

FAR RALIA

NEWTONMORE, INVERNESS-SHIRE

SCOTLAND

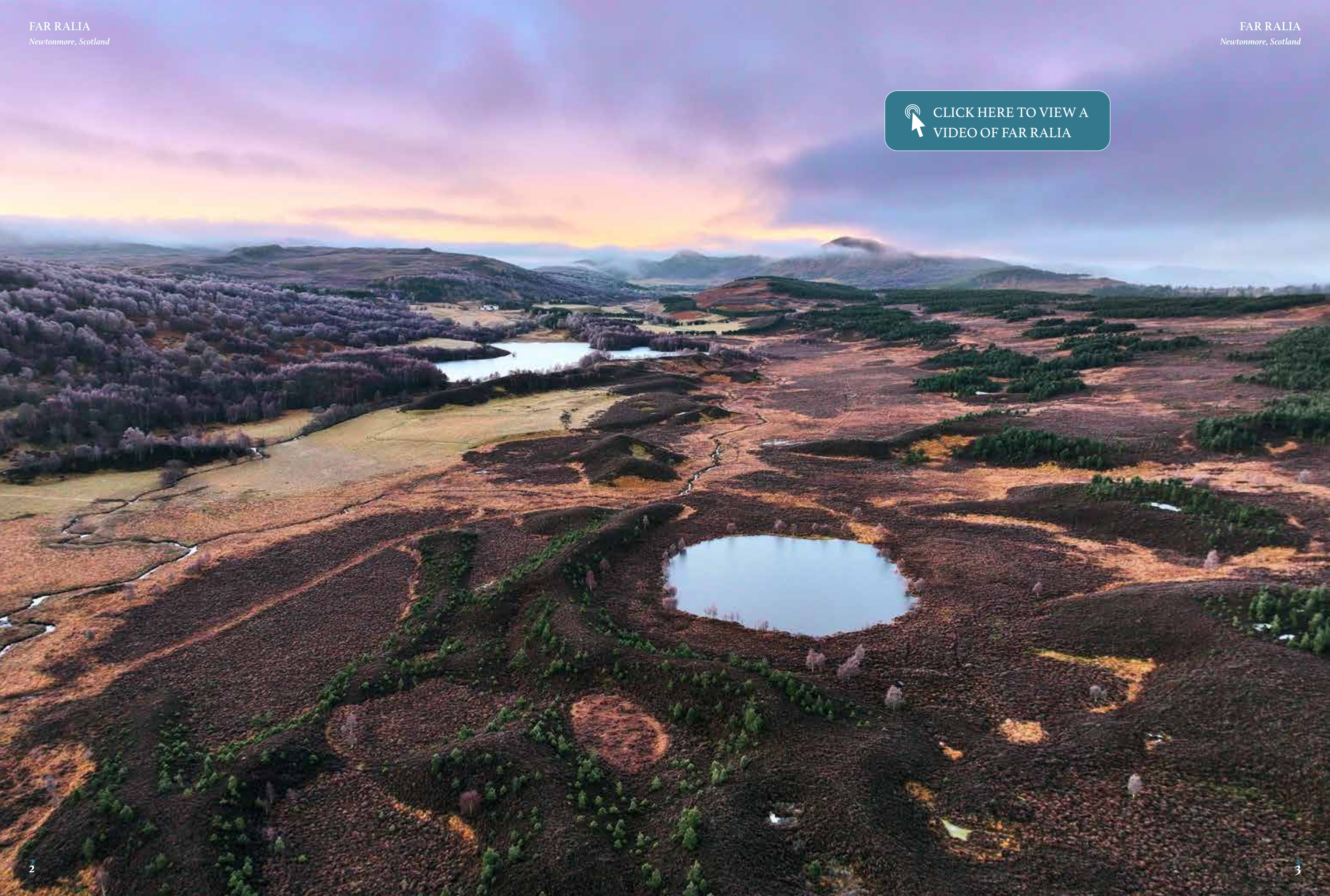
3,668 acres

***Approved Forestry Grant for
extensive broadleaf planting***

***Estimated Total Piu to Projects
(tCO₂e) - 346,409***



 [CLICK HERE TO VIEW A VIDEO OF FAR RALIA](#)





FAR RALIA

NEWTONMORE, INVERNESS-SHIRE

SCOTLAND

***‘A significant natural capital opportunity of
3,668 acres, with an approved and funded
native restoration scheme of 2,103 acres’***

Inverness - 45 miles | Inverness Airport - 53 miles (London Heathrow in 1 hour 40 minutes)
Dundee - 82 miles | Aberdeen - 103 miles | Edinburgh - 115 miles

(Distances and times are approximate)

In all about 3,668 acres

For sale as a whole



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Far Ralia is situated on the far side of the Ralia Estate in the Cairngorms National Park.

