

CLUANIE AND EAST GLENQUOICH ESTATE

GLENMORISTON • INVERNESS-SHIRE





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A truly exceptional West Highland Estate with a fine refurbished lodge and spectacular mountain landscapes.

Lot 1

Fully refurbished lodge: 8 bedrooms • 7 bathrooms • 2 reception rooms • Large kitchen/dining room
Further domestic rooms • Cellarage • Strongroom

Separate annexe: 3 bedrooms • 2 bathrooms • Reception room • Large kitchen/breakfast room

Keeper's Cottage: 3 bedrooms • Sitting room • Kitchen/dining room • Bathroom • Shower room • Study

Glen Loyne Bothy: in need of renovation

Extensive estate outbuildings: Modern deer larder • Helicopter hanger • Shooting bothy

Spectacular red deer stalking with a 5 year average of 30 stags and 33 hinds
Fishing on Loch Cluanie and Loch Loyne • Approximately 376 acres of woodland

About 10,754 acres

Lot 2

Alt Na Slat Cottage with planning permission to knock down and create a 5 bedroom house in East Glenquoich
Red deer stalking with a 5 year average of 10 stags and 14 hinds • Approximately 1,207 acres of woodland • Hydroelectric potential

About 9,800 acres

As a whole: In all about 20,554 acres

Shiel Bridge 13.5 miles • Fort William 48 miles • Inverness 53 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

Cluanie and East Glenquoich is situated amongst the most breathtaking West Highland scenery, at the confluence of Glen Shiel and Glenmoriston. The estate straddles three glens; Glenmoriston, Glen Loyne and Glen Quoich. The terrain varies enormously, from rugged high tops with deep corries running from them to the beautiful broken slopes on the lower ground and Lochs Cluanie and Loyne. The estate is relatively accessible, being within 1.5 hours' drive of Inverness Airport and 3.5 hours of Glasgow Airport. The west coast is within 15 minutes' drive at Loch Duich and the Isle of Skye can be reached by driving a further 30 minutes. There is a shop in Shiel Bridge which provides basic supplies. The estate is well placed to explore the North West Highlands of Scotland. John MacLeod describes the descent of Glen Shiel on the road to Skye as 'one of Scotland's most spectacular mountain passes; it is almost a cliché of Highland scenery – foaming river, burns streaming white, cracks frowning from on high'.







Historical Note

The Battle of Glen Shiel took place on Cluanie on 10 June 1719. This is recognised as the end of the 1715 rebellion, when the Hanoverians defeated the Jacobites.

The estate is featured prominently in Kenneth Whitehead's book of "The Deer Stalking Grounds of Great Britain and Ireland". Extracts include:

"Cluanie forest is one of the oldest in Scotland and as early as the thirteenth century it was included amongst the forests belonging to the King. In 1509 the Laird of Grant received a charter from James IV, wherein he was appointed the office of forester."

"Prior to the First World War, the deer were fed in winter with maize and beans. The ground is full of deep corries, there being no less than seven facing north and three facing south, with the result that there is adequate shelter for the deer throughout the year."

"On 12 October 1902, McConnachie recorded that there was a white stag in the Cluanie sanctuary. Five days later this same stag was killed on Erchless Forest, some 50 miles to the east."

East and West Glenquoich used to belong to a Mr C Williams, who, during his last season, shot his 3,111th stag, probably an all-time record in Scotland.

Description

Cluanie and East Glenquoich is a sporting estate and deer forest of great quality and immense beauty. It comprises of over 20,000 acres of land lying over three glens, which feature truly spectacular landscapes, scenery, geology and wildlife. The estate rises from 230m (754 feet) at Cluanie Lodge to 1021m (3348 feet) at the summit of Aonach air Chrith. The views of Glen Quoich, Glen Shiel and Kintail from the south Cluanie ridge are spectacular. The estate has first class accommodation in the shape of Cluanie Lodge, which has been completely refurbished over the last five years along with the services, outbuildings and cottages. Great care has been taken to create an excellent herd of red deer. Similar care has been taken to recreate and protect some of the oldest Caledonian pines in the world. In fact, Cluanie is home to the oldest Caledonian pine in Europe, believed to date back to 1458. Whilst the estate is situated in an incredible position, it is within 1.5 hours' drive of Inverness Airport and 3.5 hours of Glasgow Airport.



