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**Asking Price £3,950,000**

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The Glen Audlyn Estate, totalling 1132 acres, is one of the Islands largest private landholdings and is set amidst breathtaking scenery. Spanning westward from the famous Guthries Memorial across a wonderful valley and over to Sky Hill, the Estate has native grassland, heathland, woodland and water courses giving a full breadth of agricultural, sporting, leisure and diversification opportunities. There are 3 access points to the Estate; from the world famous TT course at Guthries, via the Glen Auldyn Valley itself or up from Sky Hill.



## INTRODUCTION

Located in the north of the Isle of Man. The lowest point on the Estate at approximately 50 metres above sea level is in the valley bottom but the land extends up to the highest point, 370 metres above sea level. The Glen Auldyn River flows through the middle of the estate from south to north. 948 acres have been classified as 'Above the Mountain Line' of which 609 acres are registered heathland. There are many archaeological features and incredible biodiversity. It is also enjoyed by many residents as well as visitors who use the public rights of way.

## BUILDINGS

"Donald's Cottage" is located within the woodland area and adjacent to the Greenlane. The cottage is a small redundant dwelling with a separate storage building. Donalds could have scope for an Estate office or holiday cottage, subject to necessary consents. There is an area for gathering sheep at Park-ne-Earkin on the Millennium Way and the field to the south of the sheep pens has been identified as the best location for a new agricultural building but would be subject to obtaining planning permission.

## HABITATS

There are many different habitats which have been extensively surveyed, the following includes a range of the habitats which can be found: Extensive dry heath and some wet heath, a large area of acid/neutral flush and some significant areas classified as blanket bog. The wet areas have butterwort and round-leaved sundew. Extensive bracken areas with whinchat. Some broad-leaved plantation and some semi-natural broadleaved woodland along the river. A lot of unimproved acid grassland in the south, some semi-improved acid grassland, and a little improved grassland. Two small water bodies on the peat and a pond (the Black Dub) near the old slate quarry.

## WILDLIFE

Bird surveys have recorded many different species including several which are classified as those of Conservation Concern such as curlew, skylark and linnet. There is also an abundance of small mammals and invertebrates.

## TREE PLANTING

Since 2017 a program of tree planting has been undertaken. The program is still ongoing but has included oak, hazel, birch and juniper in the field adjacent to Guthrie's Memorial on the Mountain Road. Aspen, birch and willow in areas between the Mountain Road and Brookdale Plantation. Clumps of willow and juniper adjacent to the Mountain Road and low density planting of birch, sessile oak, hawthorn, aspen, crab apple and goat willow on the steep ground to the west of the Glen Auldyn River.

## ARCHAEOLOGY

Glen Auldyn estate contains many fascinating archaeological sites, the following are a few which are known about but there is likely to be many more: Two historical lead mining levels have been located on the estate with one been connected to the slate quarry which was worked until the 1870's. There is evidence of many other smaller quarries which appear to have been used for the construction of field boundaries and other features. There is also evidence of several three sided enclosures which are thought to have been used for the control of livestock, perhaps as a form of corral with a temporary fence used to secure the open end. Similar structures found elsewhere date from Neolithic times – 4000 to 2500 BC and it is thought that these date from the same time. On an area of registered heathland, there are old cultivation ridges which are likely to date from the eleventh and twelfth centuries when the climate was marginally warmer and therefore enabled cropping to be undertaken at higher altitudes. Several historical circular features have been found which are thought to be the location of huts dating from the Bronze age, 2500 until 800 BC. The Millennium Way which is now a Green Lane roughly follows what was the Via Regia or Royal Way which was historically used by the Kings of Man when they travelled from Ramsey to Castletown. The Neary on the estate is a remote Manx Tholtan (a long abandoned homestead) which gives a glimpse of how people lived and farmed the area many years ago.

