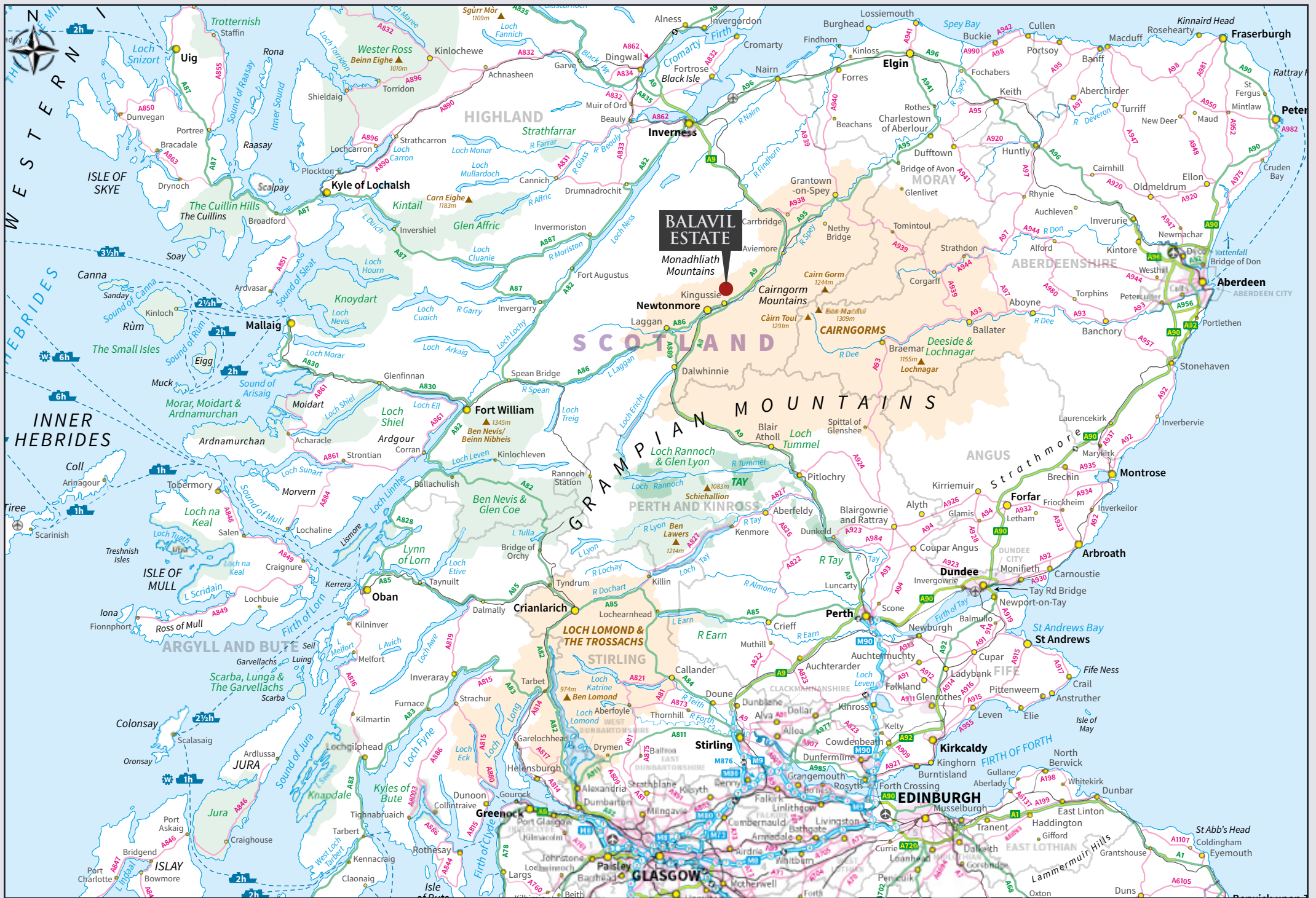


BALAVIL ESTATE

KINGUSSIE, BADENOCH & STRATHSPEY, SCOTLAND





BALAVIL ESTATE

KINGUSSIE
BADENOCH & STRATHSPEY, SCOTLAND

AN OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL
MIXED SPORTING ESTATE LOCATED IN THE HEART
OF THE SCOTTISH HIGHLANDS.