Lot 1

Cluanie Lodge

Cluanie Lodge is a fully refurbished, Victorian Highland lodge. The lodge comprises of a mixture of handsome Victorian architecture and a good flow of accommodation, refurbished to the highest standard.

The lodge is approached via a private road that leads from the A87, just before the Cluanie Inn, over a bridge crossing Loch Cluanie and up the Old Military Road for about 1 mile to Cluanie Lodge, which is positioned in a sensational spot overlooking Loch Cluanie.



The lodge is extremely well sited and the outbuildings and keeper's cottage are positioned within easy walking distance of the lodge.

The lodge looks south over the estate and north and east over Loch Cluanie. A very attractive, white painted, southern façade fills the eye on approach to the lodge and contrasts superbly with the heathery hills beyond and the Caledonian pines in the foreground.

The current owner has spent the last five years rebuilding and completely refurbishing the house, annexe, outbuildings, roads, yards, services and keeper's cottage. It has been finished to an exacting standard and will last a generation. It has been restored with great sympathy using the finest modern or traditional materials, whichever is most appropriate.

The lodge is entered through a vestibule into a wide hall which leads to the staircase at the far end. The reception rooms are accessed directly off the hall. Both rooms have far reaching views over Loch Cluanie from their wide windows. There is a large kitchen/dining room which benefits from modern appliances including an Aga, and the boiler room and utility room are conveniently positioned beyond this. Access to the annexe could be made here, which would provide further reception rooms and bedrooms. In the basement there is a strongroom and excellent cellarage. The bedrooms are well laid out over the first and second floors; they have generous proportions and en-suite bathrooms, with the exception of two bedrooms which share a bathroom. In total there are eight bedrooms and seven bathrooms.

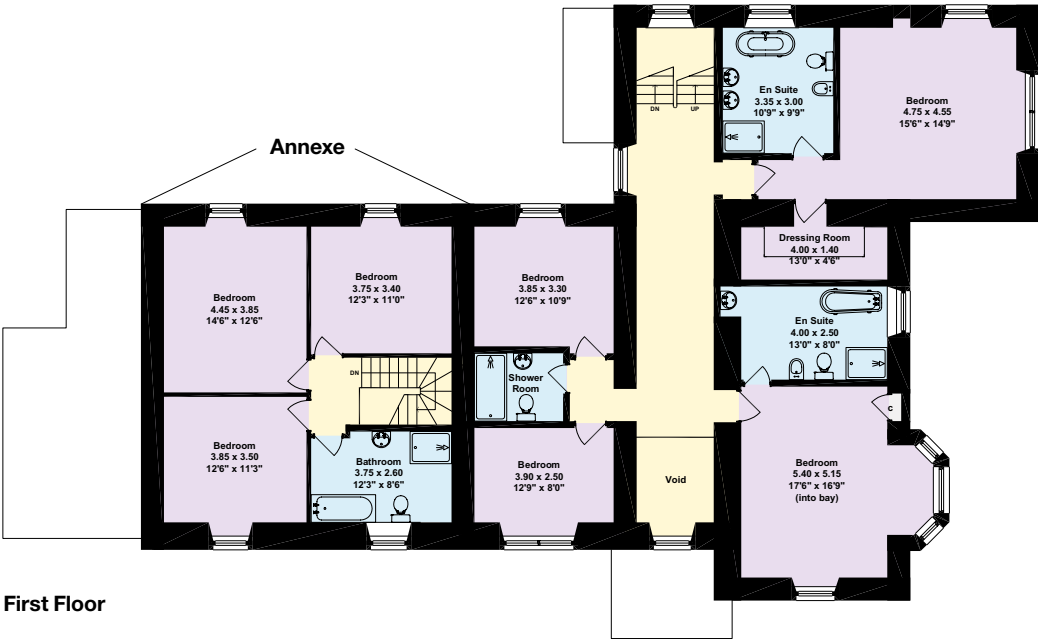
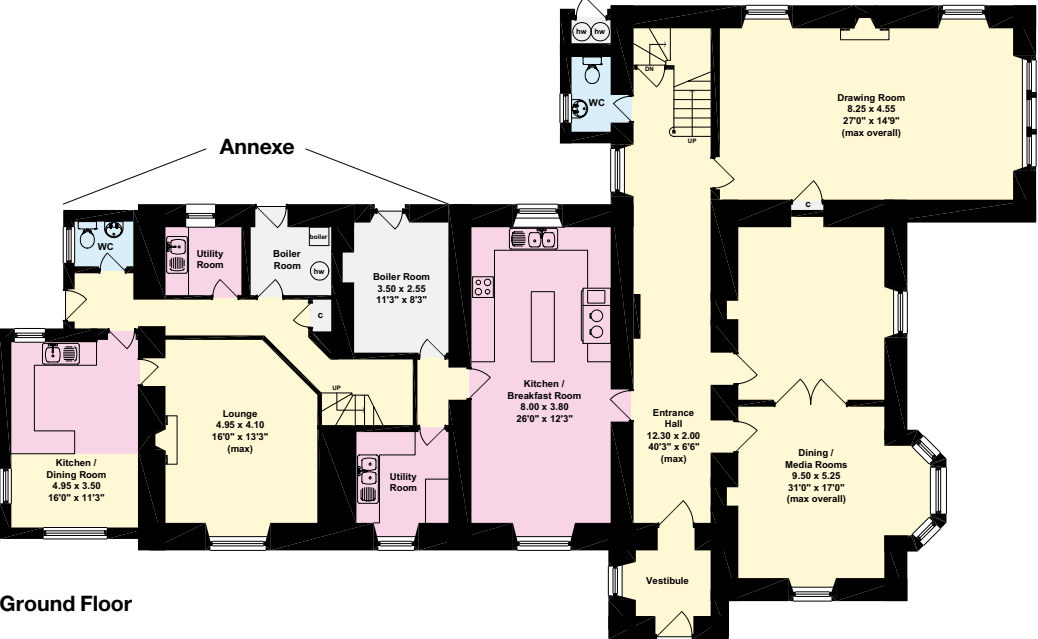
The Annexe

