

Den of Ogil Reservoir and Land 11.06 Hectares (27.33 Acres)

**FOR SALE
BY ONLINE
AUCTION**

**Auction Date: 4th
December 2025**

RESERVOIR AND LAND

**APPROVED SITE FOR OFF-GRID
CABIN**

**POTENTIAL FOR HOLIDAY
LODGE**

**RARE OPPORTUNITY TO
PURCHASE A SECLUDED
RESERVOIR**

SPORTING RIGHTS INCLUDED

**NEWLY CERTIFIED AS TO
SAFETY BY SUPERVISING
ENGINEERS**

Guide Price : £99,000



WHAT 3 WORDS

DEN OF OGIL RESERVOIR AND LAND, ANGUS, DD8 3UB

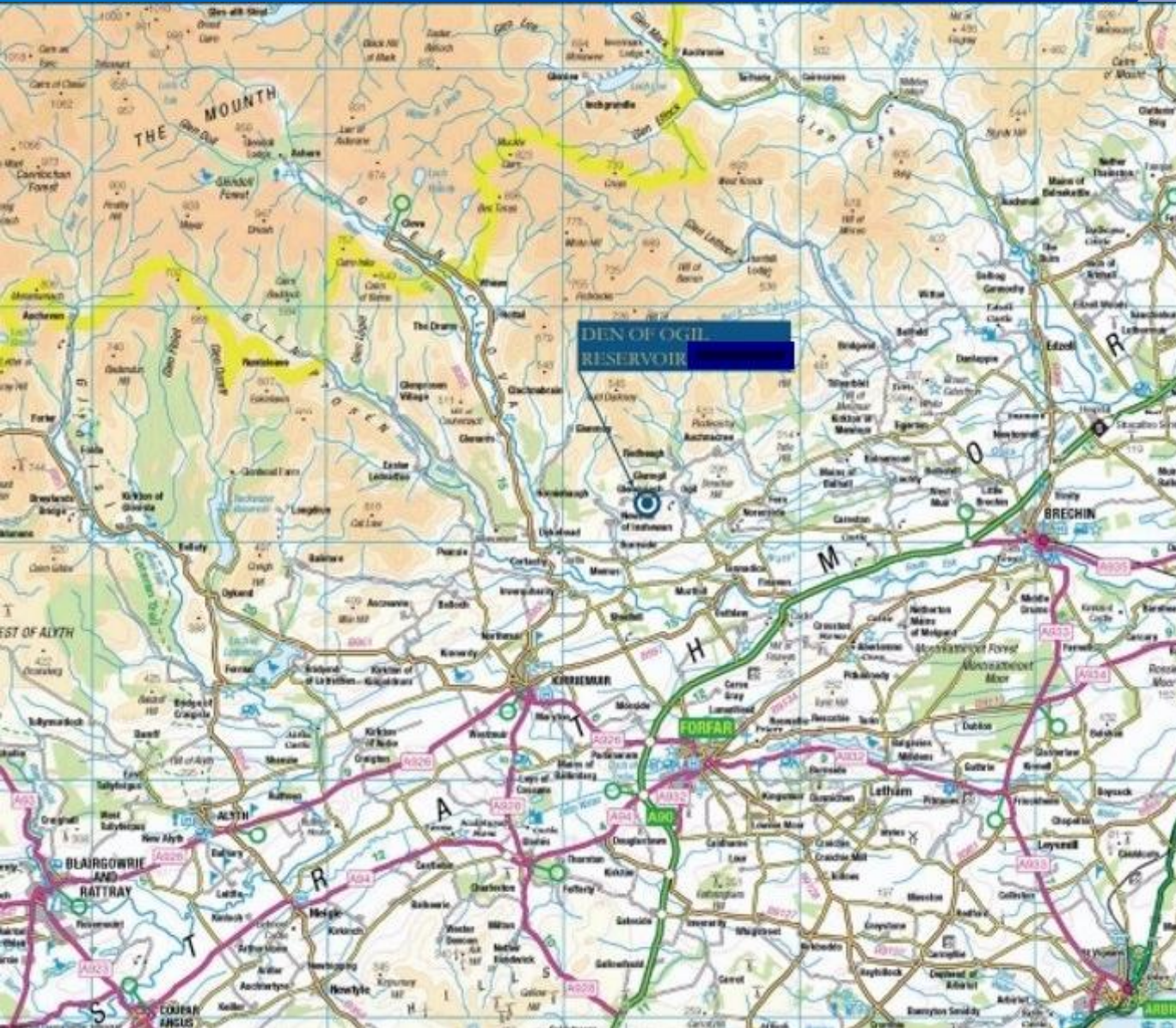
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Location

