

Glen Shira Wood

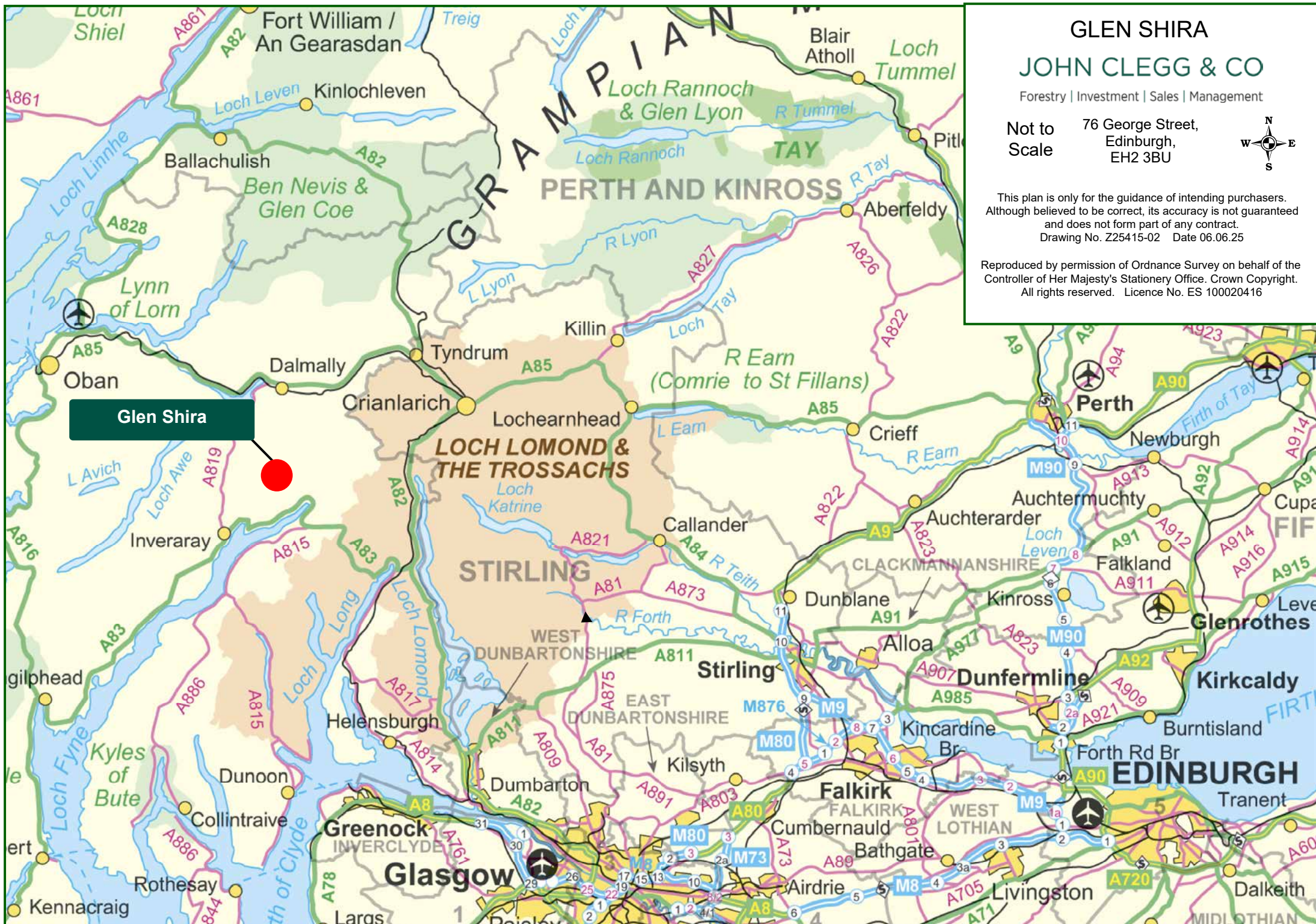
Glen Shira, near Inveraray | Argyll | West Scotland

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Part of





GLEN SHIRA

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Not to
Scale

76 George Street,
Edinburgh,
EH2 3BU



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Glen Shira Wood, Glen Shira, near Inveraray, Argyll, West Scotland

57.92 Ha (143.1 Acres) in total

Inveraray 5 miles, Glasgow 65 miles, Edinburgh 120 miles
(Distances are approximate)

