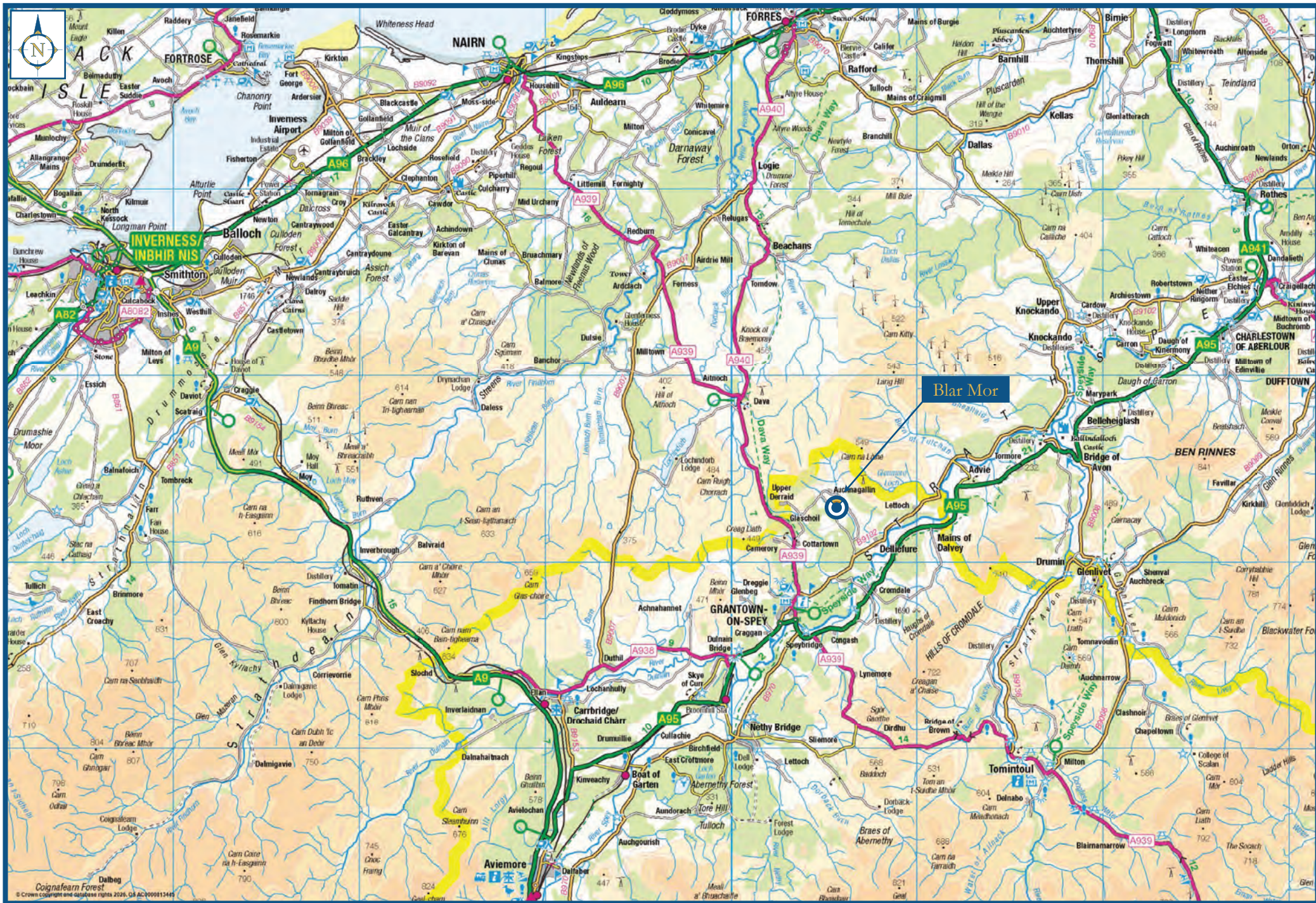


Blar Mor

Grantown-on-Spey | Moray | PH26 3PL
65.79 Hectares / 162.56 Acres





Blar Mor

65.79 Hectares / 162.56 Acres

A rare opportunity to acquire a substantial and beautifully positioned area of land near Grantown-on-Spey

