



SPORTING LEASE OVER ABOUT 12,000 ACRES

Isle of Bute & Colintraive, Argyll & Bute, Scotland

A rare and exciting opportunity to take a sporting lease over about 3,461 ha (8,552 ac) of ground on the north end of the Isle of Bute, and a further about 1,296 ha (3,204ac) across the Kyles of Bute at Colintraive. Available in 3 lots providing unique wild game shooting and red and roe deer stalking.



The Mount Stuart Trust are custodians of the majority of the Isle of Bute and manage the landscape to support the rural economy, strengthen long-held traditions and protect the ways of island life.

The sporting rights are in 3 Lots and tenders for the whole or individual lots are sought.

The sport has been let for a number of years and exciting rough, walked up and mini driven shooting has been enjoyed with an abundance of wild game on the land including Woodcock and Wildfowl. In addition on the Colintrave hills stalking for both red and roe deer offers thrilling and exhilarating sport.

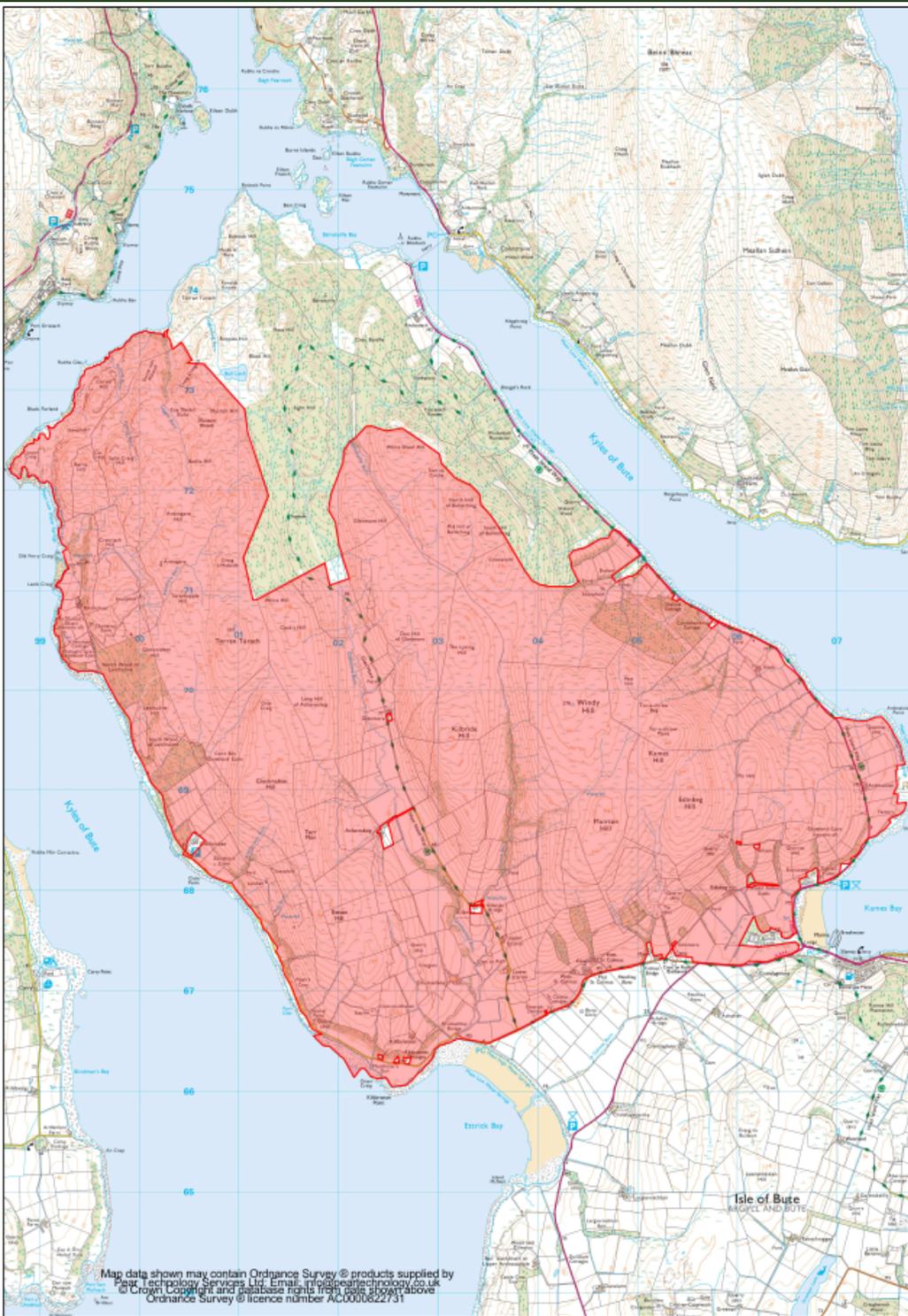