*Attractive broadleaf ancient woodland
located in spectacular glen*

**Dominated by oak and mixed broadleaves designated
Ancient Semi-Natural Woodland**

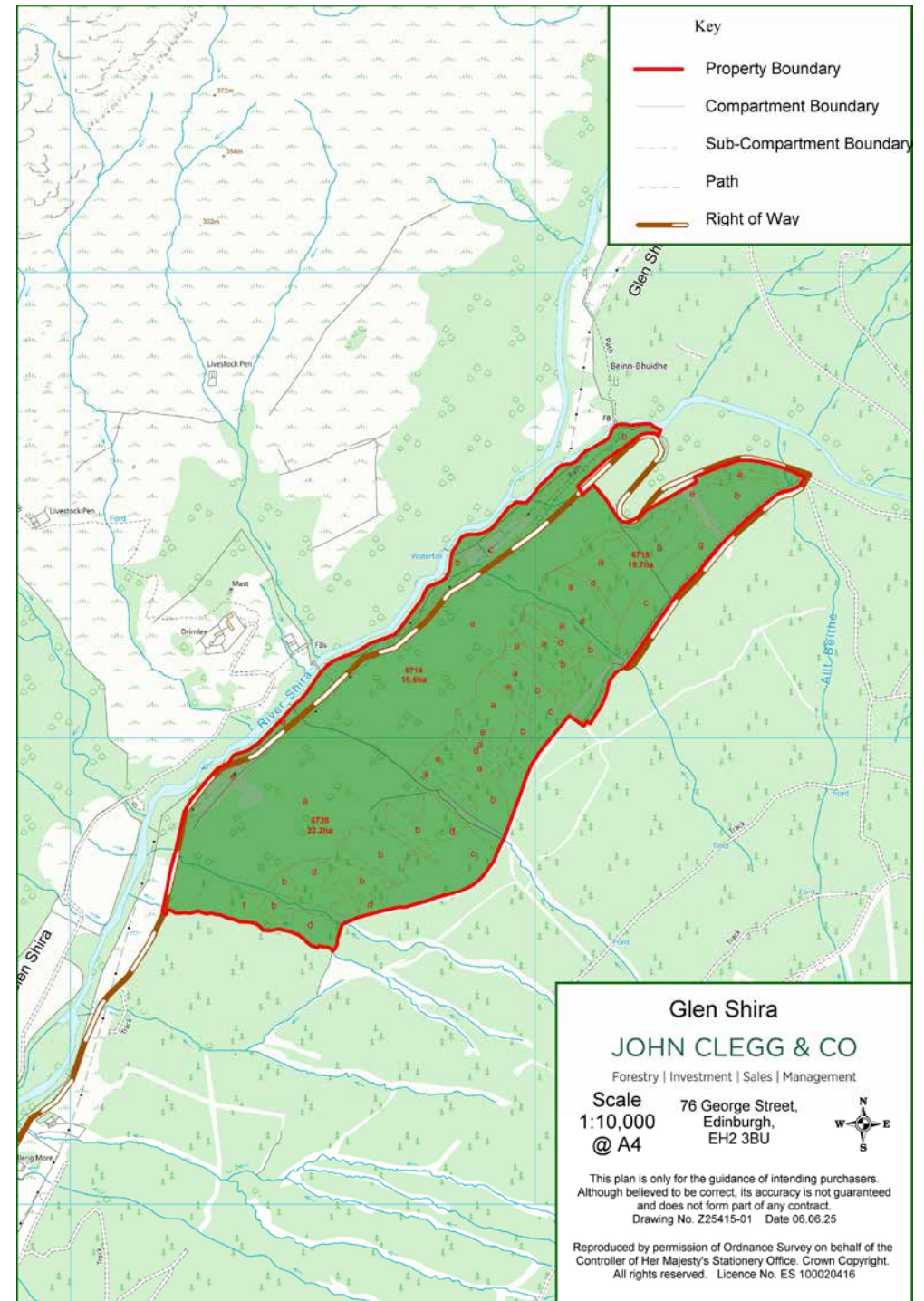
Woodland runs down to River Shira with attractive riparian woodland

Small area of spruce dominated conifers

Peaceful rural location and yet accessible from central Scotland via A83

Available as a whole

Offers Over £250,000



Location

The woodland takes its name from the attractive Glen Shira in Argyll, close to the popular village of Inveraray, home of the Duke of Argyll and the previous owner of the property.

The River Shira runs along the northern boundary of the woodland and is an area of high conservation value while also providing some lovely pools for swimming.