Robert Adam designed mansion house (18th Century)
and walled garden undergoing refurbishment

A range of high quality residential properties and
storage buildings with further development potential

Extensive mixed woodland and diverse habitat within
the Cairngorm National Park

81,596 woodland carbon credits with potential for more
native woodland creation

Potential to generate over 220,000 peatland carbon
credits through peatland restoration

Good quality farmland with cattle and sheep managed
as a farming enterprise

Excellent walked-up grouse, driven pheasant and
partridge shooting

Brown trout fishing on 2.7 miles of the River Spey

Red, Roe & Sika deer stalking

Very accessible location for Inverness and
Edinburgh Airports

Significant Natural Capital & Rewilding opportunities

AREA: 2,781.26 HECTARES / 6,875.52 ACRES
FOR SALE AS A WHOLE - OFFERS INVITED.



LANDFOR
CHARTERED LAND & FORESTRY AGENCY
www.landfor.co.uk



INTRODUCTION

Balavil Estate is located near Kingussie in the Badenoch & Strathspey region of the Scottish Highlands. Extending to 2,781.26 hectares (6,875.52 acres) Balavil is a classic example of a mixed highland sporting, residential and farming estate, with fertile lowland rising from 235 metres (771 feet) up to the southeastern edge of Monadhliath Mountain range, to 790 metres (2,591 feet) above sea level at its highest point on the estate.

The lower half of the estate lies within the Cairngorms National Park with the most spectacular views from Balavil across Strathspey to the Cairngorm Mountain range and its highly acclaimed native Caledonian Forest. Nearby is the village of Kingussie, just 3 miles from the estate, where local amenities, shops, hotels and the local primary and secondary schools are conveniently located. Aviemore is 10 miles to the northeast of Balavil via the A9 trunk road, where there is access to a wider range of shops, hotels and restaurants.

The region offers spectacular scenery and a wide range of outdoor pursuits that can be enjoyed in this diverse area of Scotland with the Cairngorm Mountain range offering skiing in the winter months. Inverness is located 40 miles to the north and offers the full range of attractions and services expected of

a city, together with good transport links, especially by air to the rest of the United Kingdom and parts of Europe.

Several golf courses are within easy reach of the estate, with local courses at Kingussie and Boat of Garten nearby. Whisky connoisseurs can enjoy the newly developed Cairn Distillery at Grantown on Spey as well as the long established distilleries, such as Glenlivet, Knockando, Aberlour, Macallan and Kinnara located in the local Speyside area.

Private schooling is offered at Gordonstoun, one of the UK's top independent schools for either boarding or day pupils aged 5 – 18 years, near Elgin. Further renowned independent schooling is available in Perthshire, with Glendalmond and Strathallan both providing co-educational boarding facilities.

DESCRIPTION

Balavil Estate has a wonderfully diverse landscape with well managed parkland, grassland and mixed broadleaved and coniferous woodland extending out onto breathtaking heather moorland and hill tops providing a wide variety of sporting and outdoor pursuits. Since the late 18th century Balavil Estate has been considered one of the best mixed sporting estates in the Highlands, providing driven

and walked-up grouse, pheasant and partridge shooting and exciting red, roe and sika deer stalking. Being both accessible and stunningly picturesque, it is hard to find an estate of this size that provides so many sporting and management options.

Balavil House dates back to 1790 and occupies a lovely, elevated position amidst policy woodland overlooking parkland in the upper Spey Valley, with the most stunning view across to the Cairngorm Mountain range. The estate also includes nine residential houses and cottages situated around the lowland of the estate, some occupied by the employees and some vacant.

The cattle and sheep farm is located on the lowland around the Home Farm with various purpose built storage buildings adjacent to the A9 Trunk Road for ease of access to livestock markets in the Highland region. The sheep flock graze both the grassland and moorland to assist with grouse management whereas the cattle herd graze the fertile lowland pasture.

Woodland cover now extends across approximately 580.24 hectares/1,433.77 acres (21%) of the estate with stunning ancient semi-natural Scots pine and Birch woodland blending with more recently established productive mixed conifer woodland to produce timber. Over the past 3 years, a net area of

244.21 hectares (603.44 acres) of native woodland has been established on the lower lying moorland which will add greater diversity and habitat. Approximately 81,596 woodland carbon credits (PIU's) have already been validated for the estate.

The moorland and upper hill ground extends out into the Monadhliath Mountain range where most of the red deer stalking is enjoyed between the River Spey and Dalnain River watersheds. Approximately 35% of the hill ground is blanketed in deep peat where peatland restoration is taking place to prevent further deterioration of this internationally important habitat with the potential to generate over 220,000 peatland carbon credits for the benefit of the estate.

