

West Glensherraig

Brodick | Isle of Arran

532.95 Hectares / 1,316.95 Acres





West Glensherraig

532.95 Hectares / 1,316.95 Acres

1,300+ acres on Arran combining peatland, heather and native woodland — a natural-capital opportunity spanning carbon, restoration and biodiversity, with coastal views and a bothy.

- ◆ Approximately 532.95 hectares (1,316.95 acres) of upland hill ground and woodland in two lots
 - ◆ One of Scotland's most important habitats for Hen harriers and other rare raptors
 - ◆ A variety of heather moor, blanket bog, native woodland and natural regeneration
 - ◆ Spectacular views across Brodick Bay to Goatfell and the Arran ridge
 - ◆ Charming two-bunk hill bothy beneath a turf roof
 - ◆ Significant peatland resource — strong scope for carbon and biodiversity
 - ◆ Established red deer and red grouse country, with sporting rights included
- ◆ Direct vehicular access from the B880 “String Road”, four miles west of Brodick
 - ◆ Glasgow within ninety minutes via the Caledonian MacBrayne ferry

Freehold for Sale in Two Lots or as a Whole

Lot 1 – Glensherraig Hill – 495.51 Hectares – Offers Over £750,000

Lot 2 – Glensherraig Wood – 45.56 Hectares – Offers Over £200,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

Jock Galbraith MRICS & Emily Moore





Location

West Glensherraig occupies an elevated position on the eastern flank of the Isle of Arran's central hill country, four miles inland from Brodick on the island's principal east-west route. The land rises directly from the B880, known locally as "The String", into the open upland that defines Arran's interior: a mosaic of heather moorland, peatland and native woodland that gives the holding both a strong sense of wildness and genuine ecological substance, while remaining unusually accessible by Highland standards. It is this combination of habitat, scale and access that underpins the property's natural-capital appeal, with scope for peatland restoration, native woodland expansion and habitat and biodiversity enhancement across the hill.

The Isle of Arran is often described as "Scotland in Miniature", with Highland peaks, lowland glens, ancient woodlands and sheltered beaches compressed into a single, varied island. The northern half of Arran is dominated by the granite ridge that includes Goatfell, Cir Mhòr and the Caisteal Abhail traverse, a landscape that draws walkers, climbers and naturalists from across the United Kingdom and beyond, and one in which interest in restoration and conservation land is steadily growing.

The open hill ground at West Glensherraig sits within one of Scotland's most significant raptor landscapes. Arran is internationally important for hen harriers, holding about five per cent of the UK breeding population, and the island supports a healthy population of raptors, notably buzzard, kestrel, sparrowhawk, hen harrier, short-eared owl and golden eagle, with the rugged northern and central uplands providing good golden eagle habitat. White-tailed (sea) eagles, the largest UK bird of prey and now numbering around 140 breeding pairs in Scotland since reintroduction, range widely along the west coast and are recorded over this land. The property's mosaic of heather moorland, peatland and native woodland provides exactly the open hunting, nesting and foraging habitat these upland species depend on, placing biodiversity, habitat condition and species support at the heart of the holding's natural-capital appeal, alongside its peatland-restoration and native-woodland-expansion potential.