It has a stunning location in rural Argyll and yet lies little more than an hours drive from central Glasgow, and less from the airport.

The Shira glen has a mixture of land uses but is dominated by woodland (including productive conifers) and open hill.

Access

Access from central Scotland is via the A82, past Loch Lomond and then the A83. At the head of Loch Shira access is taken onto a shared private road at point A on the plan.

Glen Shira Wood lies some 3 miles to the north of point A along a shared tarmac access road. This is used by neighbouring landowners including for timber transport, wind farm and reservoir access. The western edge of the woodland is at point B. The woodland is partly deer fenced with a gate into the woodland just to the north of Point B.

The road continues through the woodland and along the eastern boundary giving excellent access. On the south eastern side of the woodland there is a good standard forest road to point C. Access rights are for forestry purposes only.

The maintenance of access roads is according to usage.

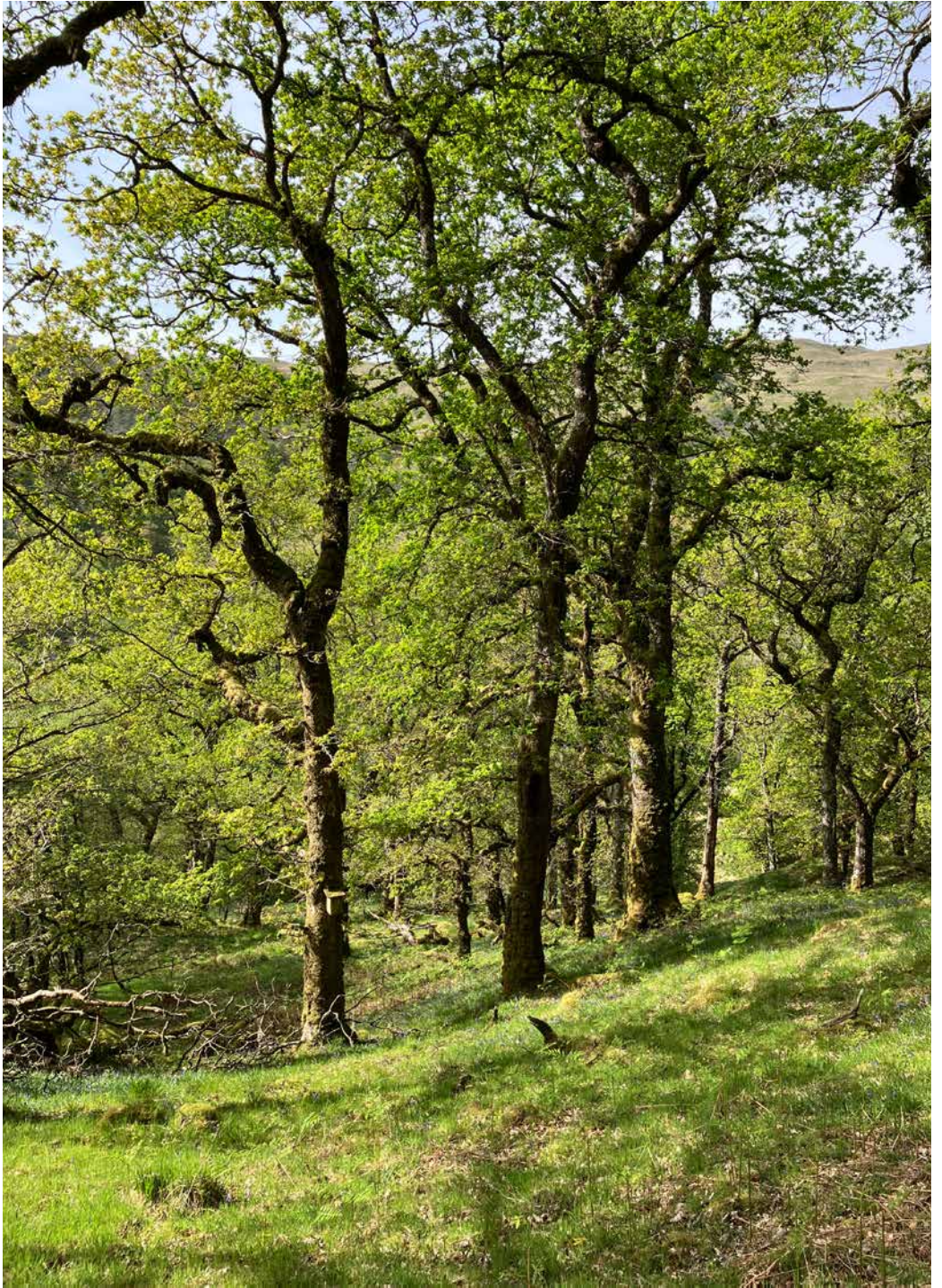
What3words

Point A- Entrance from A83: ivory.clocked.boosted

Point B- Western edge by road: speared.disposal.worlds

Point C- end of forest road: buddy.expansion.amends







Description

The woods lie at an altitude of 25-200 metres above sea level. Soils are generally fertile with brown earths on the lower slopes and peaty gleys on the higher ground.