Balavil includes ownership of 2.7 miles of the upper River Spey with brown trout and pike fishing where the river meanders from the upper tributaries of the Spey through the Insh Marshes to the Moray coast.

Balavil has to be visited to fully appreciate the diversity it provides and opportunities it has for further sensitive development and restoration of habitat. Given its location, there is also significant potential to develop more leisure and recreational facilities for the many visitors that enjoy the Cairngorm National Park and its surroundings.

DIRECTIONS & TRAVEL

From the city of Perth, follow the A9 trunk road north past Kingussie to reach Balavil which is located on either side of the A9 Trunk Road. Alternatively, if driving south from the city of Inverness, follow the A9 from the south past Aviemore to find Balavil, just 3 miles east of Kingussie. There are also rail stations located in Kingussie and Aviemore for direct access from Perth and Inverness.

Inverness Airport is located 46 miles north of Balavil Estate, providing access to regional and European flights, as well as a helicopter charter using PDG, which is an efficient way of viewing the property and is highly recommended to fully appreciate the diversity of the estates stunning landscape and its surroundings.

DISTANCES

Kingussie – 3 miles (5 minutes)

Aviemore – 10 miles (15 minutes)

Inverness – 40 miles (45 minutes)

Perth – 73 miles (1 hour 30 minutes)

(Distances and times are by road and are approximate)

ESTATE ACCESS

The principal entrance to Balavil Estate is shown on the sale plan leading off the A9 Trunk Road to the Mains of Balavil, where the estate office and a meeting room is located. This access route continues on to the estate larder, several properties and up to Balavil House and on into the core of the estate.

An excellent network of estate access tracks link with this principal access route, suitable for four wheel drive vehicles, which extend out through the farmland and woodland to the moorland and the Bothy situated mid-way up the hill road and out to the upper hill ground, as shown on the sale plan.

A secondary access point off the A9 Trunk Road is located just a few hundred metres further east which provides access on to the principal driveway to Balavil House and the surrounding policy woodland. This is shared with the proprietor of Croftcarnoch House and follows part of General Wade's Military Road, leading out through the woodland and back into the core of the estate. There are several access points to Balavil Home Farm, formerly known as Chapelpark Farm and the former gate lodges, located between the A9 and the B9152 public roads. There is also an underpass beneath the A9 for vehicular access and for moving livestock safely between the Home Farm and the land to the north of the A9.

Access to the River Spey beat is via a track off the B9152 to the former Gate Lodge, where there is a railway crossing if vehicular access is required or more often the river is reached on foot.

A stone quarry is located in the woodland, adjacent to the access road leading out to the moorland, north of the Mains of Balavil. This has an excellent supply of crushed stone which is used for maintaining the many internal access roads that provide access to virtually all parts of the estate.







BALAVIL HOUSE

Balavil mansion house was designed by Robert Adam and sits in a lovely, elevated position amongst policy woodland with far reaching views across the Spey Valley to the Cairngorms. The building work was completed in 1790 to provide a classically designed seven bay mansion house with accommodation over three floors.

The house was badly damaged by fire in 1903 and rebuilt to a slightly different design and occupied as the principal house on the estate until plans to completely refurbish and modernise the internal layout of the house were given planning and listed building consent in 2019. Since then, the current owners have employed specialist builders to strip back the entire house to its shell and are well on in the process of completing structural improvements, replacing all windows with double glazed sash and case units and replaced the roof to allow for the final internal refitting and decoration to be completed by a new owner.

The house is Grade B listed and is constructed of stone with harled walls and a pitched slate and leaded roof. It originally comprised of 18 bedrooms of varying sizes, whereas the current approved design allows for a new garden room to be built on to the ground floor of the house and will provide 14 ensuite bedrooms as well as a 2 bedroom housekeepers flat within the house.

The policies around the house have a combination of grass lawns and beautiful mature specimen trees with a connecting driveway from the east and west providing access to the rear of the house and ample parking space.

To the east of Balavil House is the old stone built Laundry House which has planning permission to convert it into two staff flats with garage space below for up to 6 cars.

It should be noted that the owners have completed the external building work on Balavil House to provide a fully weatherproof shell for the incoming owner. It may also be possible to alter the approved plans for the internal layout of the house, subject to listed building and planning consent. The current approved planning consented documents can be viewed in the digital Data room.





A lovely three bedroom detached one and a half storey stone built cottage of a traditional design with slate pitched roof, recently renovated to include double glazed windows, oil fired central heating and open log fire.

