

TO LET

OPPORTUNITY TO LEASE BALLIVICAR MOSS FOR HARVESTING OF PEAT AND ASSOCIATED PEATLAND RESTORATION, AS PROVIDED BY THE CONDITIONS OF PLANNING PERMISSION; INNOVATIVE PEAT HARVESTING METHODS TO BE DEPLOYED TO ENSURE MAXIMUM



**Ballivicar (Approximately 2 km
North West of Port Ellen)
Isle Of Islay, Argyll and Bute**

- Planning permission secured (22nd December 2025)
- Planning reference 25/00829/MIN
- Harvesting of peat for use in the production of peated malt whisky, together with restoration of the remainder of the site and biodiversity enhancement and formation of two vehicular accesses
- Circa 114 hectares / 282 acres or thereby
- Approved extraction period: 15 years
- Best offers invited for 15 year lease

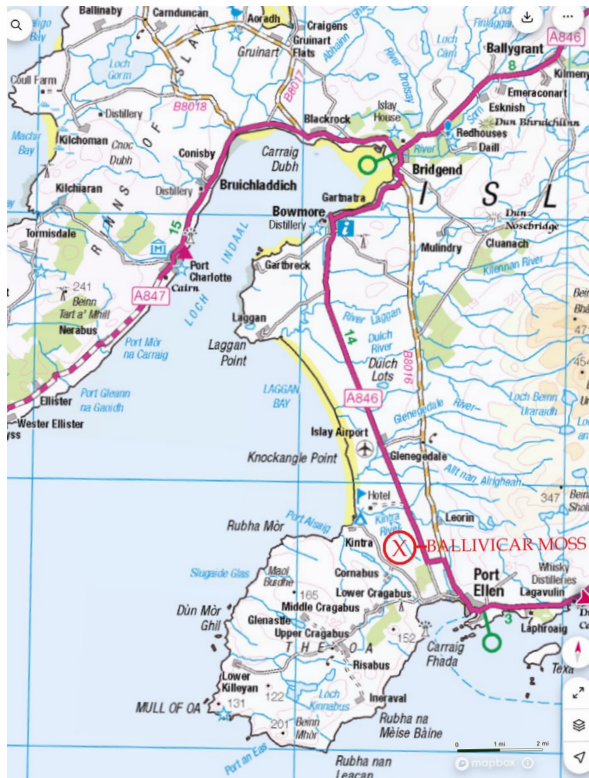
ISLAY WHISKY

Islay is globally recognised as one of the five Scottish whisky regions and is renowned for its distinctive peated style.

There are currently ten operational distilleries on the island with two more under construction and planning permission granted for a further two — highlighting continued growth in production capacity.

Peat is also supplied to mainland maltsters producing for the Islay market.

Scotch Whisky rules only allow three ingredients - water, barley and yeast. Peat smoke used in malting provides characteristic flavour; choice of wood (eg sherry or bourbon casks) is the other variable, along with shape of still etc.



The planning applicants contacted Islay’s working distilleries to gain an understanding of the need for a responsibly sourced long term supply of peat. The result of these enquiries is that, excluding the Diageo distilleries, there is anticipated demand for around 2,000 tonnes of dried peat per year. Part of this is to be supplied for local floor maltings at the distilleries and part for the bulk production needs of maltsters serving the industry.

LOCATION

The site is an irregular shaped area of predominantly level peat land located 2 km North West of Port Ellen on the Isle of Islay. The subjects lie at the southern end of large scale peatland covering central Islay between the villages of Port Ellen and Bowmore. The site is bordered to east and west by public roads, from which access can be taken. To the south is a small farm, with green pasture, rough grazings and some ploughable land. Northwards the land is mostly peatland, continuing some 11 kilometres to the outskirts of the village of Bowmore.

Ballivicar Moss is vacant land of low fertility and not suited to farming. It was last in productive use when peats were cut for distillery and domestic use many decades ago. There is no existing vehicular access into the site and it is therefore proposed to construct short tracks leading to harvest sites on the eastern side from the A846 and on the western side from the minor Kintra road.

