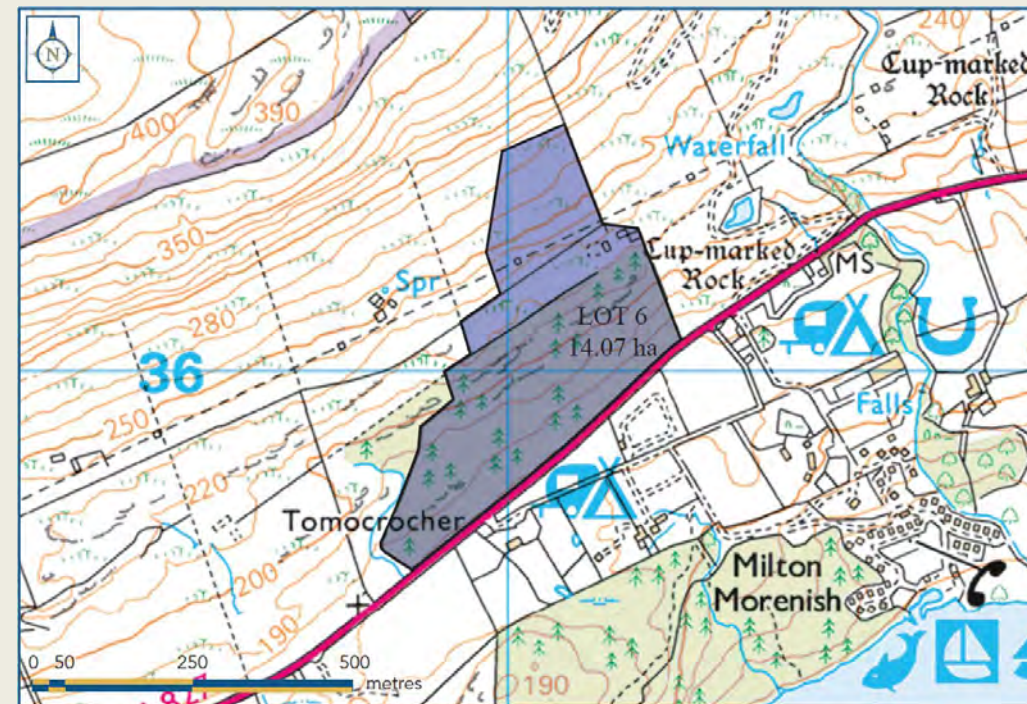
## Description

A compact and desirable mixed woodland, full of character is enclosed by a deer fence. These attractive woodlands hold an abundance of wildlife with resident deer in place. The property has been virtually untouched for many years allowing a charming, mature woodland to develop. There are small burns running down through the woodland which supports a wide range of natural flora and fauna.

Noteworthy is the substantial old croft located on the eastern boundary, along with other ruins scattered throughout the woodland.

The woodlands are perfect for those with a passion for wildlife and woodland conservation. They lend themselves to a variety of different purposes in addition to the existing ecological use, including a forest school or a site for eco-lodges or huts/pods, subject to adhering to the requisite statutory guidance and relevant building regulations.

Access is taken directly off the A827 which bounds the property to the south.







## Wayleaves & Third-Party Rights

The lots will be sold with the benefit of, and subject to, all existing rights and burdens within the Titles. Various overhead powerlines and cables cross some of the lots.

## Forest Grants

There are currently no forest grants affecting any of the Lots.

For further 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 any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. There are some locked gates although each woodland is easily accessible on foot. For your own personal safety please be aware of potential hazards within the forest 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

### **GOLDCREST Land & Forestry Group**

18 Great Stuart Street, Edinburgh, EH3 7TN

Tel: 0131 3786 122

Ref: Jon Lambert MRICS, Jock Galbraith MRICS & Emily Watson

## Seller's Solicitors

### **Gillespie Macandrew**

5 Atholl Crescent, Edinburgh, EH3 8EJ

Tel: 0131 225 1677

Ref: Richard Adams





## **Development Potential & Clawback Agreement**

There may be various change of use & development opportunities. Interested parties must satisfy themselves with regarding to planning potential and utilities/service connections. The Seller will require any successful purchaser to enter into a clawback agreement on terms reasonably required by the Seller for a period of 25 years from the date of completion of the sale which will inter alia oblige the purchaser to pay to the Seller a sum equivalent to 25% of any uplift in the open market value of the purchased land resulting from a change of use of the purchased subjects (or any part thereof) within the stated period. The obligations contained in the clawback agreement will be secured by a standard security granted by the purchaser to the Seller over the purchased land, which will be postponed only in favour of a standard security granted by the purchaser in favour of a bona fide lender providing funding for the purchase of the purchased land.

## **Authorities**

### **Scottish Forestry**

Perth & Argyll Conservancy  
Upper Battleby  
Perth, PH1 3EN  
Tel: 03000 676 005

### **Perth & Kinross Council**

Pullar House  
35 Kinnoull Street  
Perth, PH1 5GD  
Tel: 01735 476 000

## **Taxation**

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. Land and buildings transaction tax is payable on land purchases. Government grants are received tax free with the exception of farm woodland and subsidy payments.