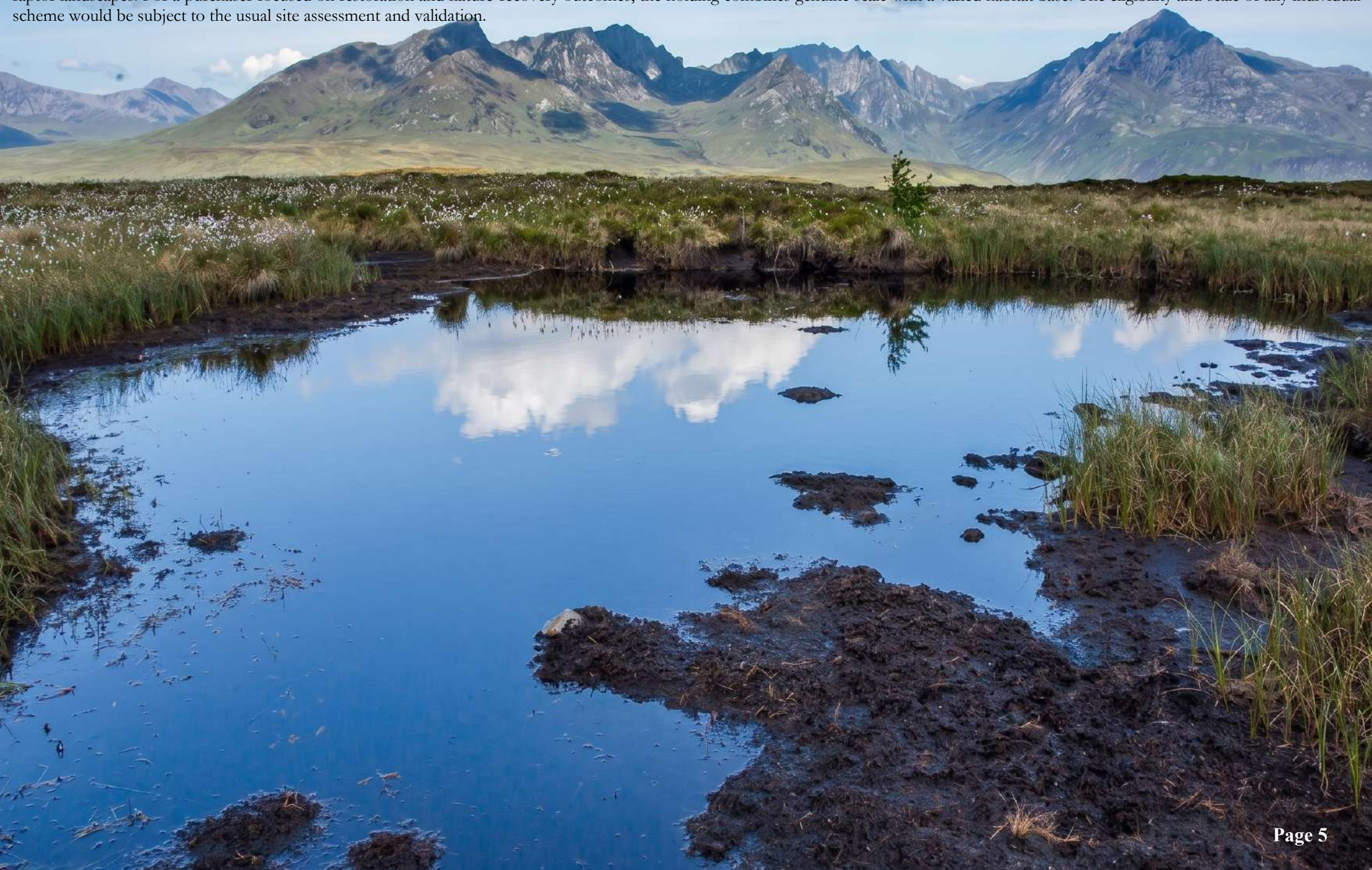
Connectivity to the mainland is excellent. Caledonian MacBrayne operates regular daily ferry sailings between Brodick and Ardrossan, with additional summer crossings to Troon. Both ports have direct mainline rail services to Glasgow Central, under an hour onwards from the ferry terminal, and Road Equivalent Tariff (RET) fares keep crossings affordable. Prestwick and Glasgow international airports lie within an hour of the mainland port.

Despite its sense of seclusion, the property combines this accessibility with a scale and habitat range well suited to natural-capital investment, alongside more traditional sporting, conservation and residential uses. The open hill offers the kind of peatland and native woodland resource that increasingly attracts buyers focused on carbon, restoration and biodiversity outcomes.

To locate the property, please refer to the Location and Sale Plans within these particulars. The nearest postcode is KA27 8DF.

Natural Capital

West Glensherraig offers substantial natural-capital potential across its 1,300-plus acres of upland. The mosaic of peatland, heather moorland and native woodland lends itself to peatland restoration under the Peatland Code, native woodland creation and expansion under the Woodland Carbon Code, and wider habitat and biodiversity enhancement, set within one of Scotland's most significant raptor landscapes. For a purchaser focused on restoration and nature-recovery outcomes, the holding combines genuine scale with a varied habitat base. The eligibility and scale of any individual scheme would be subject to the usual site assessment and validation.





Lot 2



Lot 2



Lot 2

Access

Access to West Glensherrraig is taken directly off the B880, known locally as “The String Road”, the public road which traverses the island between Brodick on the east coast and Blackwaterfoot on the west. The property entrance lies four miles inland from Brodick, clearly visible to the south of the road.