The majority of the property is designated Ancient Semi-Natural Woodland (ASNW) with oak dominating but including mixed broadleaves such as birch, rowan, hazel and alder. ASNW has been continuously in woodland since the earliest maps were produced in 1750 and hence since the last ice age. The ground vegetation includes indicator species such as bluebells, wood anomie, honey suckle and dog’s mercury. These lower slopes are designated a Special Area of Conservation as Western acidic oak woodland. The woods are in “unfavourable condition” due to over grazing. The woodland is partly deer fenced, but deer numbers are clearly high and seem to be preventing woodland regeneration.

Parts of the property have been planted with conifers. Some of these have now been felled and the ground is regenerating with mixed broadleaves e.g. compartment 6718A.

Some conifers remain on site including some Sitka spruce and larch planted in 1973. These have suffered from windblow and are relatively inaccessible.

The table below summarises the current crop composition by area. Compartment schedules and map are available on request from the selling agent.

Species	PLANTING YEAR					
	1910-1960	1973	2006	2010-2015	Open	Total
Mixed broadleaves	18.09		0.55	9.07		27.71
Oak	9.95					9.95
Sitka spruce wind blown		4.65				4.65
Sitka spruce standing		3.03	0.73			3.76
Mixed broadleaves and Japanese larch		0.71				0.71
Open					11.12	11.12
Grand Total	28.04	8.39	1.28	9.07	11.12	57.9

Sporting Rights

The sporting rights are reserved on a 99-year lease to the Tenth Duke of Argyll’s Trustees until 28th May 2069. The purchaser has concurrent rights to control all game and “vermin”. The woodland provides opportunities for red and roe deer stalking and some rough shooting. In recent years neither landlord nor tenant have actively exercised their rights with records showing only a few red and roe deer taken. Parts of the boundaries are deer fenced, but other areas are not, and deer numbers are clearly high.

Mineral Rights

Mineral rights are excluded, but there is a right to take stone for road building. However, no new roads seem necessary.

Boundaries

Some of the external boundaries are identified by deer fences, while other boundaries are unmarked. At the eastern boundary the deer fence runs adjacent to the hairpin in the road rather than following the ownership boundary.

Wayleaves & Third-Party Rights

The woodland is sold subject to and together with all existing rights of ways, servitudes, wayleaves and any other rights as outlined in the Title Deeds and purchasers will be deemed to have satisfied themselves in all respects thereof.

An overhead power line runs through the property closely following the road.

A small area at the east end of the property is subject to a lease in favour of a wind farm operator (for a previous road widening). It is understood that no rent is passing. This lease terminates in 2031, but with a right to extend.



Authorities

Scottish Forestry
Upper Battleby
Redgorton
Perth
PH1 3EN
Email: panda.cons@forestry.gov.scot
Tel: 0300 067 6005

Argyll and Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT
Email: Enquiries@argyll-bute.gov.uk

Plans and Areas

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

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. Please contact the Selling Agents in advance of your visit to arrange a viewing. There are no locked gates and, for your own personal safety, please be aware of potential hazards.

Financial Guarantee/Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchaser's questionnaire before the transaction can proceed. For further information, please contact the Selling Agents.

Closing Date

A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of the property ahead of a notified closing date and will not be obliged to accept the highest or any offer for the subjects of sale and reserves the right to withdraw the property from the market at any time.

Offers

If you wish to make an offer on this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Purchasers should have their solicitor submit a Letter of Intent, detailing the price, date of entry and any conditions which they require to attach to their offer. The solicitor acting on behalf of the vendor will then issue an offer to sell to the successful bidder(s).

All offers will be assessed on the basis of the best value themes in terms of overall public benefits. To allow assessment of any wider public benefit, interested parties should submit a statement of intent outlining their proposed use of the site and any associated public benefits.

