

DM HALL

For Sale

Idyllic rural retreat

Artistic impression of proposed cabin

Reservoir

Off-grid hut · 30 m² · Den of Ogil, Angus

A place to slow down

A simple, sustainable hut on the edge of the reservoir – designed for fishing, paddle-boarding, kayaking, or just being still.



30 m²
internal space

Full height glazed front
with views over reservoir

Large covered deck
(roof over half the deck)

Short wooden jetty

Off-grid, low
impact design

Log stove for
year-round use

Natural, sustainable
materials

Ideal for fishing,
wild swimming, kayaking
– and being still.

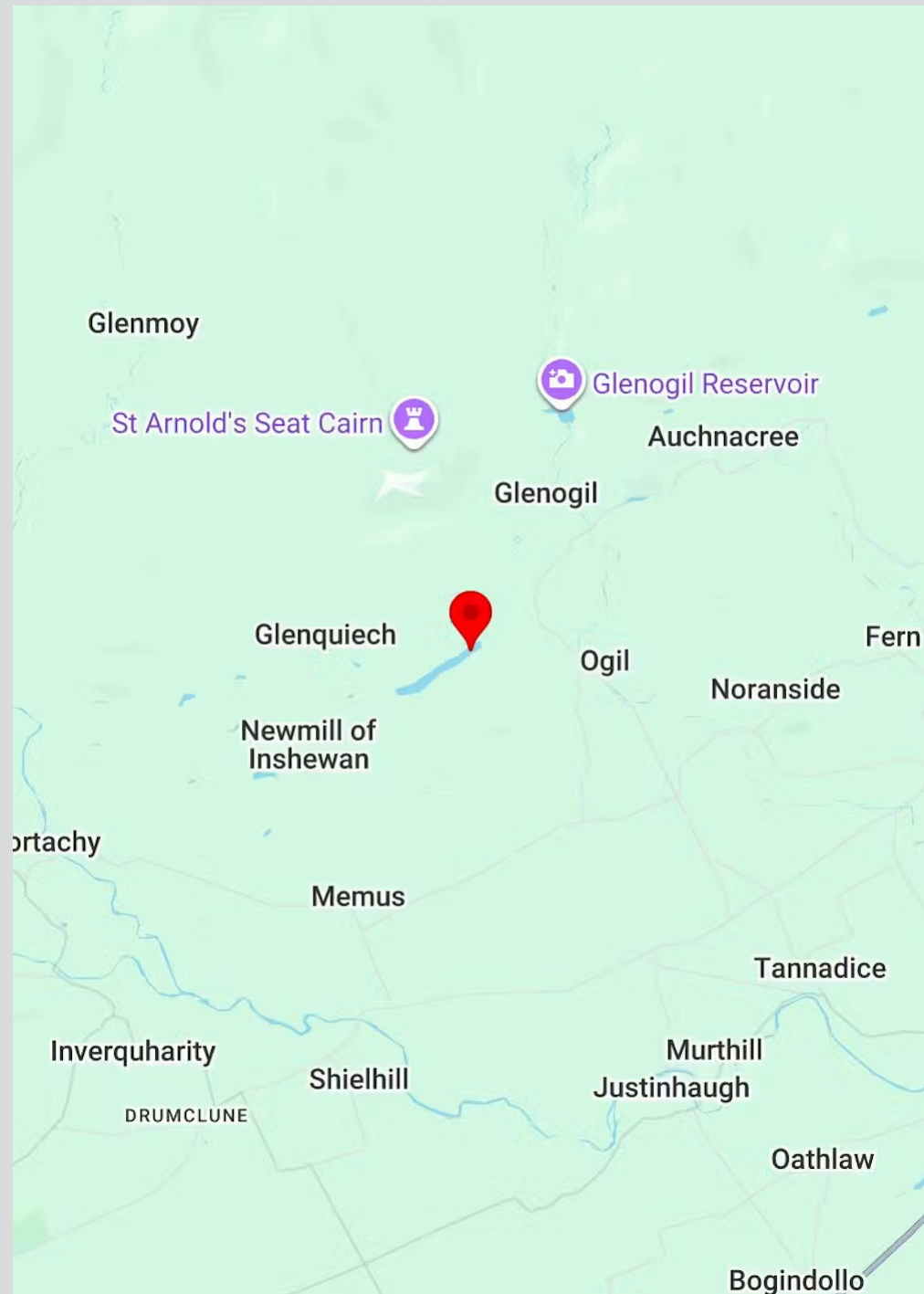
*Nature closer.
Life simpler.*

By Glenquiech,
Glenogil, DD8 3UB

- Outline planning consent for an off-grid cabin
- Extensive area 13.59 Ha (33.58 acres)
- Beautiful and peaceful surroundings
- Registered Reservoir
- Secure access close to an established rural hamlet
- Haven for wildlife, ideal rural retreat
- Wild trout fishing subject to conditions
- Excellent opportunities for habitat management

LOCATION

The site is accessed off a rural tarmac road, some 12 miles west of Brechin and 9 miles north of Forfar. The site is accessed via a locked gate, which is located via the following what3words location: <https://w3w.co/engages.whiplash.dined>. The nearest postcode is DD8 3UB but this takes you too far west.