- A diverse mosaic of mixed woodland and open ground
- Opportunity to conserve, and enhance the site's biodiversity
- Currently used for livestock grazing, supporting continued agricultural use
- Strong potential for additional native woodland planting to expand habitat and carbon value
- Scope for an off-grid cabin or hut, subject to obtaining the necessary consents

Freehold for Sale as a Whole

Offers Over £100,000 + VAT

The land is opted to Tax

18 Great Stuart Street, Edinburgh EH3 7TN
0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

Blar Mor is situated on the B9102, around 4.5 miles northeast from Grantown-on-Spey, within the historic county of Moray. The region is celebrated for its rich sporting heritage, world-renowned whisky distilleries, and beautifully unspoilt countryside. Set in the heart of the Scottish Highlands, the property enjoys a peaceful location just east of the Cairngorms National Park. The property is nestled to the west of Tulchan Sporting Estate and east of Seafield Estate.

Access

Access to Blar Mor is taken from the B9102 public road which bounds the property to the west. There are two access gates which are marked on the Sale Plan.

The property is shown on the location and sale plans within these particulars. The nearest postcode is PH26 3PL and What3Words: sometimes.claps.website





Description

Blar Mor is an ecologically rich landscape, characterised by attractive mixed woodland and open ground. The site supports a strong range of native species, including Caledonian Scots pine, silver birch, and alder, among others, contributing to a diverse and naturally evolving woodland structure. Historically, the land was managed as a grouse moor, and remnants of old grouse butts can still be found to the north of the property, offering a subtle reminder of its past use.

Adding further variety to the landscape, the eastern boundary is defined by the Allt Breac burn at approximately 220m above sea level, with the land rising to around 250m where it meets the B9102. The burn provides a valuable ecological corridor, enhancing habitat diversity and supporting a wide range of wildlife, thereby strengthening the overall biodiversity of the holding.

The property is currently used for livestock grazing and offers a range of future potential opportunities, including the possibility of constructing an off-grid cabin or hut, subject to the necessary consents. There is also scope for further native tree planting and wider ecological enhancement across the site. Situated in a stunning location near Grantown-on-Spey, Blar Mor presents an attractive blend of natural beauty, biodiversity, and long-term environmental potential.





Sporting Rights

Sporting rights are included in the sale.

Boundaries

The property is mostly bounded by a stock fence. The eastern boundary of the property is the mid-point of the Allt Breac burn. There is mutual responsibility for shared fencing to the north and south with the Estate and the roadside fencing to the west will be the owner's sole responsibility.

Mineral Rights

Mineral rights will be reserved to the Estate.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Designations

We are not aware of designations impacting the property. Interested parties should carry out their own searches.



Forest Grants & Management

The property is not subject to any current forestry grant schemes. For 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. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

Offers

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. All offers must be submitted in Scottish legal form before they can be formally accepted.

VAT

The land is opted to tax and as such VAT will be charged in addition to the purchase price.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Brodies LLP

58 Morrison St, Edinburgh EH3 8BP

Tel: 0131 228 3777

Ref: Ros James

Measurements

The sale plan states the area to be 65.79 hectares. The property will be sold as per the title.