The annexe is currently occupied as a separate building to the lodge but it could easily be reunited to increase the accommodation within the lodge itself. The annexe has been refurbished to the same excellent standard as the lodge and comprises three bedrooms, a bathroom, shower room, kitchen/dining room, reception room, domestic rooms and a separate entrance.





Cluanie Lodge



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Outbuildings

There is a fully equipped modern deer larder, with chilled carcass storage for fifteen carcasses and a meat preparation area, fully compliant with quality assured venison guidelines. In addition, there is a large, open, five car garage with a concrete floor, various workshops, an estate office and a stalkers' changing/drying room with shower.

Further outbuildings include two traditional grouse larders and a purpose built shooting bothy. The beautifully built bothy sits below the house and at the head of the rifle range, which extends out to 1 km. It has been designed to look like a traditional outbuilding, clad in stone under a slate roof. Internally it benefits from a tiled floor with under floor heating, electricity, cold water and double doors which open out to the shooting range. The hut has been specifically designed to reduce the noise signature from firing through two open doors whilst firing from inside and under cover.

There is an open fronted, steel frame machinery storage building measuring 6m x 12m with a concrete floor. It is situated within a 30m x 30m hard standing compound below the house. Also situated below the house is a modern helicopter hanger measuring 17m x 15m. The hanger is a steel framed, fully insulated dehumidified building with electricity, sliding profile sheeted doors, dense concrete floors, electricity and lighting and two fire doors with night lights to guide helicopters to the landing pad. It is large enough to accommodate two light twin helicopters.

There is a slipway on to Loch Cluanie with a winch hut and a fully illuminated slipway.



Keeper's Cottage

Keeper's cottage was completely refurbished at the same time as the lodge. The cottage comprises three bedrooms, bathroom, shower room, a large kitchen/dining room, sitting room and a study.

Council Tax

Cluanie Lodge is in Council Tax band H.
Cluanie Lodge Annexe is in Council Tax band D.