DESCRIPTION

Den of Ogil Reservoir is a true feat of Victorian engineering, designed by John Frederick Bateman in 1880, to supply water to the Royal Burgh of Forfar. The reservoir was decommissioned by Scottish Water in the 1980's and sold for private use in 2019.

This exceptional rural haven is truly magical, attracting an abundance of wildlife with the benefit of outline planning for an off grid cabin, planning reference 23/00523/FULL, granted in October 2024.

There are some beautiful viewpoints, picnic areas, woodland and core paths than run along the waterside. The reservoir is registered and regulated under the Reservoirs (Scotland) Act 2011 and therefore carries obligations set out by the Act. The property is affected by a risk of flooding according to current and future SEPA flood maps.

The boundaries are to be maintained in a stock proof condition at mutual expense with adjoining landowners. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

EPC

EPC exempt - No building present



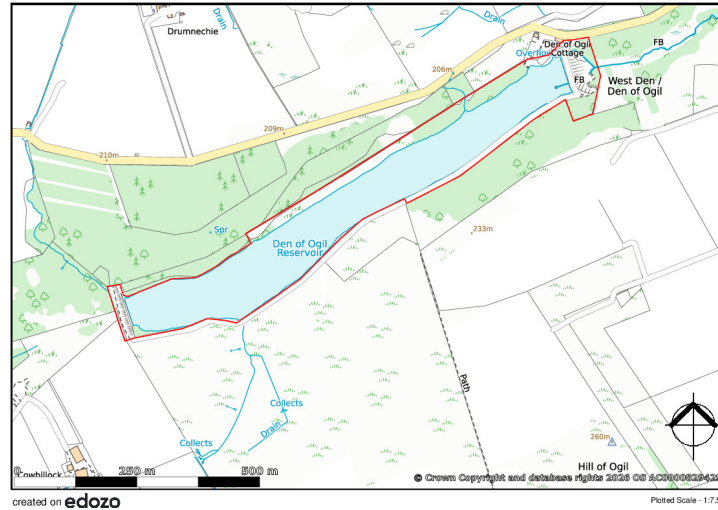
Offers in excess of £105,000

Interested parties should make their own enquiries with the local authority.

Strictly by contacting the sole agents.

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Boghaugh, Glenquiech, Forfar, DD8 3UB



