



## ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

### Forestry and Land Scotland – Community Asset Transfer Scheme

#### DECISION NOTICE – AGREED

To: Morvern Community Woodlands  
Rhemore  
Drimnin  
Morvern  
Argyll PA80 5YZ

Forestry and Land Scotland  
Apex 1, 99 Haymarket Terrace,  
Edinburgh, EH12 5HD

[fls.communities@forestryandland.gov.scot](mailto:fls.communities@forestryandland.gov.scot)

Head of Land Transactions and Development  
Malcolm Pearson

Our ref: 25-26-01COMM

3 February 2026

This Decision Notice relates to the asset transfer request made by MORVERN COMMUNITY WOODLANDS on 4 August 2025 in relation to 96 hectares of Lochaline Forest South, as shown on the indicative plan annexed to this notice, “the disposal area”.

Forestry and Land Scotland has decided to **agree** to the request.

The reasons for this decision are as follows:

- The objectives of Lochaline Community Forest are to create new woodland crofts, woodlots, and develop a community woodland including a new woodland path network, rainforest restoration and timber production, supporting the long term sustainability, health and well-being of the community. These objectives will contribute to Scottish Government National Outcomes on Economy, Community, Environment, Fair work and Business through:
  - Creating local employment and access to land to up to 6 crofts in the first phase of the project

- Supporting the sustainable management of the woodlands
  - Helping to increase population in fragile rural area
- Morvern Community Woodlands has undertaken community consultation during the feasibility study for the project. The creation of Lochaline Community Forest has also been supported through consultation on its inclusion in the draft [Live Life Morvern Local Place Plan](#). Letters of support have been received from Morvern Community Council, Morvern Community Development Company, Ardtornish Estate and Savary Timber.
- The transfer includes the RSPB Lochaline Tree Nursery, established in collaboration with FLS to help strengthen Morvern's temperate rainforest as part of the Alliance for Scotland's Rainforest.
- The CATS Evaluation Panel commends the ambition of MCW in taking on a multi-faceted and complex project and recognises the potential benefits it could bring to Lochaline and wider area. The Panel also identified a number of matters requiring further development, and accordingly completion of the transfer will be subject to Morvern Community Woodlands providing:
  - Woodland Management Plan
  - Deer Management Plan
  - Croft Allocation Policy
  - Equality Statement
  - Pre-Planning Advice
- There are private water supplies on and adjacent to the disposal area. Morvern Community Woodlands recognises the statutory obligations on land managers to ensure the quality of private water supplies that could be affected by activities on their land and has engaged with those who could potentially be affected by the proposals. They have commissioned a hydrological survey to identify possible impacts and steps that they will undertake to address concerns raised.
- Forestry and Land Scotland will retain the mineral rights, as part of the land is leased to Lochaline Quartz Sand for the Lochaline Silica Sand Mine. Morvern Community Woodlands will have rights to create borrow pits within the disposal area for taking stone.

The attached document specifies the terms and conditions subject to which we would be prepared to **transfer ownership of** the land to you. **If you wish to proceed, you must submit an offer to us at the address above by 4 August 2026.** The offer must reflect the terms and conditions attached, and may include such other reasonable terms and conditions as are necessary or expedient to secure the transfer within a reasonable time.

### Right to appeal

If you consider that the terms and conditions attached differ to a significant extent from those specified in your request, you may appeal to the Scottish Ministers.

Any appeal must be made in writing **by 26 February 2026**, which is 20 working days from the date of this notice, to:

Community Land Team  
D Spur  
Saughton House  
Broomhouse Drive  
Edinburgh  
EH11 3XD

Email: [CRTB@gov.scot](mailto:CRTB@gov.scot)

Guidance on making an appeal is available at [www.gov.scot/policies/community-empowerment/asset-transfer/](http://www.gov.scot/policies/community-empowerment/asset-transfer/).