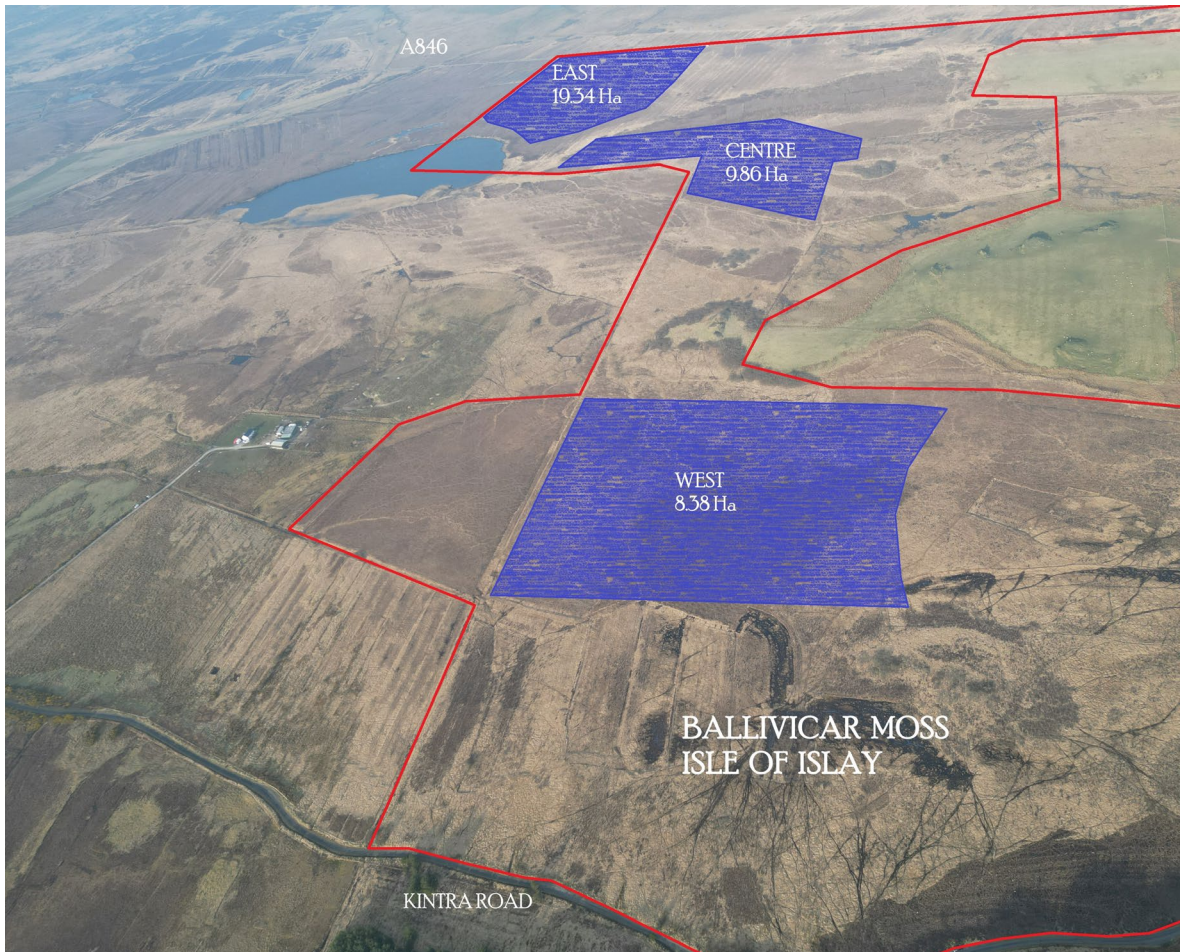
Hard standing areas will be prepared for temporary storage of drying peat.

It may not be necessary to construct the western track during this 15 year planning permission, as there is sufficient peat in the eastern harvest area alone to supply the permitted 2,000 tonnes p.a. - subject for discussion during negotiations. The construction of the road junction, track(s) and stacking areas will be the responsibility of the tenant.

SITE HISTORY

Ballivicar Moss was acquired in the 1980s with the strategic intention of supplying peat for distillery use. Planning permission for peat extraction was granted in 1986, and initial drainage works were undertaken in preparation for harvesting.

Comprehensive peat depth surveys have since been undertaken to identify commercially viable extraction areas. Three discrete zones have been confirmed as suitable for harvesting, extending to approximately 37.5 hectares (92.5 acres) in total. The principal area lies to the south-east of Loch nan Gabhar, with two smaller areas located centrally and to the west, as shown on the plan.



In assessing the site's suitability, key considerations include the depth and quality of peat for malting purposes, proximity to transport infrastructure, hydrological characteristics, and environmental and cultural designations. These matters are addressed in detail within the Environmental Impact Assessment. Further details are available to seriously interested parties.

PLANNING

Planning authority – Argyll and Bute Council
Planning Reference – 25/00829/MIN

Harvesting the peat for the use of production of malt whisky, together with restoration of the remainder of the site and biodiversity enhancement and formation of two vehicular accesses.

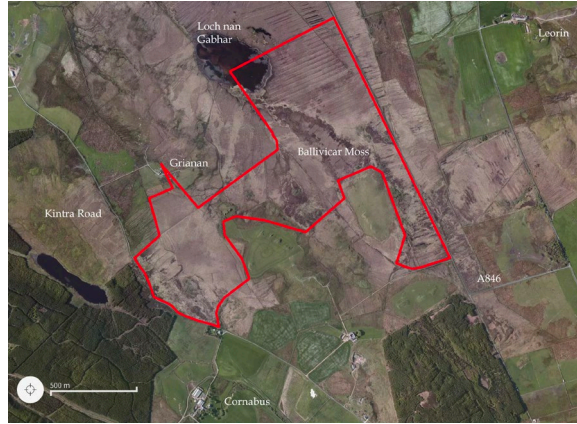
(Granted 22nd December 2025)

A minimum residual peat depth of 1m is to be retained at all times (except where track(s) to be constructed)

The successful tenant will have to fulfil the planning conditions required. The innovative proposed peat harvesting methods are set out in the planning application.

Rate of peat extraction: maximum of 2,000 tonnes per annum





Access to a data room will be provided to the preferred bidder subject to a confidentiality agreement being signed.

RESTORATION

The works shall be undertaken and monitored according to the approved 'Peat Harvesting Management and Restoration Enhancement Outcome Plan 2025 to 2035'.

As part of the planning permission, a restoration bond will be put in place by the developer to cover decommissioning and site restoration costs on the expiry of the permission.

Further details available on application to the marketing agent.

SERVICES

We understand that the property/land will have service connections available nearby. The proposed tenant will have to make necessary enquiries in the regard.

PROPOSED LEASE

Offers are invited.

We propose entering into an option agreement while the planning conditions are being satisfied, with the full lease to be agreed during the six-month option period.

VAT

Applicable

LEGAL COSTS

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the ingoing tenant will be liable.



To arrange a viewing please contact:



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5. Date Published: March 2026

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