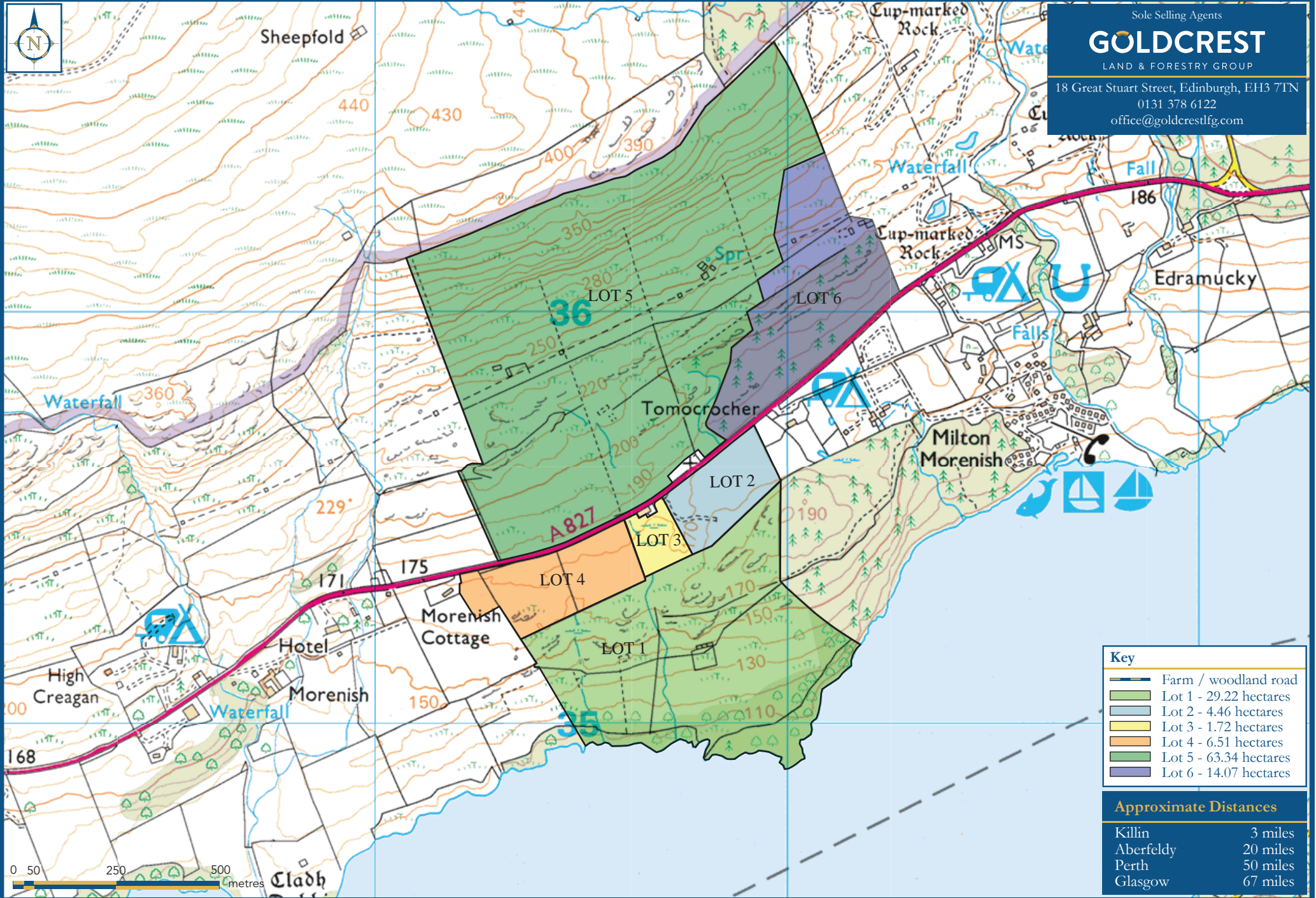
## **Financial Guarantee/Anti Money Laundering**

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.

## **Area Measurements**

Please note, areas stated in this brochure are from recent digital measurements. The management schedule states a total area of 124.75 hectares. The property will be sold as per the titles.

Land at Morenish, Loch Tay, Perthshire



Sole Selling Agents  
**GOLDCREST**  
 LAND & FORESTRY GROUP  
 18 Great Stuart Street, Edinburgh, EH3 7TN  
 0131 378 6122  
 office@golderestlfg.com

Key	
	Farm / woodland road
	Lot 1 - 29.22 hectares
	Lot 2 - 4.46 hectares
	Lot 3 - 1.72 hectares
	Lot 4 - 6.51 hectares
	Lot 5 - 63.34 hectares
	Lot 6 - 14.07 hectares

Approximate Distances	
Killin	3 miles
Aberfeldy	20 miles
Perth	50 miles
Glasgow	67 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383



# GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street,  
Edinburgh, EH3 7TN

0131 3786 122

[office@goldcrestlfg.com](mailto:office@goldcrestlfg.com)

---

#### IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in June 2024) 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 Environmental (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](http://www.goldcrestlfg.com)