Extending to a total floor area of 121m² and with an EPC rating of band D, this is currently occupied by the head game keeper.



This detached stone built cottage was recently renovated and extended with a timber clad extension and insulated pitch roof. It is located in a lovely position next to Raitts Burn and the walled garden, overlooking an extensive grass and wooded area.

It has been fitted out to a high standard with electric central heating, an open log fire, double glazing and comprises 3 bedrooms, 2 bathrooms and an open plan kitchen/living area extending to a total floor area of 115m² with an EPC rating of band C.



WOODEN CHALET

This prefabricated timber clad chalet is positioned in a lovely elevated and picturesque position near Balavil House and is used as temporary accommodation for visitors.

It benefits from having bottled gas central heating, electricity and mains water supply with private drainage and a floor area of 71m².

Internally it has an open plan living area/kitchen leading on to a wooden deck, 2 bedrooms and 2 bathrooms.



WALLED GARDEN

The traditional walled garden has had some extensive renovations carried out on the external stonework and is now ready for the internal redesign to take place.

Part of the walled garden is currently occupied by two polytunnels which have been used for lambing in springtime and could be utilised for propagating plants for the walled garden and to supply homegrown fruit and vegetables for the estate.

The enclosed area extends to approximately 0.42 hectares / 1.03 acres with each polytunnel measuring 30m x 10m in dimension.



FOUNTAINHEAD HOUSE

A newly built modern house located in an elevated, yet discreet location with the most exceptional panoramic view across the strath to the Cairngorm Mountains.

The property was built in 2019 incorporating many modern features in this 3 bedroom/3 bathroom house with high performance glazing, air source heat pump heating system and underfloor heating on the ground floor.

The EPC rating is band B and the floor area extends to 177m² with the potential to extend this, if required, to create a larger dwelling.

The property has been constructed to a high standard and could be used as a principal house or for holiday letting.

MAINS OF BALAVIL

Traditional courtyard design with stone built farm steading buildings, estate office, meeting room and two semi-detached cottages originally dating back to 1790.

MAINS OF BALAVIL COTTAGE 1

A traditional two bedroom/two bathroom stone built semi-detached and renovated cottage with an oil fired AGA central heating system, log fire, double glazing with a pitched slate roof and an EPC rating of band D.

The internal floor area extends to 148m² and is currently occupied by the farm manager.

MAINS OF BALAVIL COTTAGE 2

Traditional stone built semi-detached three bedroom cottage with pitched slate roof, renovated with double glazing and occupied by a game keeper.

The property has oil fired central heating, log fire and the floor area extends to 152m² with an EPC rating of band D.

ESTATE OFFICE & SHOOT MEETING ROOM

A wing of the Mains of Balavil steading is occupied by the estate office and a recently developed shoot/meeting room with adjoining kitchen and toilet facilities used for hosting shooting parties, lunches and estate meetings. This is regularly used and ideally located for access and parking.

Part of the adjoining steading, formerly used for farm storage and now derelict, offers significant potential for development given its proximity to the A9 Trunk Road. Planning Permission (dated 4 March 2021) was granted by the Cairngorm National Park Authority for the development of a cafe, retail facilities and parking to cater for the high volume of passing trade and visitors to this area. Further details are available within the digital Data Room.

STEEL PORTAL FRAME BUILDING

This was recently constructed in the courtyard to the north of the Mains of Balavil to provide a purpose built workshop with ample storage for farming and sporting equipment as well as housing a lunchroom with kitchen and toilet facilities for shoot beaters.

Adjoining this is a well-designed purpose built chilled game larder for hanging deer and birds separately in season.





LYNVOAN COTTAGE

A traditional stone built one and a half storey 3 bedroom farm cottage in need of renovation. Located just to the north of the A9, this is now unoccupied and could be developed for holiday letting or longer term letting for local residents.



MILL RUIN



BALAVIL HOME FARM COTTAGE

A traditional one and a half storey stone built farm cottage with central heating and recently double glazed. Located next to the home farm buildings with 2 bedrooms, kitchen/dining area and living room.

Please Note: All of the buildings benefit from a mains water supply, electricity and private drainage. The Energy Performance Certificates (EPC's) floor plans and details on Council Tax for all of the residential properties can be viewed in the estate's digital Data Room.



EAST LODGE

Located adjacent to the former east drive and taking access off the B9152, is this 1 bedroom property of character which has been fully renovated with a new kitchen, bathroom, new wiring, double glazing and is heated with an oil fired boiler system.