The land can be easily accessed off the A9 to the south, onto a section of the old A9 for 230m before turning south onto a well-maintained ATV track running through the estate.

Situated to the south of the village of Newtonmore in the Highlands, which is a two and a half hours drive by car from Edinburgh. Inverness Airport can

be reached in an hour and offers regular flights to London, and other major UK cities.

The Cairngorms are a mountain range in the eastern Highlands of Scotland. It is the largest National Park in the UK and showcases stunning landscapes and varying landforms.

HISTORY

The current owners purchased the estate in 2021 and have since planted more than a million trees over the estate and undertaken habitat restoration. Previously, it was managed mostly for grouse (with deer stalking, sheep grazing and heather burning) with some small patches of planted birch.



FAR RALIA

Far Ralia offers one of the largest quantified carbon sequestration opportunities in the UK, with a tree planting programme opportunity of close to 1.5 million trees. There is an unparalleled reforestation and decarbonisation project fully funded and approved, with planting underway, with 75% of the trees now planted with 4 of the 5 planting compartments completed.

The restoration scheme includes the planting of 2,103 acres of native trees, regeneration of peatlands, and natural succession of open grounds.

The land rises from 290m above sea level to 594m at the summit of Garbh-mheall Mor. The terrain is one of morainic mounds rising up gentle slopes with areas of flatter terrain between. Where drainage is impeded peat has accumulated. There are a number of extensive peat flats. The hilltops are craggy with exposed rocky knolls.

“We conclude that the regeneration program planned at Far Ralia will, in a period of 75 or so years, return biodiversity to the level of a resilient and functioning ecosystem, surpassing the safe Planetary Boundary reaching a high of 94%.”

De Palma A., Thomas G. E., Schieve H. and Purvis A. (2022) Using the Biodiversity Intactness Index to estimate the biodiversity benefit of action: A pilot study of Far Ralia. The Natural History Museum, London.



WOODLAND

The planting at Far Ralia has been designed to establish a new native woodland that emulates a native Caledonian forest, and provides the opportunity to replenish native woodland. The Forestry managers undertook seed collection from the site to ensure the provenance and genetic integrity of the woodland. The proposed planting comprises of:

- 640 acres of Native Upland Birch
- 1302 acres of Native Scots Pine
- 257 acres of Low Density Native Broadleaf
- 45 acres of Natural Regeneration
- 203 acres of Designed Open Ground
- 952 acres of Deep Peat
- 27 acres of Existing Woodland

The scheme is designed to fit with the Cairngorm National Park Authorities (CNPA) landscape areas by maintaining the types of woodland found in these areas, namely large areas of Scots Pine woodland within the mouths of the glens, located on the steep side slopes reinforcing the shelter and containment. Birch woodland will also be incorporated on the more hummocky terrain and riparian areas.

Trees will be planted at an average of 1,600 stems per hectare across the Native Upland Birch and Native Scots Pine areas. These will be planted at variable densities to create a more natural woodland feel.

Species will include Scots Pine, Downy Birch, Silver Birch, Rowan, Aspen, Juniper, Alder, Sessile Oak and Dwarf Birch.

62% Conifers

38% Broadleaves



PEATLAND

The soils largely comprise of peaty podzols but have localised areas of peaty gley. Peat is a dominant feature of the site with 951 acres comprising deep peat (>50cm deep). The main areas of deep peat are located on the flatter-lying ground, although there are smaller pockets scattered throughout the site. Buffer areas of 15m will be employed to planted areas adjacent to areas of peatland restoration.

Within the areas of planting, some small pockets of deep peat exist. These areas will be marked out on site at the time of planting and incorporated into scheme variable stocking density.