## **PUBLIC RIGHTS OF WAY**

Part of the Millennium Way (a 23.26 mile route from the Lezayre Road near Ramsey to Castletown) intersects the heathland from north to south. There is also a Greenway Road and Greenlane which goes from the top of Glen Auldyn residential area to the Black Dub, a distinctive pool in the river.

## **AGRICULTURAL SUBSIDIES**

In 2023/2024 the estate was eligible for £14,167.80 of Agriculture Development Scheme subsidy on 97.82 acres Below the Mountain Line and 901.98 acres Above the Mountain Line (see below for explanation of land classification). The estate is also able to claim Agri-Environment Scheme on different scheme options. In 2023/2024, total payments were £6,155.44.

## **SHOOTING**

Seventy acres of the estate is let out to a shoot on an annual basis. This area can be used all year for rearing pens. The shoot also has the shooting rights over the rest of the land.

## **RENEWABLE ENERGY PROJECTS**

There is the potential for wind, solar and hydro (all subject to planning approval) on the estate.

## **VIEWING**

For any viewing enquire, please contact Neil Taggart by email [neil.taggart@chrystals.co.im](mailto:neil.taggart@chrystals.co.im) or call the office on 01624 623778 (opt 1).

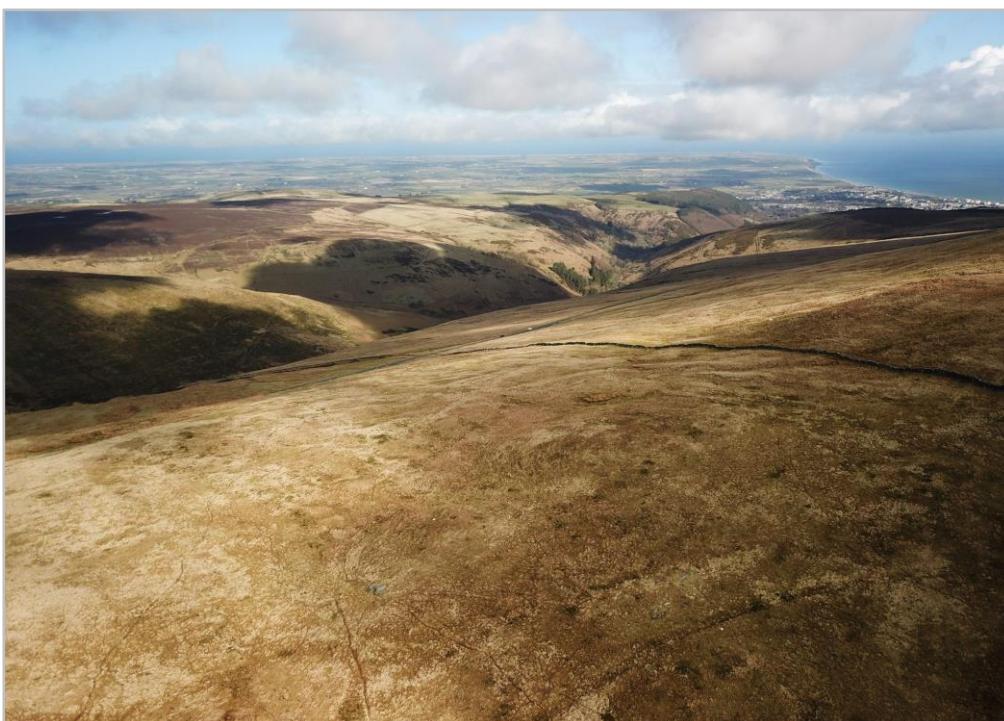
## **POSSESSION**

The estate had historically been rented to farming tenants but in 2019 a contract farming agreement was established with a local shepherd managing the estate on a day to day basis. The estate can be sold with vacant possession although the continuation of the contract farming agreement may be possible.

Vacant possession on completion of purchase.