It extends to a floor area of 46m² with an EPC rating of band D.

WEST LODGE

Situated adjacent to the former west drive with access off the B9152 through the original stone pillars and gates.

The West Lodge is a lovely Italianate styled 1 bedroom sandstone property which has been renovated within and is double glazed.

The floor area extends to 59m² with an EPC rating of band D.

DEVELOPMENT PLANS

The whole estate is situated within Badenoch & Strathspey, which is part of the Highland Council region and the majority of the estate lies within the Cairngorms National Park Authority with the exception of the northern most part of the estate. Various current planning permissions are in place on the estate and are listed in the digital Data Room.

RIGHT OF PRE-EMPTION

There is a right of pre-emption in favour of the estate on Croftcarnoch House. It was separated from the Balavil Estate title by the previous owner and Croftcarnoch has a right of access from the A9 over the estate, as shown on the sale plan.

A9 TRUNK ROAD DUALLING

In the event that the dualling of the A9 road takes place at some future point in time, the current access arrangement may be revised such that: -

The main estate entrance will be via a new underpass (to be formed circa 200m further north from the current estate underpass), with the underpass connecting with the B9152 Kingussie road (and ultimately on to the new A9 road). A new access to Mains of Balavil will be created, but accessible only from the north-bound carriageway, and the existing access serving Croftcarnoch (referred to above) will be closed.

Full details are contained within the digital Data Room.





SPORTING

Balavil Estate offers a fantastic combination of sport with an excellent driven pheasant and partridge shoot, driven and walked-up grouse shooting, deer stalking, rough shooting and fishing on the River Spey.

The land use on Balavil includes improved agricultural land, woodland, moorland and peatland creating a range of habitats and conditions for a wide variety of game and wildlife species within this stunning landscape and with excellent access throughout the estate. Three experienced and dedicated gamekeepers are currently employed to manage the sporting activities who work closely with the two farming staff who assist with providing game cover crops and manage the sheep flock to assist with red grouse management.

PHEASANT & PARTRIDGE

The estate has developed an exceptional driven bird shoot with the aim of providing up to 30 mixed pheasant and partridge days, with a bag of between 150 - 200 birds per day across a range of 12 challenging drives set out within the core of the estate.

This provides for some great drives with stunning views across Strathspey and up the Raitts Burn glen leading out to game crops and moorland drives. Duck flying on the flight ponds can also be included at the end of each day if the conditions are right and this season is fully booked with many regulars returning year on year to enjoy the excellent sport and fine hospitality provided by the estate staff and dedicated gamekeepers.



RED GROUSE

Balavil's grouse moor has traditionally been very productive with an average of 260 brace shot over the fifteen years up to 2015. Since then, there has been more emphasis placed on managing the estate for a wider variety of game species and habitat creation, whilst continuing to manage the moorland for walked-up red grouse shooting. If more emphasis were to be placed on managing the grouse it could be possible to host driven days with the potential for 8 drives across the moorland. The existing lines of grouse butts have been well maintained and with the lunch hut/bothy mid-way up the hill, there is great potential to improve the grouse shooting on Balavil.

Access to the upper hill ground has been greatly improved with an excellent hill road constructed up to the upper boundary. Walked up shooting on the moorland during the 2022 season returned 45 brace of grouse.

An active program of moorland management, carried out by the hill keeper, has seen conditions for breeding grouse on the estate improve significantly over recent years. A programme of peatland restoration is now also underway which will enhance the habitat, rewetting parts of the hill to provide much needed moisture over the summer months.

A flock of 817 Cheviot sheep graze the lowland and moorland to control Tick and are managed as part of the farming enterprise to provide income as well as assisting with grouse management.

BALAVIL BOTHY

The bothy is located mid-way up the hill, adjacent to the hill road and provides much welcome shelter in its traditional wooden frame and corrugated iron clad build. Its sheltered position provides the most stunning view on a clear day to the south. The bothy is heated by two log fires, creating a lovely outlook for grouse shoot lunch parties and a cosy retreat to warm up on wintery days stalking on the hill.





DEER STALKING

A healthy population of red deer inhabit the upper hill ground on the estate with hinds hefted all year and the stags more transient and tending to move on to the estate in the autumn for the annual rut between September and October. Approximately 20 stags and 45 hinds are culled each year providing some exhilarating stalking amongst the peat hags and open hill with the most spectacular panoramic views across Strathspey to the Cairngorm Mountain range and beyond.