DEN OF OGIL RESERVOIR AND LAND, ANGUS, DD8 3UB



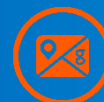
The property is peacefully and privately situated approximately 1.5 miles south of Glenogil in Angus. Forfar is close by 10 miles south and Brechin some 12 miles east.

Den of Ogil is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 53. The Grid Reference is NO 439 619, the What3Words code is searcher.paints.shams and nearest postcode is DD8 3UB

From the A90 north of Forfar, take the B597 signed for Tannadice & Noranside. In the middle of Tannadice, fork sharp right signed for Glenogil and Mountains Animal Sanctuary.

One mile after passing the Sanctuary on your right, fork sharp left up a small public road which is unsigned, but which has two 'dead-end' signs and a private sign for Den of Ogil Cottage. (At that fork, do not continue to bear right up the hill signed Glenogil and Auchnacree).

Half a mile up that dead-end road, on your left you will see the metal gate at the top of the short track leading down to the reservoir. Park in the layby before the gate, shown as A1 on the sale plan; and walk down.

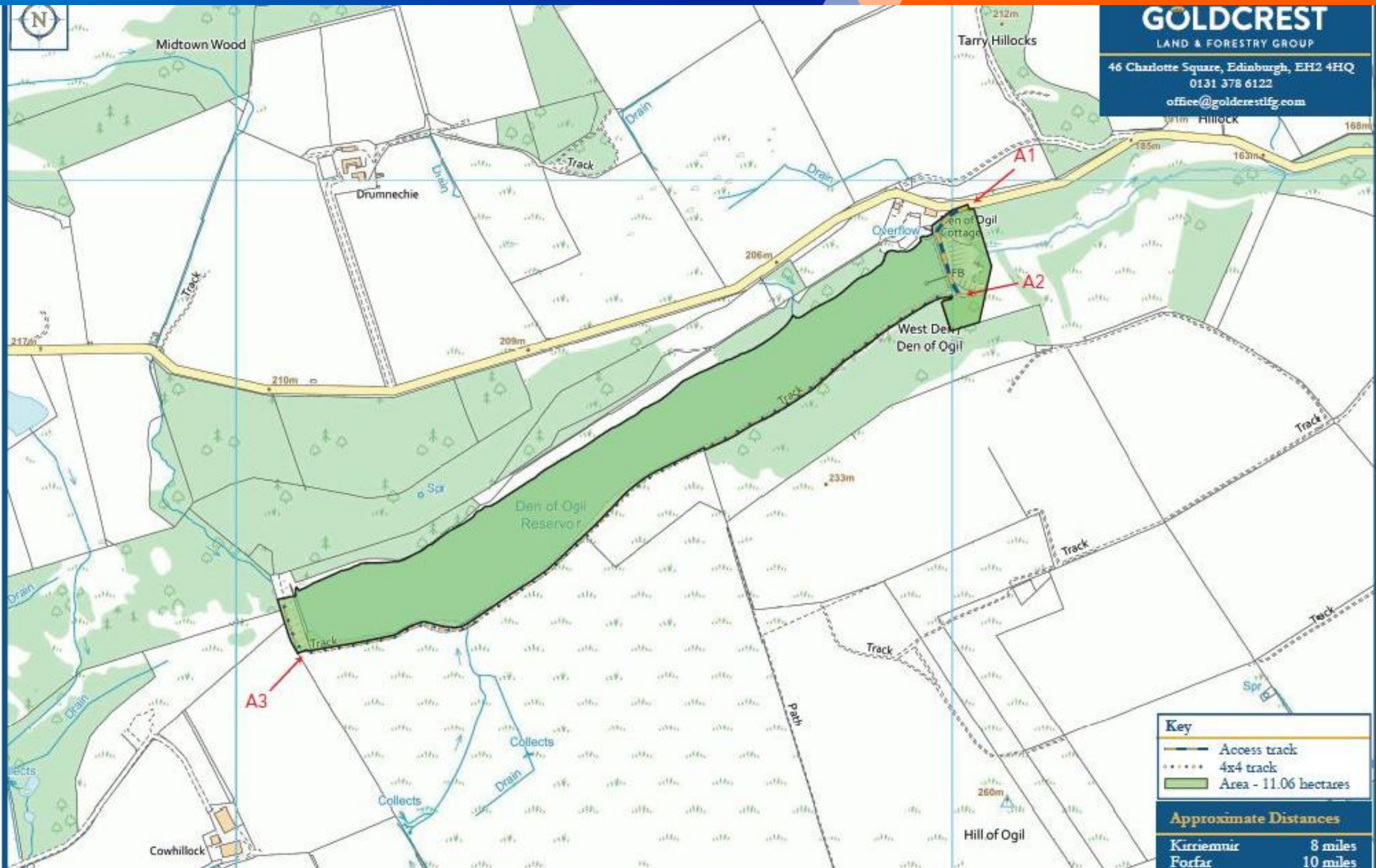


FIND ON GOOGLE MAPS



Indicative Site Plan

DEN OF OGIL RESERVOIR AND LAND , ANGUS, DD8 3UB





Description

DEN OF OGIL RESERVOIR AND LAND, ANGUS, DD8 3UB



This beautiful and tranquil reservoir was formed in 1880 by the construction of two embankment dams and was previously used to supply the public in Forfar and the surrounding area with water. Today, no water is taken from the reservoir, and it serves an environmental service and has become a haven for wildlife and leisure.

The length of the reservoir makes it ideal for recreational activities such as water skiing, sailing, kayaking, wild swimming and paddleboarding.

In addition, there is a healthy population of trout and pike to fish for. Land at the east and west dams is included in the sale.

The reservoir is regulated by SEPA under the Reservoir (Scotland) Act 2011 see legal pack for further details.

SITE AREA

Approx. 11.06 Hectares (27.33 Acres).

ADDITIONAL LAND

Post conclusion of the auction sale our clients may consider selling to the buyer by separate negotiation woodland to the north of the reservoir extending to approx. 2.76 Hectares (6.82 Acres).