On the sale plan, Lot 1 is access is gate is shown as A1, Lot 2 is shown as A2. Both lots benefit from ATV hill tracks providing 4x4 access.

Access across the property is currently undertaken on foot, by quad bike or by argocat — the chosen vehicle of the present owners. Subject to the necessary consents, there is clear scope to extend or upgrade the existing tracks if required.

Viewings are strictly by appointment only and must be arranged through Goldcrest Land & Forestry Group.





Description

Lot 1 - 495.51 Hectares / 1,224.40 Acres

This Lot comprises a distinctive Arran hill estate, held in the same family ownership for generations and farmed lightly throughout, predominantly for cattle and sheep. That long, low-intensity stewardship is precisely what gives it value today: a holding of this scale, ecological quality and seclusion rarely reaches the open market.

The estate occupies the eastern flank of Arran's central hill country, rising from the B880 String Road over a sequence of ridges, watercourses and open plateaus. The higher ground gives wide views across Brodick Bay to Goatfell and the northern peaks, and on a clear day south to Holy Isle and Ailsa Craig and east across the Firth of Clyde to the Ayrshire coast.

It is one of the more ecologically significant blocks of upland on the island, lying within a National Scenic Area, a Special Protection Area and a Site of Special Scientific Interest. Generations of light grazing have produced a textured mosaic of heather moor, blanket bog, dwarf birch, willow scrub and seedling Scots pine, habitat supporting red deer, red grouse, mountain hare, raptors and a wealth of upland flora. The Soil Survey of Scotland classifies most of the ground as peat, with peaty gleys on the higher plateaus and mineral podzols on the lower slopes. These same characteristics, the extent of the peat, the scale of the holding and its existing designations, make West Glensherrraig a strong candidate for a strategic programme of peatland restoration, nature recovery and carbon, alongside its traditional sporting and grazing uses. The designated status that limits conventional afforestation is well matched to restoration-led natural capital, where the conservation value of the ground is an asset rather than a constraint. Eligibility and scale would be subject to the usual survey and validation.

Tucked into the lower slopes, a two-bunk bothy, green corrugated iron beneath a turf roof, lined and weather-tight, offers a base for stalking, shepherding or ecological fieldwork. The bothy location is shown on the sale plan.

Lot 2 – 45.56 Hectares / 112.58 Acres

Lot 2 comprises an area of naturally regenerating native woodland, the product of natural seeding which has developed a varied, natural character. Birch, rowan, willow and alder predominate, with a ground layer of grasses, flowers and mosses, giving the wood a wealth of biodiversity, from woodland birds and invertebrates to the mammals that move between the trees and the open hill above.

Several small burns thread through the ground, each fringed with natural riparian tree growth. These wooded watercourses are among the most ecologically valuable features of the Lot: they stabilise the banks, shade and cool the water, and form natural corridors that link habitats across the site. Together they make Lot 2 a distinctive and low management block of native woodland, with the opportunity, subject to the necessary consents, to establish a discreet off-grid cabin or hut as a base from which to enjoy it.

Habitat & Peatland

There are areas of flat ground with impeded drainage, and significant sections of deep peat. The current owners have already begun a programme of peatland restoration with Peatland Action. The depth and extent of the peat resource, together with the estate's scale, designations and access, make it a strong candidate for a more strategic carbon, peatland and biodiversity programme. The land also lends itself to sensitive native-woodland creation in selected areas, subject to the relevant consents and the protection of the SSSI features.

Viewing

Viewing is by appointment only. There are locked gates. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when inspecting.

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.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agent

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitor

Lindsays Solicitors

Caledonian exchange

1 Canning street Edinburgh

EH3 8HE

Measurements

Measurements stated in this brochure are taken from recent management records and the Single Application Form. The Sale Plan is for indicative purposes only. The property will be sold as per the Titles.

Wayleaves & Third-Party Rights

The property is sold with the benefit of, and subject to, all existing rights, servitudes, wayleaves and others contained in the Title Deeds or otherwise. A number of overhead cables and water courses cross Lot 1. Prospective purchasers should satisfy themselves in all respects.