Make an enquiry

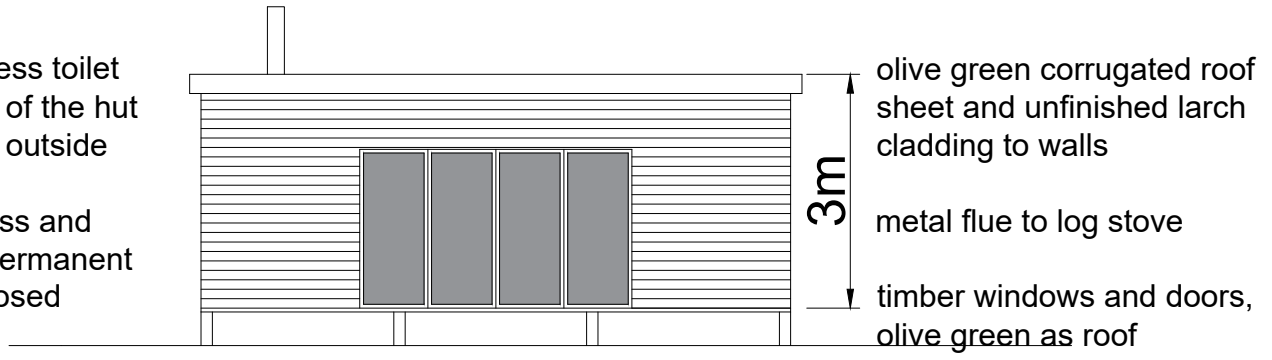
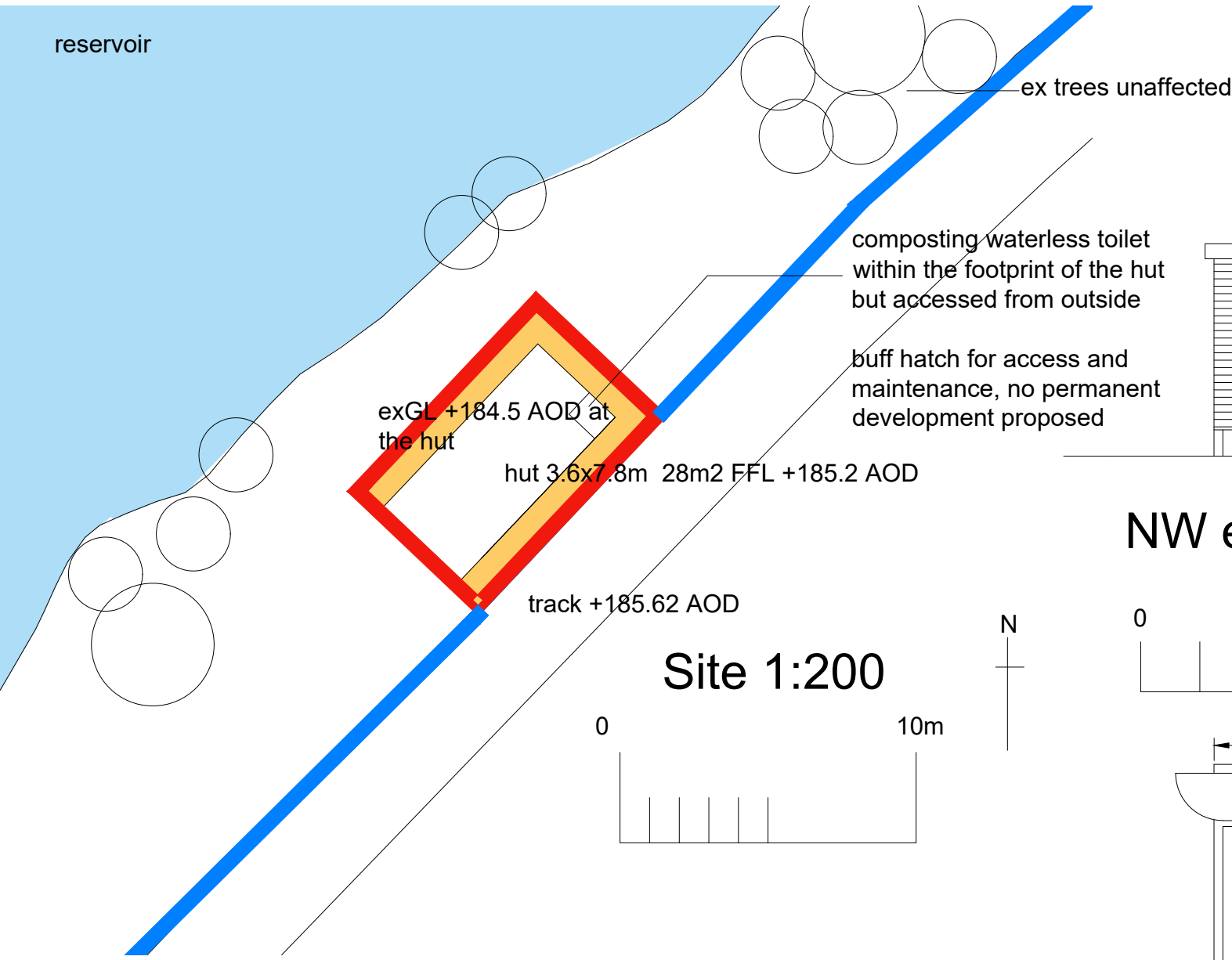
Jennifer Campbell
07909 917540
jennifer.campbell@dmhall.co.uk