BIODIVERSITY

The Biodiversity Intactness Index (BII) is an intuitive summary of local biodiversity and an indicator for granular and global biodiversity targets. Unlike other biodiversity indicators, the PREDICTS (Projecting Responses of Ecological Diversity In Changing Terrestrial Systems) can project how BII will change in response to future management decisions.

Far Ralia's BII is currently just below 52%. When land is restored, either using active planting schemes or passive abandonment, biodiversity is allowed the time and space to recover. The Natural History Museum have predicted BII at Far Ralia for the first time over three coarse time steps - short term (<30 years after restoration), medium term (30-75 years after restoration), and long term (>70 years after restoration).

Based on the planned planting and regeneration scheme and the subsequent improvements in local biodiversity at the time, **BII will recover to a mark of 94% in the long term.** This increase in BII over time is demonstrated in the figure and table below.

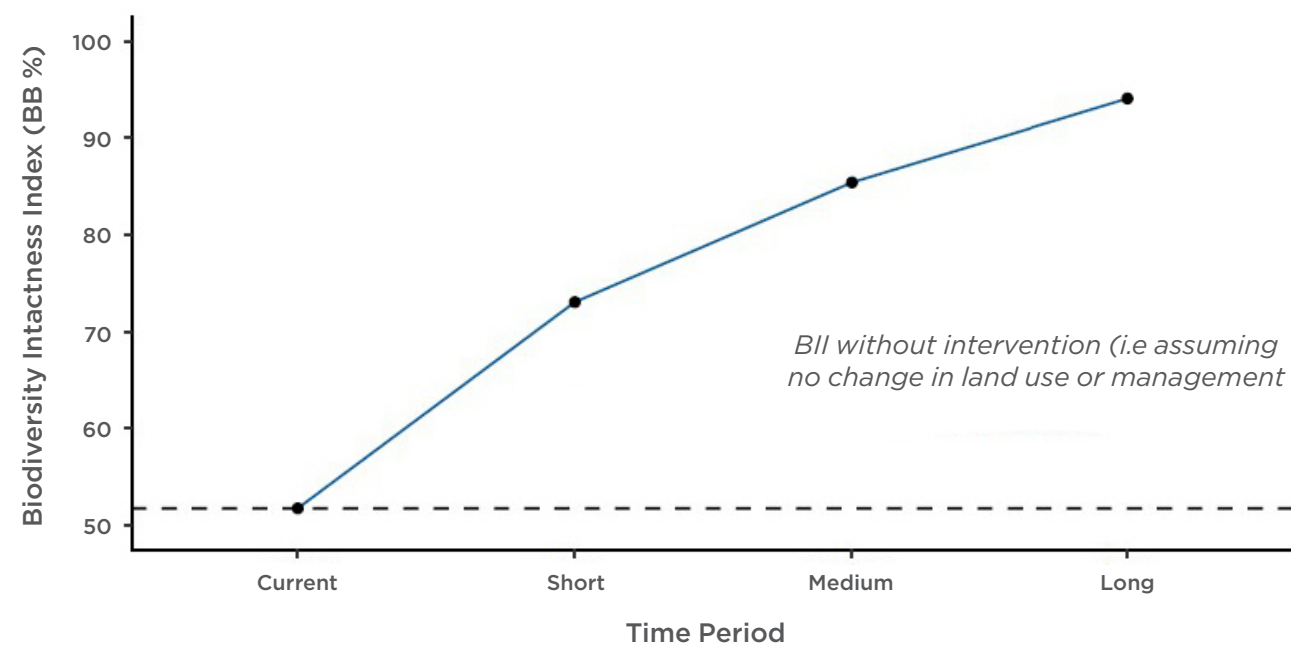
Figure 1: BII for Far Ralia rounded to two decimal places