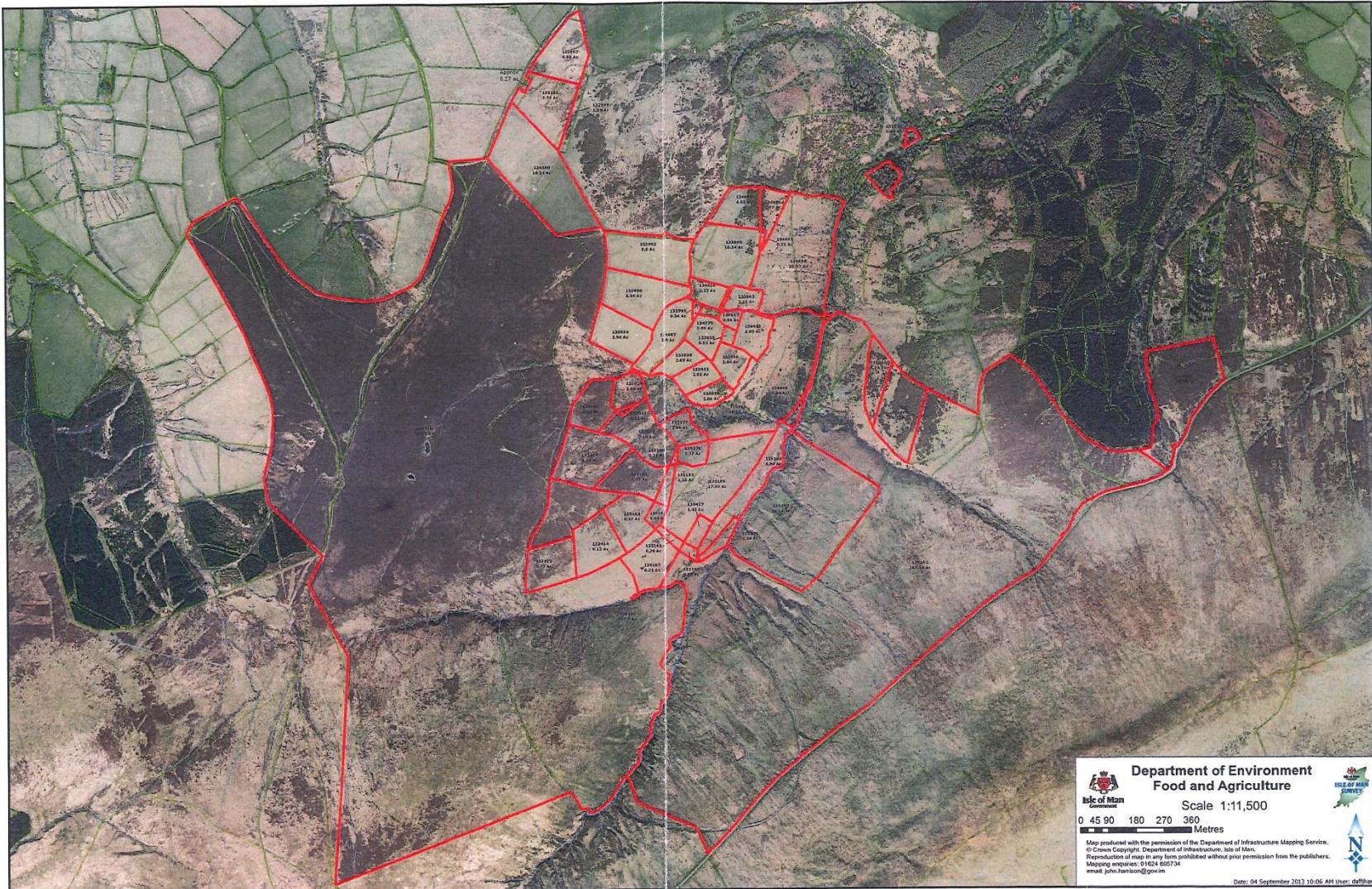
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