Linda Morris
0131 624 6130
linda.morris@dmhall.co.uk

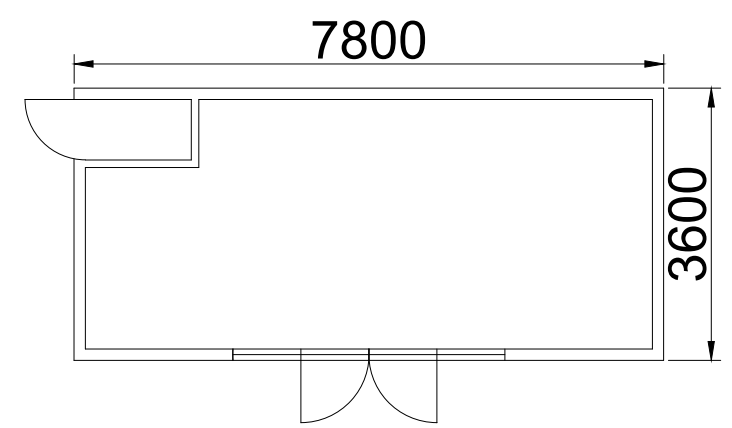
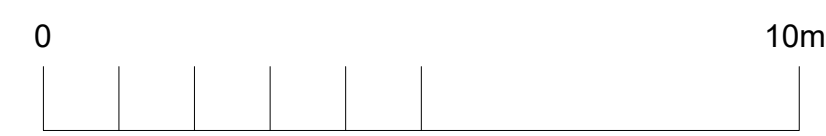
DM Hall
The Mill
Bridge of Allan, FK9 4JS
01786 833800

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property; (iv) All prices, premiums and rents quoted are exclusive of VAT; (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control; (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: SEPTEMBER 2026



NW elevation 1:100



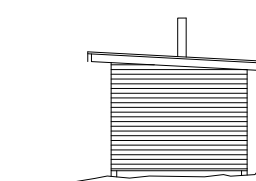
GF Plan 1:100

no fixed internal partitions (other than the toilet) or furniture are proposed allowing maximum flexibility for walking, fishing, camping inc overnight etc

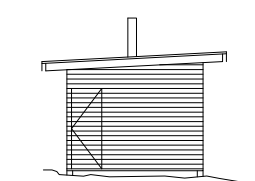
elevations 1:200



SE



SW



NE

Construction Method Statement:

no wet trades
hut arrives flat-packed ie walls, floor, roof pre-assembled
ground works for founds either conc slab on compacted type 1 fill, or driven strainer post
geo-textile membrane loose laid below the hut only
vehicular access by tractor and trailer along the existing track

NO new planting

ALL work restricted to on site and North of the ex path

DO NOT SCALE FROM THIS DWG FOR CONSTRUCTION	
roof water to eaves drip to a gravel filled French Drain the length of the hut 450 deep x 300 wide to provide attenuation to surface water disposal, before entering the reservoir, as it does presently	
REV	G
2023.321.2	
26.7.23	
Hut, Den of Ogil Reservoir	
Glenquiech DD8 3UB	
Mr R. Leckie	
DAVID WREN ARCHITECT LTD 07881 400919 info@davidwrenarchitect.co.uk	
©	