Time period	BII (%)
Current	51.78
Short	73.05
Medium	85.39
Long	94.06

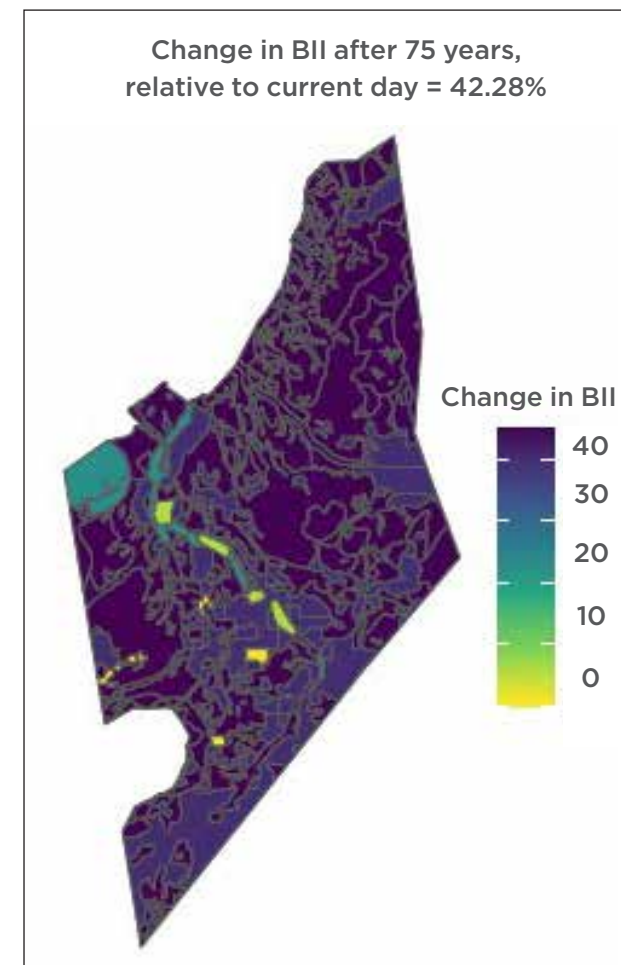
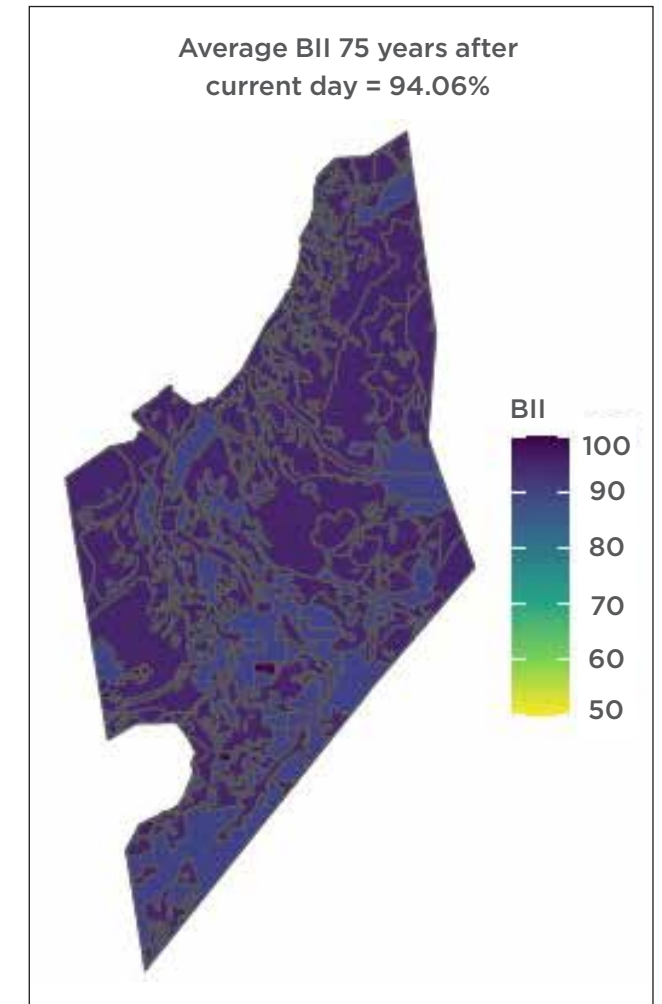
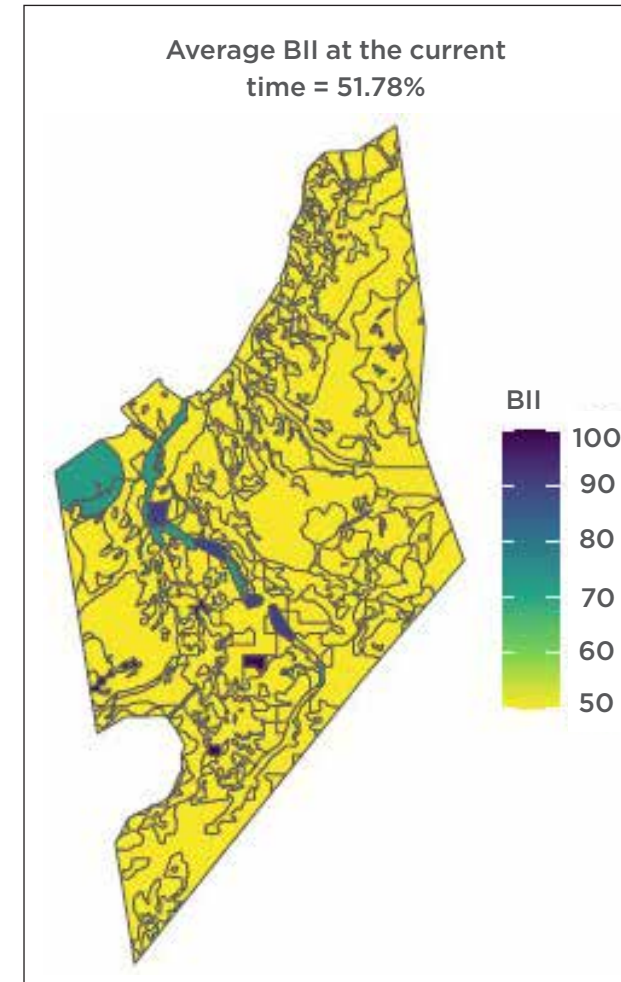
“These planned changes should really increase the area’s Biodiversity Intactness Index, meaning Far Ralia can expect strengthened resilience and ecosystem-service security...certainly a successful outcome for the regeneration plan!”

