

Easter Eurach

Eurach | Argyll & Bute

JOHN CLEGG & CO

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Easter Eurach,
Near Lochgilphead, Argyll & Bute

108.59 ha (268.33 acres)

Lochgilphead 10 miles, Oban 28 miles, Inveraray 34 miles, Glasgow 98 miles
(Distances are approximate)

Lot 1 - An attractive native broadleaf woodland with a good access track network, close to Loch Awe and several nature reserves.

Lot 2 - A 0.5 ha development plot is to be sold separately, ideal for primary residence or holiday let subject to planning permission.

Lot 1 - Woodland Offers Over £300,000

Lot 2 - Development Lot Offers Over £50,000



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Location

Easter Eurach is located in Eurach, Argyll and Bute in the west of Scotland.

This region is famous for its dramatic and striking landscape as well as its unique habitat and wildlife. The woodland is surrounded by farmland and commercial forestry, providing seclusion from the nearest settlements and ideal to anyone looking for a getaway.

The site sits 2 miles north of the village Kilmartin and 10 miles from the town Lochgilphead. Loch Awe is situated 3 miles northwest providing good access to local amenities. To the south of Kilmartin village sits the Knapdale National Scenic Area, which is defined as an area “of outstanding scenic value in a national context” - The designation’s purpose is both to identify the finest scenery and to ensure its protection from inappropriate development further enhancing the local amenity value.

The wood sits south of the B840 and east of the A816 providing good road links to and from the site.

The leading access road (B840) is a “consultation route” for timber transport purposes with any timber joining the A83 (agreed route) and heading south to Lochgilphead.

The property is shown on the location and sale plans within these particulars.

Access

Under the current ownership the woodland and development Lot have direct access off the B840 with sole access rights. Subject to planning permission for a new access to Lot 2, the two lots will share the main access point.

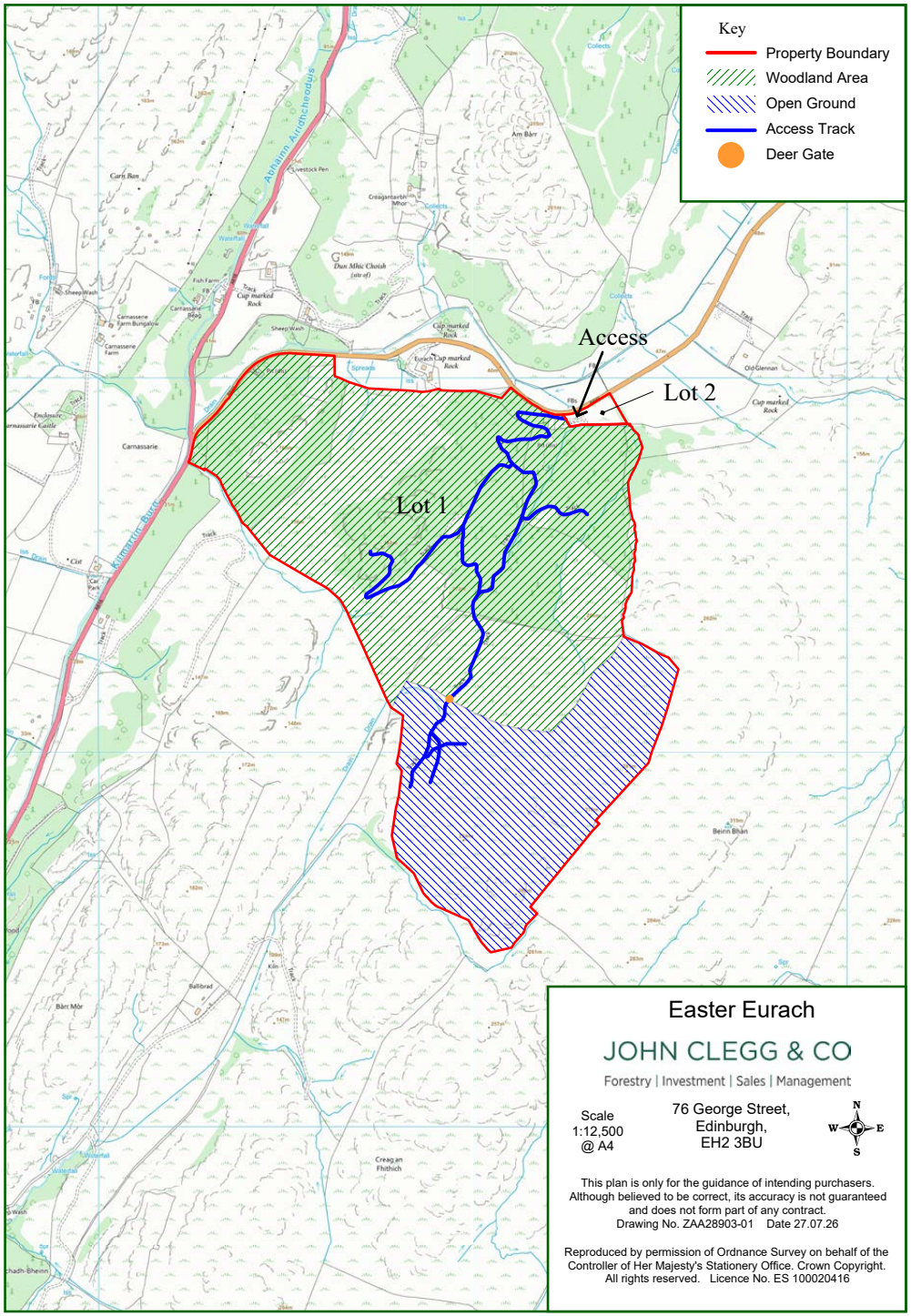
Access is taken off the A816 Kilmartin to Oban road, following the B840 road to Loch Awe. Internal access comprises rough tracks and paths. The main track is suitable for 4x4 light vehicles and terminates at a metal shed. Offshoot paths service most of the planted land and give some further access to the open hill ground. There is path access to a shelter belt of Sitka spruce, planted in the 1980s. Currently, there is no suitable access to harvest this crop, which is in poor condition following windblow.