Services

Electricity

There is no mains electricity within the glen. Electricity is generated on site from three computer controlled generators for maximum efficiency, housed in an insulated shed below the property. A fuel storage house provides 10,000 litres worth of fuel storage for the three generators. This is enough capacity for six to nine months dependant on weather conditions based on recent usage.

Heating

There is oil fired central heating in the house, annexe, outbuildings and keeper's cottage. All properties have their own boiler.

Glen Loyne Bothy

Glen Loyne Bothy is situated in the middle of the estate, just below the Old Military Road. Plans have been drawn up to refurbish and reroof the bothy and to create an open plan room with two open fires.

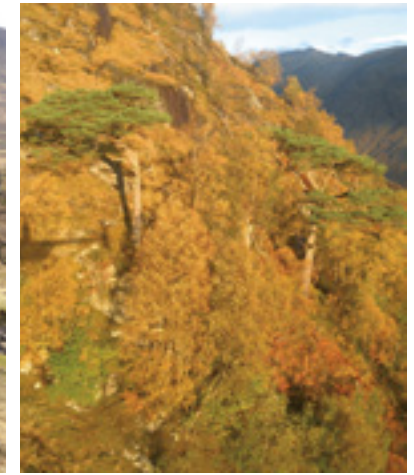
Deer Stalking (Lot 1)

Cluanie is a classic, West Highland deer forest. It contains a great diversity of ground, from steep glens, deep corries, broken ground and craggy flats. It provides very exciting stalking at a level that can only be found in this part of Scotland. The ground can be stalked in all winds and can easily accommodate two rifles.

Over the last 12 years, great care has been taken to establish a strong herd of deer with good heads. A renowned stag forest, the herd now holds countless Royal stags, with Imperials also seen in good numbers. The Old Skye Road runs from Cluanie and to Glen Loyne, providing easy access to the majority of the ground. The estate has been extremely well managed and it will be passed on to the next owner in exceptional order. It should be noted that the stalking has never been let under the current owner's tenure.

The five year average cull on Cluanie is 30 stags and 33 hinds. In addition to red deer, grouse, black game and ptarmigan are also regularly seen on the estate but have not been shot in recent years.





Woodland (Lot 1)

The woodland comprises approximately 376 acres of planted or regenerated Caledonian Pine. This will provide wonderful amenity in years to come and is already providing habitat for the black game on the estate. In addition, there is a good stand of mature Caledonian Pine around the lodge. However, it should be noted that the regeneration in compartment 15 (approximately 20 acres) has failed.

Block Number	Hectares	Acres	Type
13	129.54	320.10	Planted forestry block
14	14.43	35.66	Regenerated block
15	8.40	20.76	Failed regenerated block

The estate also contains other native tree species including common alder, downy birch, silver birch and rowan in addition to fragrant orchids, buffalo orchids, pale butterwort and mountain azalea.

The Old Military Road

The Old Military Road runs through the middle of the estate and was originally constructed between 1750 and 1784 by Major Caulfeild, the successor to General Wade. The road used to connect Fort Augustus to the Bernera Barracks at Glenelg. The road was decommissioned in the 1950s but is still in remarkably good condition and provides excellent access through the estate.

Lot 2

Alt Na Slat Cottage, East Glenquoich

There is permission to knock down the cottage and rebuild it as a five bedroom house. The planning reference is 11-01659-FUL and can be viewed on the Highland Council website.

Woodland (Lot 2)

There is some 1,207 acres of woodland in Lot 2. The woodlands comprise a mixture of Ancient Caledonian pine, regeneration blocks, new native planting and some Sitka spruce forestry which provides wintering ground for the deer. Of particular note is the Ancient Caledonian pine, some of which is noted as the oldest in Scotland, dating back to 1458.

Block Number	Hectares	Acres	Type
1	199.53	493.05	Existing commercial Sitka spruce block
16	58.7	145.05	Regenerated block
17	59.63	147.35	Planted Caledonian pines
18	26.6	65.73	Planted Caledonian pines
21	2.27	5.61	Planted Caledonian pines
22	142.65	352.50	Planted Caledonian pines

Hydroelectric Potential

There is great potential for hydroelectric power generation on the southern slopes of the estate. A very brief survey is available on request, which identifies 1.16 MW of install capacity, through 5/6 schemes. There are indications that this could provide considerable income (approximately £631,500 per annum) over the next 20 years. All brief details can be obtained from the selling agents. Purchasers are advised to seek their own independent advice.