Biodiversity expert, Prof. Andy Purvis.

Figure 2: Change in Biodiversity Intactness Index (%) over time after planting scheme compared to no intervention (dashed line)



The planned tree planting and peat-regeneration is expected to increase BII significantly and for the betterment of Far Ralia. **The area will have enough biodiversity to be a resilient and functioning ecosystem, with a thriving biodiversity.**



500 m

NOTE: For identification purposes only. NOT TO SCALE

OPPORTUNITY

Far Ralia offers a unique opportunity for woodland creation and consequentially carbon credits that can be secured through successful establishment of trees. The establishment of a Peatland Carbon Code qualifying scheme would further enhance and sequestration opportunities at Far Ralia. Further opportunities include stewardship schemes, amenity use and educational services.

The majority of the ground at Far Ralia is covered by peat, offering extensive carbon capture opportunities. It is estimated that 150,000 tonnes of carbon will be removed by 2060, over 350,000 tonnes over the project life. The carbon savings have been modelled using the Government's Woodland Carbon Code methodology and calculator. There are areas of peat that have been drained in the past and these may qualify for peatland restoration funding and carbon units.

The project managers estimate that there may be up to 494 acres or thereby of peatland with the potential for 23,000 carbon units over 100 years. The carbon unit figures for the Far Ralia approved scheme are 329,105 units, from 2024 until 2119.

The land showcases a rich array of species and is rich in biodiversity ecosystems. Species range from curlew, greenshank, hen harrier, black grouse, wood sandpiper, otters, water voles to bats.

The streams flow into the River Spey and hold significant opportunities for waterflow regulation.