BPS, LFASS & Agri-Environment

Basic Payment Entitlements have previously been sold and are not available with this land,

Authorities

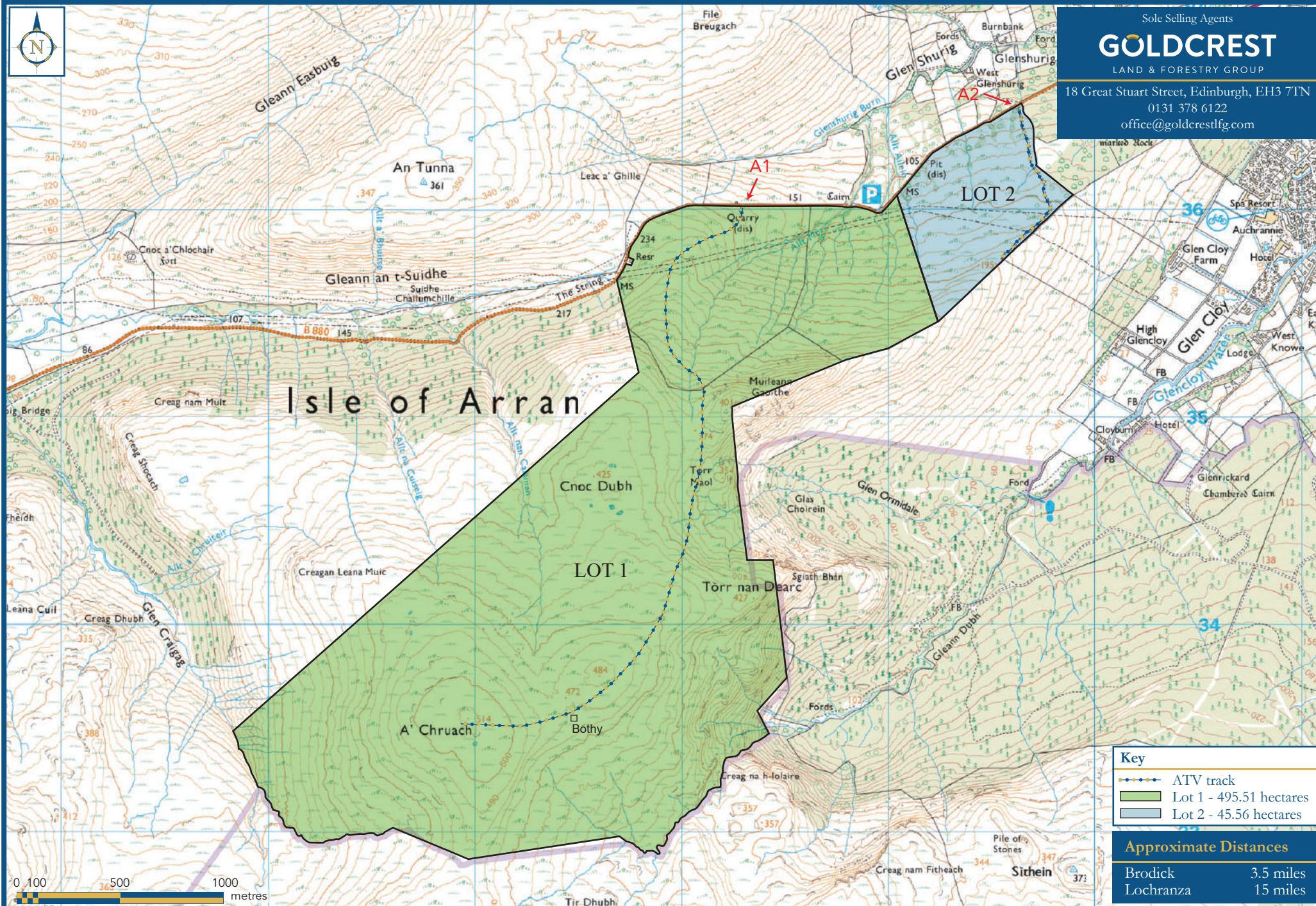
Scottish Government Rural Payments and Inspections Directorate (SGRPID)

Russell House, King Street, Ayr KA8 0BE | Tel: 0300 244 6300 | SGRPID.ayr@gov.scot

North Ayrshire Council

Cunninghame House, Friars Croft, Irvine KA12 8EE | Tel: 01294 310000
www.north-ayrshire.gov.uk

Land at West Glensherrraig, Brodick, Isle of Arran



Sole Selling Agents
GOLDCREST
 LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
 0131 378 6122
 office@goldcrestlfg.com



GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street

Edinburgh, EH3 7TN

0131 3786 122

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 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 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