Authorities

Scottish Forestry

Highlands Conservancy

Fodderty Way

IV15 9XB

Tel: 0300 067 6950

Highland Council Headquarters

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886606

Financial Guarantee/Anti Money Laundering

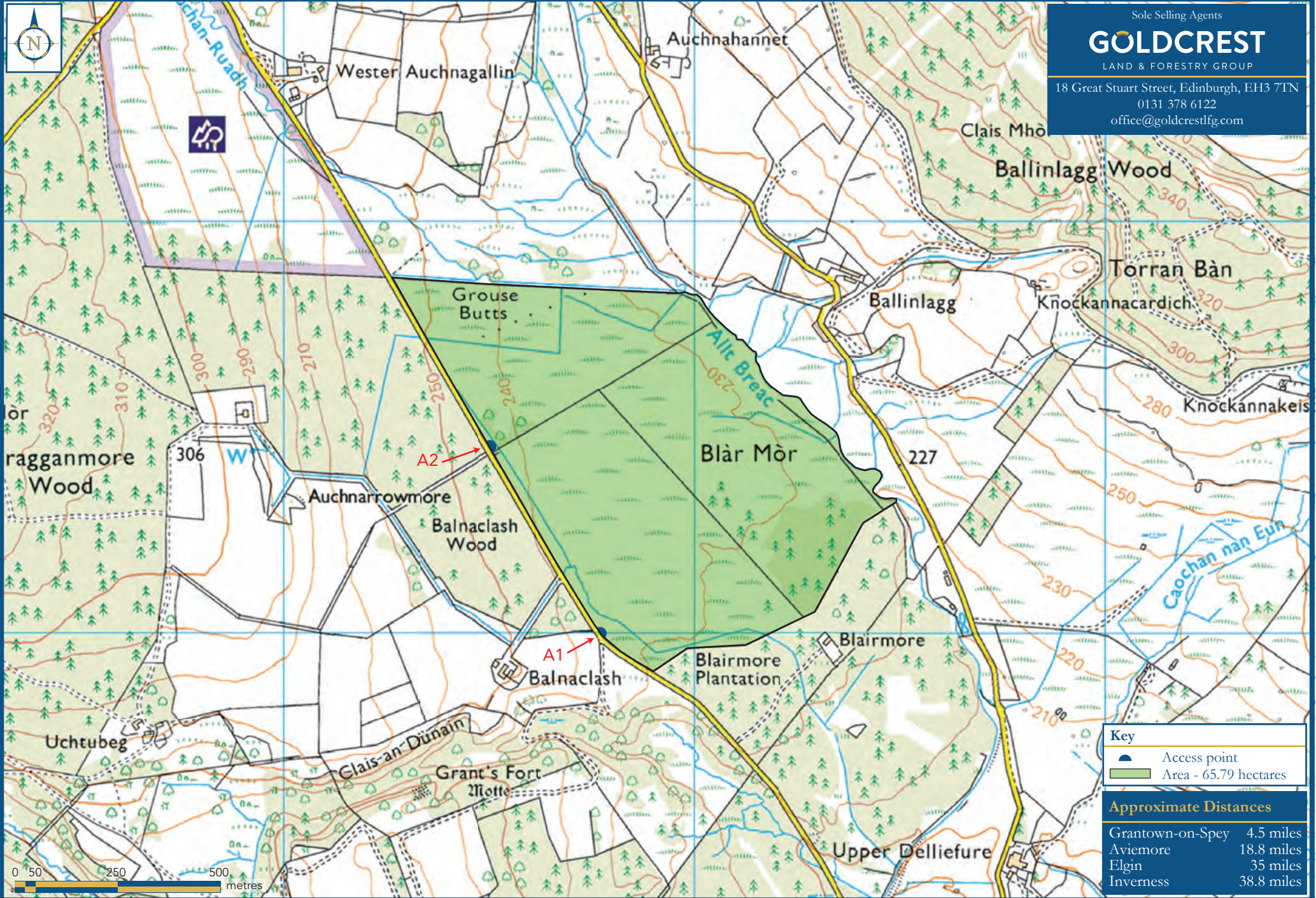
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

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. 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 with the exception of farm woodland and subsidy payments.



Sole Selling Agents

GOLDCREST
LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
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IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in May 2026) 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 Environment (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.