ADDITIONAL INFORMATION

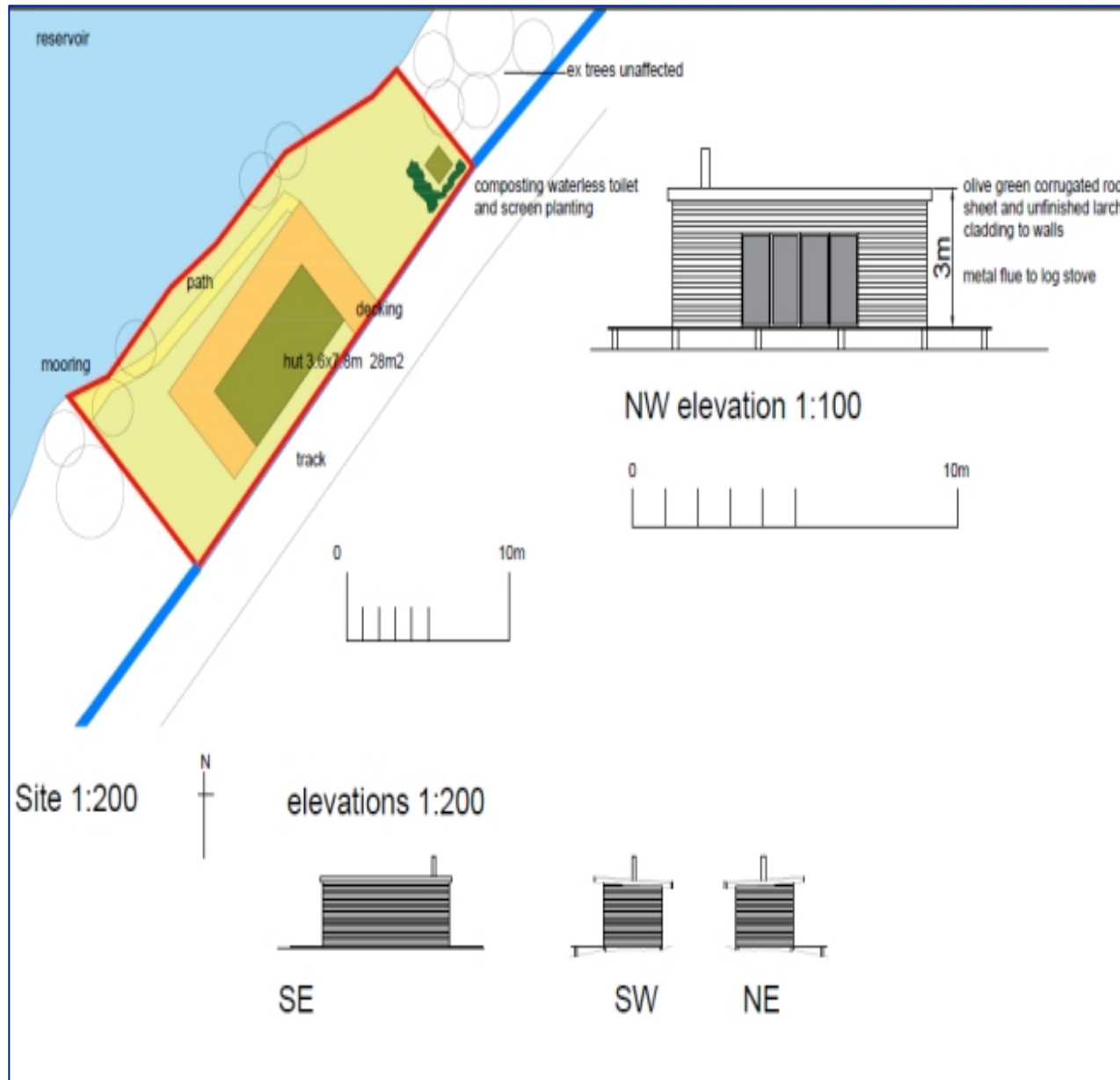
The reservoir's statutory 10-year inspection took place late in 2023. The main recommended Measures in the Interests of Safety are now complete and certified. The corresponding Certificates of 1 July 2025 and of 1 October 2025 are available on request.

A 13-foot Orkney fishing boat with oars and an outboard; and a Laser Pico sailing dinghy, both with trailers, both in very good condition and both on site, will be available to the buyer if wanted by separate treaty with the vendor.



Description

DEN OF OGIL RESERVOIR AND WOODS, ANGUS, DD8 3UB



PLANNING

Planning permission has been granted under reference 23/00523/FULL for the creation of a recreational cabin with wooden decked area, boat mooring and composting toilet. Additional information on the application is available upon request or via the Angus Council planning Department website. The property is well located and suited for the development of further chalets or similar buildings and there is high demand for holiday accommodation in the area; however, this is subject to planning consent. Interested parties should satisfy themselves with regards to services and planning consent for development of the cabin.

SPORTING RIGHTS

Sporting rights are included, and as previously mentioned, the reservoir is well suited to fishing. The right of angling for trout by two rods from the reservoir bank or from a rod-fishing boat has been granted to Dundee City Council, subject to the following conditions:

- They are bound to restock the trout every 5 years (at a minimum) in order to replace the number of fish caught and removed over that period.
- They are bound to supervise and maintain fishings in and up on the reservoir and to control those making use of the facilities, as well as the size of fish caught and taken.
- A boathouse should be provided and maintained by them if this is deemed necessary to provide reasonable fishing facilities in and upon the reservoir.
- We understand that none of these rights have been exercised for many years



AUCTION DATE

The auction will be held on 4TH December 2025 at 2:30pm.

REGISTERING TO BID

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

DEPOSIT

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

The property has a guide price of £99,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,500 plus VAT.

LEGAL PACK

The legal pack which contains detailed information on the subjects of sale and management of the reservoir is available to view online. We would strongly recommend interested parties read the legal pack prior to bidding.

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

N/A

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)