The assessment will take into account whether the proposed use would be likely to improve:

Economic Development

Regeneration

Public Health

Social Wellbeing

Inequalities from socio-economic disadvantage

Any other benefits that might arise

There is reserved to former owners a right of pre-emption. Following receipt of offers the vendor will give the former owners a period of 21 days to match the highest offer received by us as selling agents. Should the former owner exercise their right of pre-emption, the seller will recompense the reasonable valuation and legal costs of the party who submitted the highest offer.

Sole Selling Agent

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Mo: 07823 767457

Or Simon Hart

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Mo: 07788 763055

Sellers Solicitor

Harper Macleod LLP
The Ca'd'oro
45 Gordon Street
Glasgow
G1 3PE
T: 0141 221 8888

Taxation

Investment in UK commercial forestry offers significant tax benefits. At present, timber income from commercial forestry is currently exempt from Income or Corporation Tax. Forestry businesses currently attract 100% relief from Inheritance Tax (IHT) after two years ownership. Under the IHT regime, 100% Business Property Relief (BPR) should be available on commercial woodlands. This will change from 6 April 2026, when only the first £1 million will be subject to full IHT relief, the value above this receiving 50% relief (an effective IHT rate of 20%, not 40%). In addition, forests have a low exposure to Capital Gains Tax because the value of the growing crop is excluded from the assessment. In certain circumstances it is possible to roll over Capital Gains into the proportion of the purchase price attributable to the value of the land.

VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free apart from farm woodland subsidy payments.

Prospective purchasers are strongly advised to consult their Financial/ Tax Advisors to ascertain how these tax concessions may be of benefit.



John Clegg & Co

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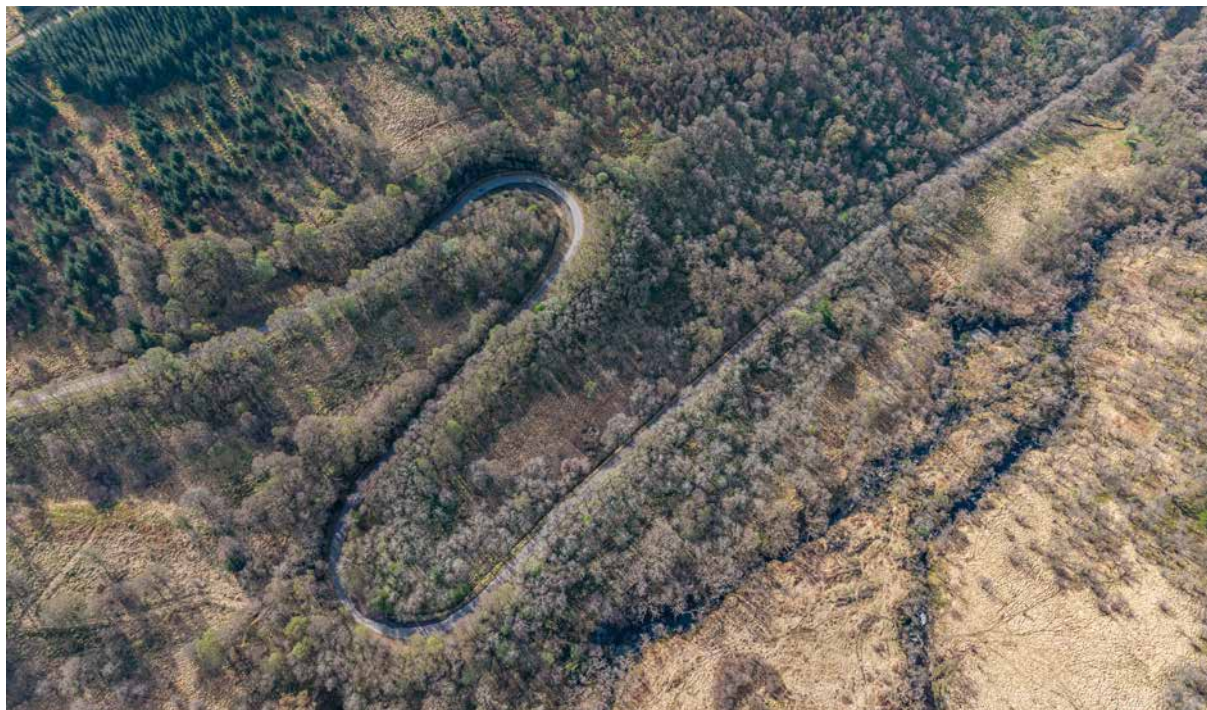
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