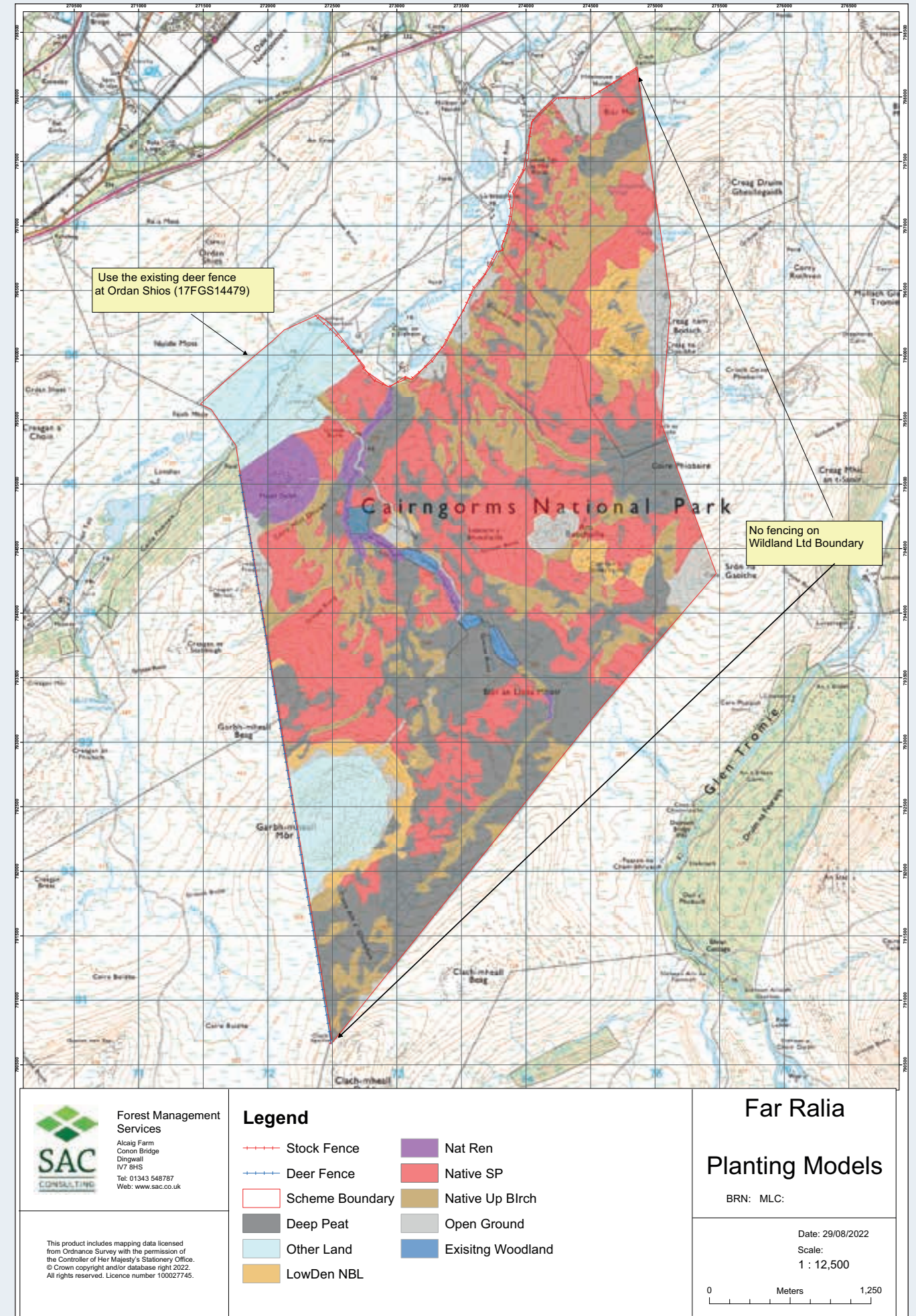
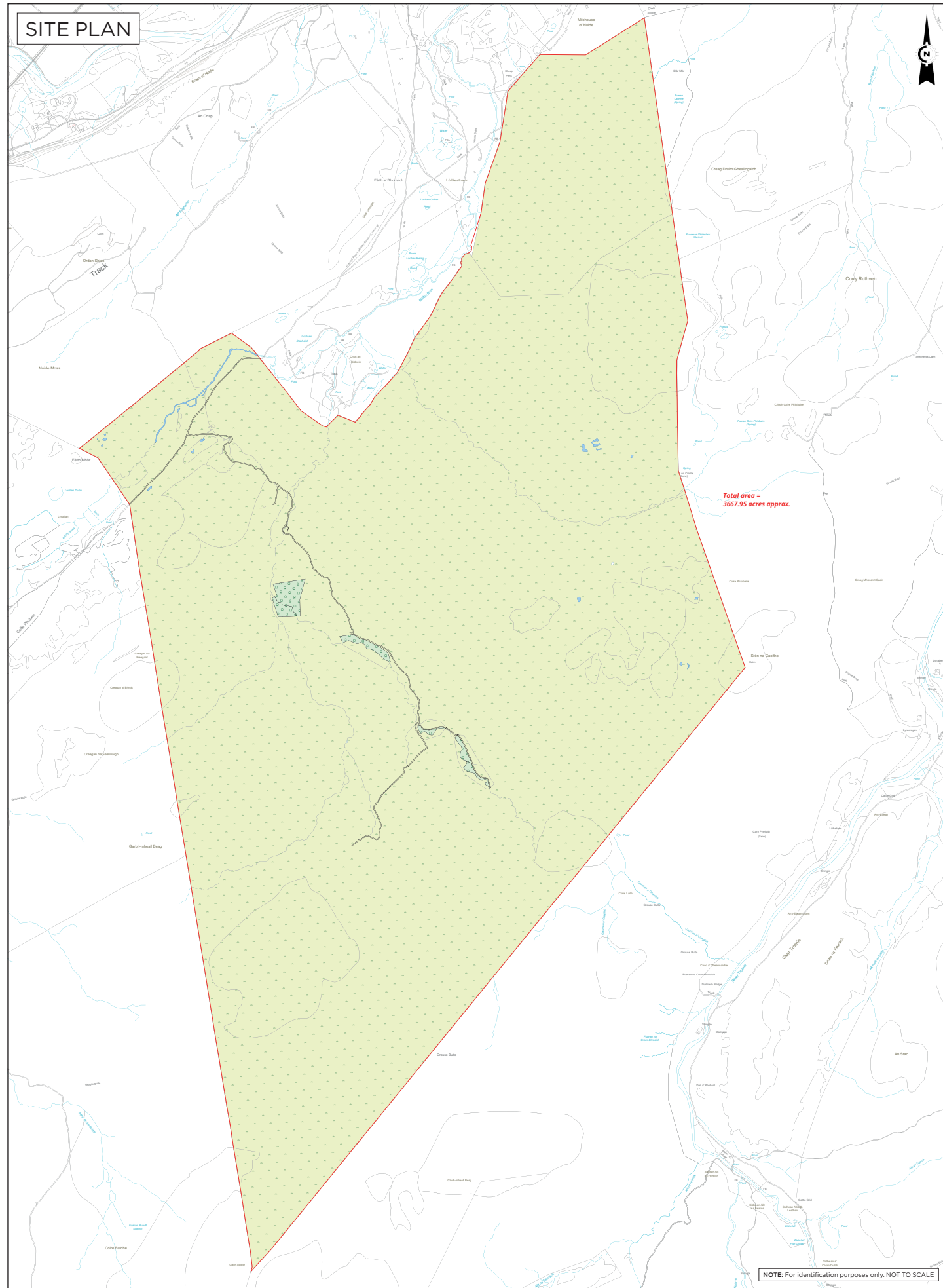
The bothy offers excellent opportunities for educational and community enterprises.