Available rocky outcrops throughout the woodland may be suitable for road material. Previous owners have brought in stone to maintain the access tracks.

What3words

Access Point - bends.dares.yours





Description

Lot 1: Easter Eurach was planted in the early 2000s under a woodland creation scheme to establish a native woodland. All grants have now been paid and no further obligations for replanting are required.

The site contains areas of PAWS (Plantation on Ancient Woodland Sites) and ASNW (Ancient Semi Natural Woodland). This comprises of well-established birch, hawthorn, rowan, willow, oak, ash, alder, gean, Scots pine and bird cherry. The planted ash has mostly died due ash dieback. Naturally regenerated Sitka spruce has established throughout the new woodland creation, although not at high levels.

A small shelter belt of Sitka spruce remains to the west with limited access.

The property was deer-fenced prior to planting, but this is now porous. A stalker shoots deer at the property. Natural regeneration is generally not occurring partly because of the deer pressure.

Lot 2: An exciting development opportunity comprising approximately 0.5 hectares of open land, beautifully enveloped by mature amenity woodlands. Situated on relatively flat ground, in the scenic area of Eurach, just north of Lochgilphead, this tranquil plot benefits from direct access onto the public road. While the previous planning permission for a single dwelling has recently lapsed, the site offers exceptional potential for buyers looking to reinstate permission and create a bespoke rural home.

	PLANTING DECADE		
Species	*1980s*	*2000s*	*Total*
Native broadleaves		52.62	52.62
Sitka spruce	2.9		2.9
Bare ground			42.54
Open ground			10.53
Grand Total	2.9	52.62	108.59

Table – Species by planting year and hectares

Sporting Rights

The sporting rights are included. Red and roe deer are present. The woodland was deer fenced when first planted.

Mineral Rights

Mineral rights are included.


Lot 2

Biodiversity and Amenity

There are opportunities to increase the native woodland by infilling areas of open ground to further enhance the amenity and diversity of species in the woodland, subject to EIA determination and Scottish Forestry approval.

Boundaries

The northern boundary is shared with a neighbouring farmer with approximately 500 metres of shared stock fence.

To the southwest there is a small forestry plantation bordering the property.

To the east and south of the property is open hill used for sheep grazing.

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.

Authorities

Forestry Commission Scotland
Perth & Argyll Conservancy
Upper Battleby
Redgorton
Perth
PH1 3EN
Phone: 0300 067 6005
Email: panda.cons@forestry.gov.scot

Argyll and Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT
Phone: 01546 605522

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 is a locked gate 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.

Sellers Solicitor

Elizabeth McFadzean - Partner
Gillespie Macandrew
Broxden House
Lamberkine Drive
Perth PH1 1RA
01738 231007 / 07813 405016
www.gillespiemacandrew.co.uk

Sole Selling Agent

John Clegg & Co
23 Melville Street
Edinburgh
EH3 7PE
Tel: 0131 229 8800

Cameron Bland
Email: cameron.bland@johnclegg.co.uk
Mobile: 07586 508962

Or Simon Hart
Email: Simon.hart@johnclegg.co.uk
Mobile: 07788 763055

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 on the first £2.5 million. 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
23 Melville Street
Edinburgh
EH3 7PE
Tel: 0131 229 8800

Ref: Simon Hart
E: simon.hart@johnclegg.co.uk

Ref: Cameron Bland
E: cameron.bland@johnclegg.co.uk



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