Location

The Isle of Bute situated in Argyll & Bute. Rothesay is the principal town on Bute with the main ferry terminal. It benefits from a wide range of shops and facilities, including hotels, self catering accommodation, bed and breakfasts, and restaurants.

Glasgow, with its mainline train station and international airport, is only 41 miles away which is why Bute is regarded as one of the most accessible Scottish islands, with regular ferry crossing from the mainland.

Colintraive is on the mainland to the north east of Bute and easily accessible from the island using a short ferry crossing that runs regularly throughout the week. The popular Colintraive Hotel is easily accessible and offers accommodation and dining.



Lot 1

The rights to shoot winged game only over about 8,552 acres on the north end of the Isle of Bute.

The central point for lot 1 is:

Postcode: PA20 0QU

W3W: ///escapes.mixes.sisters

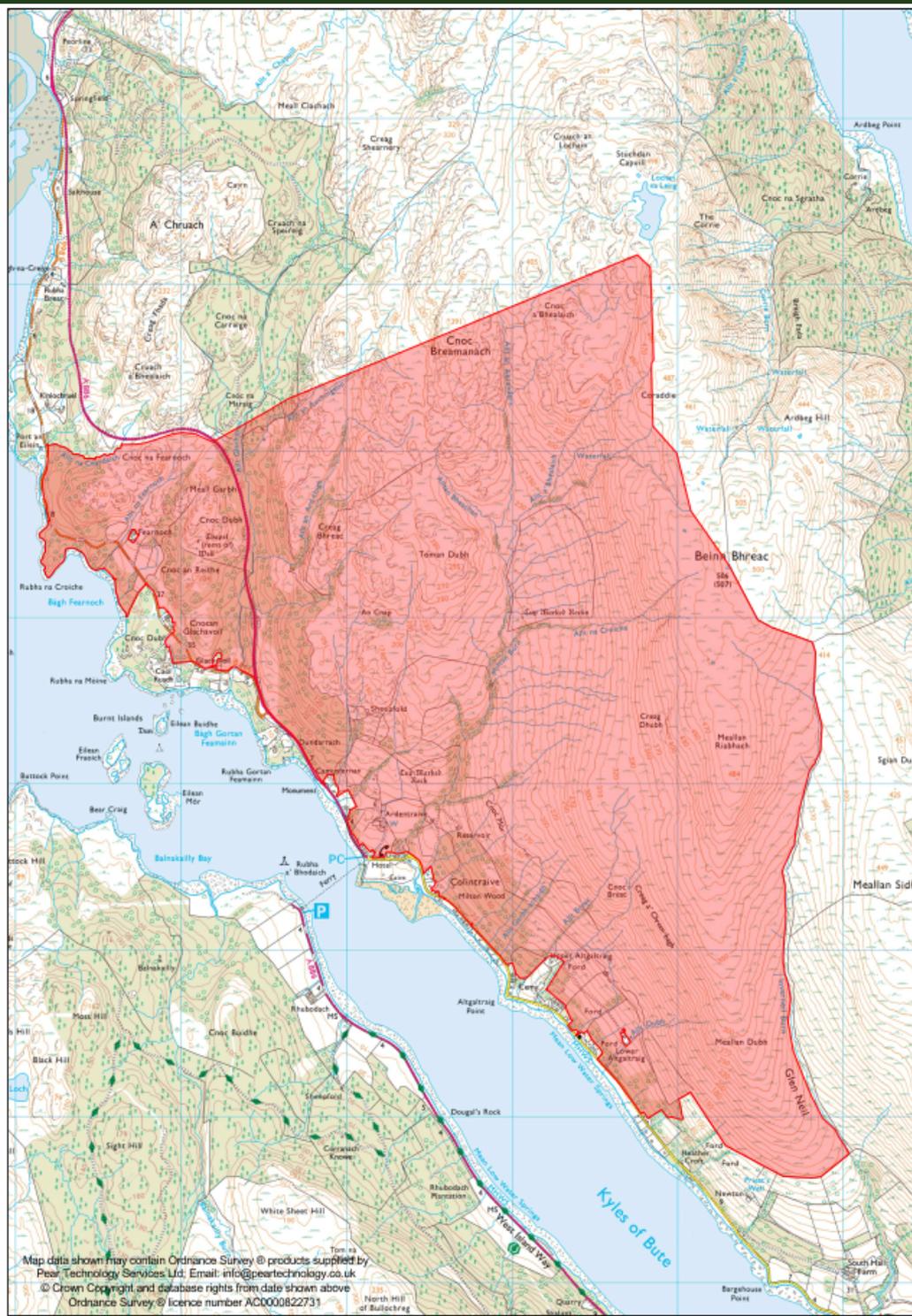
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Lot 1 contains about:

- 307 acres of woodland
- 3,873 acres of hill ground
- 1,236 acres of rough grazing
- 320 acres of young native woodland at Kilbride within a deer fence
- 395 acres of proposed new woodland creation at Achavoulaig (to be deer fenced)
- 2 ponds
- 1,400 meters of foreshore
- the right to control vermin & predators

There are a number of roads and tracks, providing good access for 4x4 vehicles, quad bikes, and other suitable ATV's.

The lot already has a Sporting Tenancy with the right to take deer, and 13 Agricultural Tenancies. It is expected that the successful applicant will work harmoniously and effectively with these tenants.



Lot 2 & 3

Lot 2: The right to shoot winged game only over about 3,204 acres on land above Colintraive.

Lot 3: Stalking for Red & Roe Deer over about 3,204 acres on land above Colintraive

The central point for lot 2 & 3 is:

Postcode: PA22 3AP

W3W: [///flank.optimists.frizz](https://www.optimists.frizz)

6 Figure Grid Reference: NS040755

Lot 2 & 3 contains:

- 255 acres of woodland
- 388 acres of rough grazing
- 2,347 acres of hill ground

There is adequate access tracks for 4x4 vehicles, quad bikes, and ATV's.

Lot 2 includes the right to vermin & predator control.

There is one Agricultural Tenancy over the land. It is expected that the successful applicant will work harmoniously and effectively with the tenant.



Conditions of Let & In-goings

The Shooting Rights are to be let for an initial term of between five and seven years.

It is the intention of the Trust to find a suitable high-quality Tenant who wishes to exercise the rights in a sustainable way.

Subletting and alienation are explicitly prohibited under the agreement without the express written consent of the landlord.

Each party will cover their own costs in relation to the letting.

Tendering

It is recommended that those tendering obtain professional/legal advice on the tender documents before submitting an offer.

All tenders should be completed using the tender document and emailed to james@stanleywright.co.uk. Tender proposals must be received by noon 11th April 2024, after which a shortlist of candidates will be invited for interview with date of entry soonest thereafter.

The Mount Stuart Trust will not be bound to accept the highest or any other offer for the tenancy.

Viewings

Viewings by appointment only.

To obtain a tender pack, to book a viewing, or to request any further information please contact Stanley Wright

Tel. 01659 58697 enquiries@stanleywright.co.uk





All applicants must satisfy themselves by inspection or otherwise as to the details contained in this brochure. No abatement of rent or compensation will be given for misstatement or any inaccuracy.

For any queries or if you would like to discuss the Sporting Lease opportunity please contact Stanley Wright
Tel. 01659 58697 enquiries@stanleywright.co.uk

www.stanleywright.co.uk

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