In addition, roe and the occasional sika deer are resident on the lower half of the estate around the moorland edge, fields and woodland, providing exciting stalking in season. The chilled deer and bird larder is located next to the Mains of Balavil for the safe storage of carcasses and conveniently positioned for the uplift of deer by game dealers. The estate lies within the Monadhliath Deer Management Group and is surrounded by three well known sporting estates with Pitmain Estate to the west, Dunachton Estate to the east and Coignafearn Estate to the north.



RIVER SPEY FISHING

The estate has ownership and the riparian fishing rights along 27 miles of the northern bank of the river Spey, which flows from the upper tributaries down through Strathspey to the north coast of Morayshire. This beat of the river is detached from the estate and is reached via an access track from the B9152 public road past Balavil Gate Lodge and across the railway line, as shown on the sale plan.



FARMING

Balavil Home Farm, formerly known as Chapelpark Farm occupies the low lying fields and farm steading between the A9 Trunk Road and B9152 public roads for ease of access and is where the most fertile land is located. The farm currently employs two full time staff to manage a North Country Cheviot sheep flock numbering 690 head and a fine herd of 113 pedigree Aberdeen Angus cattle. The low lying farmland extends over an area of 123 hectares / 304 acres of grade 4.2 land supporting excellent quality grassland as well as growing silage and fodder crops for winter feeding. All fields have access to water for livestock and good quality stock fences.

Game crops are located on the lower lying moorland within the deer fence and managed by the farm staff for the benefit of the shoot, providing game bird cover and feeding. The majority of the less fertile unimproved grassland extending out on to the moorland and hill ground is grazed by the Cheviot sheep flock at various times throughout the year.

BALAVIL HOME FARM STEADING

The farm buildings and yard have a range of traditional stone, brick, timber and steel framed buildings used as storage and for livestock cover. Including a modern six bay steel portal cattle court under a metal profile sheet roof with external lateral feed passage and stock handling facilities. Lambing currently takes places within the two large polytunnels in part of the walled garden, which has been very effective.

Access to the fields to the north of the A9 is via a private underpass beneath the A9 which avoids crossing the public road. With plans in place for dualling the A9 by Transport Scotland, the owners obtained planning consent in 2022 to relocate the farm buildings to a more suitable site north of the A9 Trunk Road and approximately 100 metres east of Lynvoan Cottage. This created an opportunity to construct a purpose built facility which would improve the productivity of the farming enterprise and an opportunity for brownfield development on the Chapelpark Farm site.



FARMING SUBSIDY SCHEMES

There is an Agri-Environment Climate Scheme (AECS) contract in place which was awarded by the Scottish Government for supporting various agricultural and habitat improvement activities on Balavil Farm. This commenced in 2020 and the next payment of grant (£20,877) will be due on the 31st of March 2024 for the 2023 year. The scheme expires at the end of 2024 with the final payment payable on the 31st of March 2025. The remaining grant payments will be payable to the purchaser on completion of a transfer of obligations to adopt the plan and continue with the contract until it expires.

The farm is registered for Basic Payment Scheme (BPS) entitlements with 87.12 Region 1 units and 2,242.85 Region 3 units which are included in the sale and will be transferred to the purchaser. The BPS payment amounted to £49,935 and the Less Favoured Area Support Scheme (LFASS) payment was £9,561 in 2023. In addition to these annual payments the farm also received a Scottish Upland Sheep Support Scheme (SUSSS) payment of £18,068 and Scottish Suckler Beef Support Scheme (SSBSS) payment of £3,651.

Payments in respect of the current farming year and in relation to any previous years will be retained by the seller. Further information is available within the digital Data Room.

NATURAL CAPITAL OPPORTUNITIES

The Scottish Highlands are uniquely positioned to provide nature-based solutions to help reduce the effects of the current environmental and climatic crisis. Habitat creation and restoration can significantly increase carbon sequestration whilst improving species biodiversity, as well as providing other valuable ecosystem improvements such as better water and air quality, slowing water runoff rates and cooling the atmosphere.

The UK Peatland Programme has been established to encourage the restoration and sustainable management of over 2 million hectares of degraded peatland by 2040. The Peatland Code and the NatureScot Peatland Action programme now provides a voluntary mechanism for registering and funding peatland restoration projects as well as creating opportunities to source private finance. This is also the case for new woodland creation projects which can be registered through the Woodland Carbon Code to generate validated woodland carbon credits which can be used by the landowner to offset their emissions or trade surplus credits in the developing carbon market.