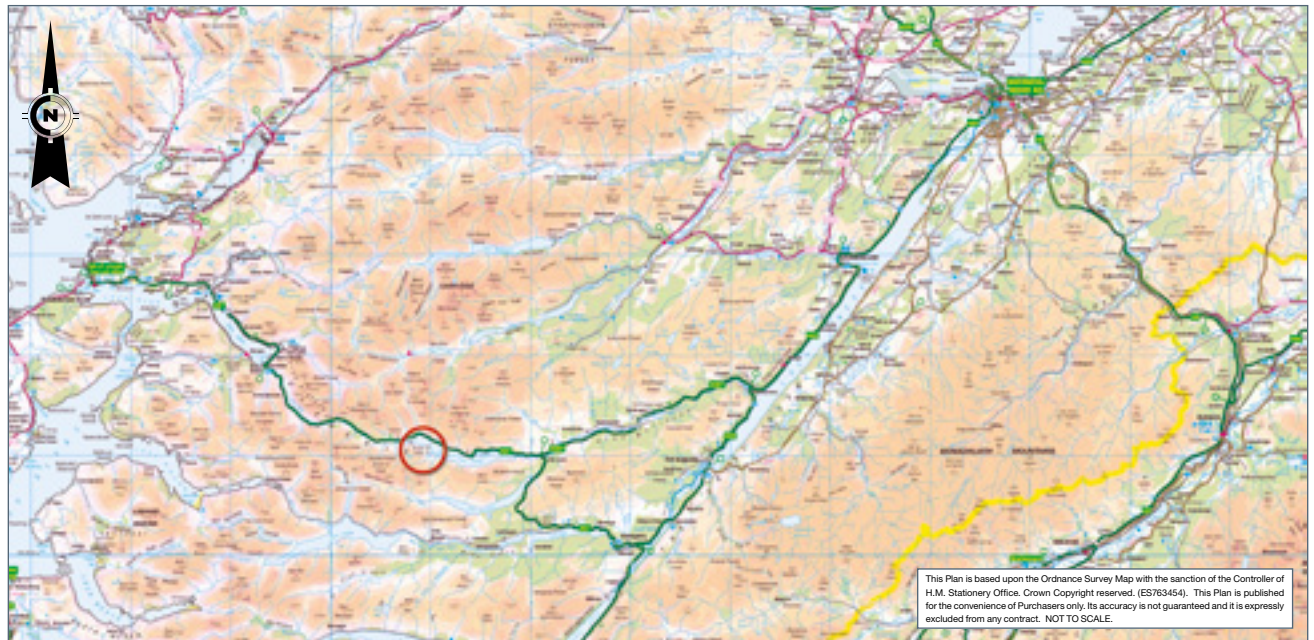
Deer Stalking (Lot 2)

There has been very little red deer stalking on East Glenquoich during the last 10 years and the current owner has not let the sporting. Nevertheless, a five year average of 10 stags has been returned and there is good access to the hill by track and argocat. No larder exists at East Glenquoich. In addition to red deer, wild boar have been culled and remain in the forestry blocks at East Glenquoich.

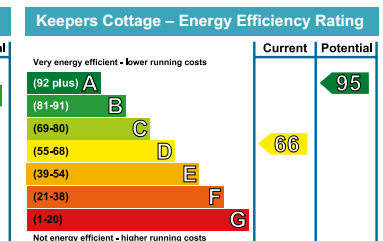
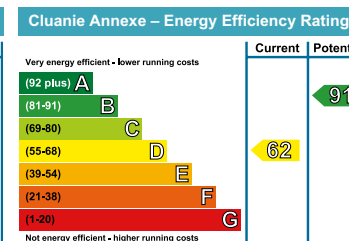
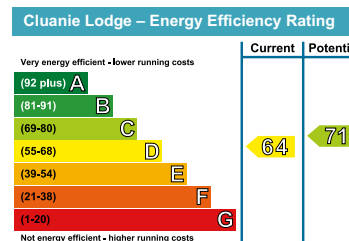
Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.

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