OPPORTUNITIES:

- **Habitat enhancement, with improved biodiversity and species abundance**
- **Biodiversity conservation**
- **Certifiable long-term carbon sequestration**
- **Better soil quality and erosion protection**
- **Enhanced air quality**
- **Improved water quality and waterflow regulation**
- **Flood mitigation**







Computer Generated Image

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

General Wade's Military Road is recorded as a Right of Way (HB/HB39/1) and also as Heritage Path (HB/HP42/1) and a Scottish Hill Track (HB/HT193/2).

The land will also be subject to the Land Reform (Scotland) Act 2003 which conferred a general right of access - the so called Right to Roam.

LICENCES

There is a Deer Management Licence in place until 30th June 2025 to control red deer and hare populations. Some deer fencing is in place along boundaries but the majority of the site is unfenced.

SPORTING, TIMBER AND MINERAL RIGHTS

All water and drainage rights, servitudes, wayleaves, rights of access, rights of way, and all other rights and privileges, together with all sporting rights and salmon fishing and all other fishing in the lochs, waters and rivers upon and bounding the estate as far as they are owned are included in the freehold sale.

PLANS, AREAS AND SCHEDULE

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY

Highland Council.

DATA ROOM ACCESS

There is further information available in a data room, which will be made available by the Vendor's agent to qualified parties.

DESIGNATIONS

Cairngorms Wild Land Area lies over a small area of the south-west corner of the site.

Watercourses on the land flow into the River Spey SAC/SSSI and Insh Marshes NNR/SPA/SAC/Ramsar/SSSI designated watercourses and features.

WHAT3WORDS

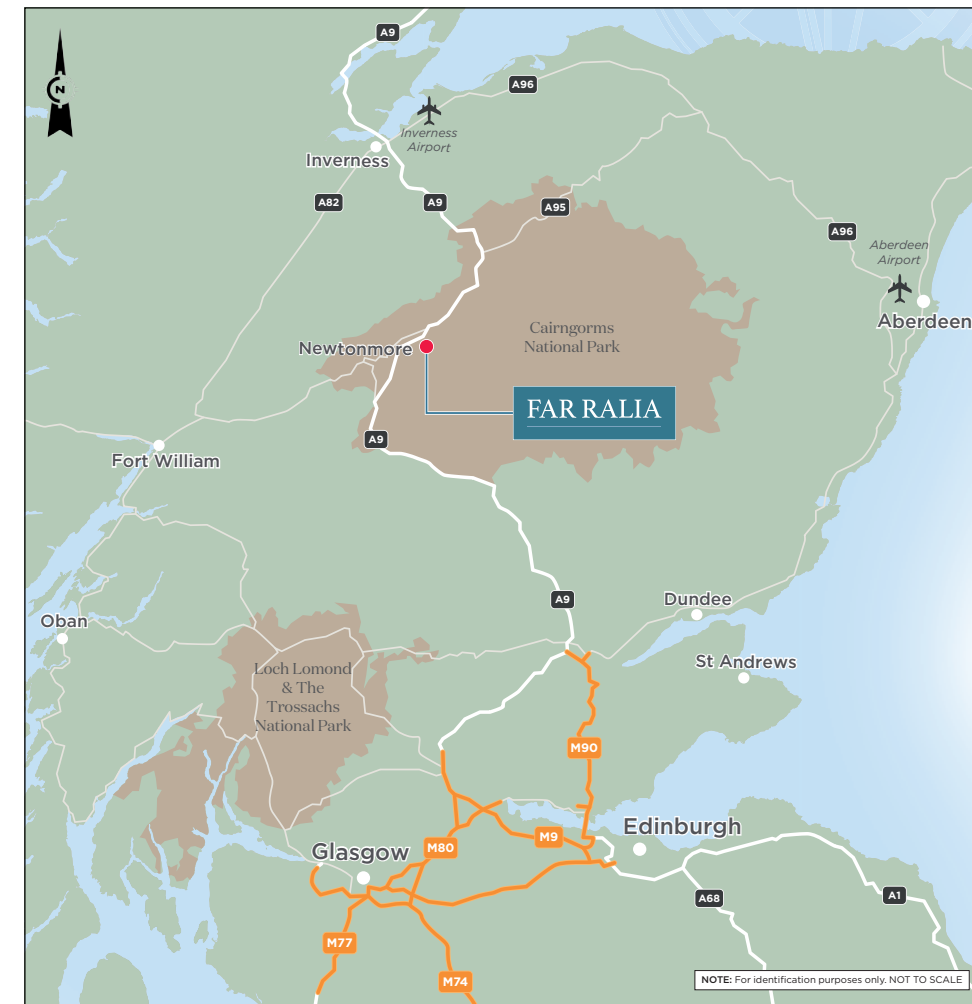
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POSTCODE

PH21 1NR

VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.



Viewing strictly by appointment only. Please contact:

Knight Frank LLP
Country Department
55 Baker Street
London W1U 8AN

Will Matthews
+44 (0) 20 7861 1440
will.matthews@knightfrank.com

Georgie Veale
+44 (0) 20 3995 0779
georgie.veale@knightfrank.com

www.knightfrank.com

David Goatman
Head of Energy and Sustainability
+44 (0) 20 7861 5109

Knight Frank LLP
St Ann's Quay
124 Quayside
Newcastle-upon-Tyne NE1 3BD

Claire Whitfield
+44 (0) 191 594 5006
claire.whitfield@knightfrank.com

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