PEATLAND CODE

This voluntary programme was introduced to encourage landowners to restore and protect internationally important peatland habitat with the incentive of funding the restoration costs through the Peatland Action Fund. Thereafter generating tradeable carbon credits through the storage and sequestration of atmospheric carbon. Please visit - UK Peatland Programme.

PEATLAND

Blanket peatland cover extends over approximately 994 hectares / 2,456 acres (35%) of the upper hill ground on Balavil Estate with the potential to restore most of this degraded peatland. The current owners have already started this work on the estate with the assistance of private consultants and funding through the Peatland Action Fund with approximately 122 hectares / 301 acres completed and 57 hectares / 140 acres currently being restored this winter creating peat dams, ditch blocking, hag reprofiling and peat stabilisation over part of the peatland located on the upper half of the estate. This will generate approximately 44,050 (tCO₂e) peatland carbon credits in the form of PIU's for the estate.

A further 375 hectares / 926 acres is planned with a Peatland Action Fund application to be submitted in Spring 2024 to fund the next phase of restoration work, which will include Peatland Code registration and all necessary consents. If successful, this application is forecast to generate approximately 93,750 peatland carbon credits (PIU's) with the remaining area of 428 hectares / 1,057 acres to be restored thereafter. Restoration of all of the peatland on Balavil is forecast to produce over 220,000 (tCO₂e) of peatland carbon credits for the estate over a 100 year period whilst improving the habitat and biodiversity of the upper half of the estate. Further information is available in the digital Data Room.



WOODLAND

The woodland on Balavil covers approximately 580 hectares / 1,433 acres (21%) of the lower half of the estate. The first recorded planting dates back to 1850 when the policy and parkland planting took place around the low ground farmland and Balavil House.

Ancient semi-natural Scots pine and Birch woodland was developing along Raits Burn and out on to the surrounding moorland until the 1960's when productive conifer plantations were planted along the low lying slopes above Balavil House. These have been managed for timber production with thinning and some felling taking place in 2022, followed by some replanting this year.

The current owners also embarked upon a substantial new native planting and natural regeneration scheme in 2021 on the Creag Bhalg and Creag Bhuide areas of the estate, planting a net area of 244 hectares (603 acres) of native Caledonian Scots pine and Birch woodland (NVC W17/W18) within a strategically positioned deer fence. This now encloses the two planting schemes as well as the adjoining mixed conifer woodland to allow natural regeneration to take place throughout the enclosed area.

The two projects were approved and funded through the Forestry Grant Scheme, which will provide the estate with three further annually recurring grant payments of £74,816/year combined, totalling £224,448 of tax free grant income. The projects have also been validated through the Woodland Carbon Code and will sequester approximately 81,596 (tCO2e) of carbon, thereby providing the same quantity of woodland carbon credits currently in the form of PIU's for the estate over the next 100 years.

There is also potential to extend native woodland across the adjoining open moorland which could increase native woodland cover by at least another 100 hectares, thereby potentially increasing the woodland carbon credits by over 25,000 units or more. Expansion of woodland on the estate has already improved the wildlife habitat and will continue to improve the species diversity.



| Species | Planted | | | | | | | | | | | |
|---------------------------------|--------------|---------------|--------------|--------------|-------------|-------------|-------------|--------------|--------------|--------------|------------|---------------|
| | 1850 | 1900 | 1920 | 1960 | 1980 | 1998 | 2000 | 2020 | 2021 | 2022 | 2023 | Total |
| Native Broadleaves | | 77.87 | 238 | 0.96 | 345 | 0.13 | 0.68 | 546 | 155.8 | 18.89 | | 265.57 |
| Scots Pine | | 0.43 | 1.07 | 32.57 | 3.72 | | | | 66.55 | | | 104.34 |
| Scots Pine / Native Broadleaves | | 81.83 | 8.29 | | | | | | 1.51 | | 741 | 99.04 |
| Mixed Conifer | | 0.22 | 1.37 | 7.51 | 2.05 | 6.66 | | | | | | 17.81 |
| Mixed Conifer / Broadleaves | 11.86 | | 4.15 | 2.05 | | | | | | | | 18.06 |
| Norway Spruce | | | | 0.24 | | | | | | | | 0.24 |
| Norway Spruce / Broadleaves | | | | | | | | 6.08 | | | | 6.08 |
| Sitka Spruce | | | | 0.50 | 0.50 | | | | | | | 1.00 |
| Japanese Larch | | | | 0.71 | | | | | | | | 0.71 |
| Open Ground | | | | | | | | | | | | 67.39 |
| Total | 11.86 | 160.35 | 17.26 | 44.54 | 9.72 | 6.79 | 0.68 | 11.54 | 223.8 | 18.89 | 741 | 580.24 |



FORESTRY GRANT SCHEME

There is Scottish Government support for woodland with a range of grants available to encourage the establishment of new woodland and to manage existing woodland. As mentioned, there is potential for new native and mixed conifer woodland creation on Balavil Estate which should be supported by Scottish Government in meeting their national woodland expansion target. All new woodland creation projects require the approval of Scottish Forestry.

Please visit:
[Scottish Forestry - Forestry Grant Scheme](#)

WOODLAND CARBON CODE

This voluntary scheme provides an excellent opportunity for landowners to register and validate new woodland creation projects to generate tradeable woodland carbon credits from the biological growth of woodland to sequester atmospheric carbon, thereby helping to reduce the effect of carbon emissions. This is available for both native and mixed woodland schemes.

For further information please visit:
[UK Woodland Carbon Code](#)

ENVIRONMENTAL DESIGNATIONS

The fishing beat on the River Spey lies on the edge of the Insh Marshes National Nature Reserve, protected for its importance as one of the most important wetland areas in Europe for breeding wader species. The river is also protected as a Site of Special Scientific Interest (SSSI) and is a Special Area of Conservation and Protection (SAC/SPA) for its importance as habitat. This is the only part of the estate that is currently so designated.

COMMUNICATIONS MAST

Planning permission was granted for the erection of a 6 metre radio repeater mast and solar panels on Beinn Breac in 2019 to improve the radio communications for estate personnel and for safety purposes.



SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND PUBLIC ACCESS RIGHTS

The property is being sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

There are servitude agreements with the Scottish Ministers for access on to the A9 Trunk Road and with Scottish and Southern Energy in connection with power lines, as well as other third party agreements. Further information is available in the digital Data Room.

SPORTING RIGHTS

The sporting rights are included and any prebooked shooting dates must be honoured by the incoming purchaser for this current season. Dates and details are available within the digital Data Room.

BOUNDARIES

The boundaries are shown on the sale plan and are generally fenced with either stock or deer fences. Over the past 6 years the estate owners have renewed and maintained most of the fences on the estate where required.

MINERAL RIGHTS

The mineral rights are included in the sale, except as reserved by statute.

EMPLOYEES

There are currently eight full time staff employed on Balavil Estate and their positions are as follows: head game keeper, assistant game keeper, farm manager, assistant stock man, stone mason, office manager, housekeeper and groundsman.

They are expected to remain in employment on the estate and are to be transferred under the TUPE Regulations 2006. Further details are available from the Selling Agent and within the digital Data Room.

INGOING VALUATION

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for the sheep flock, farm, estate and sporting equipment itemised in the estates inventory at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

- Cheviot sheep flock at acclimatised value on the farm
- All oils, fuel, fertilisers, sprays, chemicals, hay, feedstuffs and sundries at cost
- All farm and estate machinery, including vehicles and sporting equipment listed in the estate's inventory

If the amount of the valuation has not been agreed on the date agreed for completion, then the purchaser shall pay to the seller such a sum as the selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then interest will become payable on the outstanding monies at 5% over the Bank of Scotland base rate.

PLANNING & DEVELOPMENT

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any new building developments or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

AUTHORITIES

Scottish Government
Rural Payments and Inspections Directorate

Inverness Area Office, Longman House
28 Longman Road, Inverness, IV1 1SF
Tel: 01463 231141.

Highland Council
County Buildings, 84 High Street
Dingwall, Ross-shire, IV15 9QN.
Tel: 01349 868507.

Scottish Forestry
Highland & Islands Conservancy, Woodlands
Fodderty Way, Dingwall, Ross-shire, IV15 9XB.
Tel: 0300 067 6950.

Cairngorm National Park Authority
14 The Square, Grantown on Spey
Scotland, PH26 3HG
Tel: 01479 873 535.

DATA ROOM

All supplementary information on the estate, including the title, planning permissions, property floor plans, EPC's, employment contracts, farming inventory and sporting records are available within a digital data room.

Please contact the Selling Agent to arrange access.

VIEWING & OFFERS

Please contact the Selling Agent to arrange a viewing of the property. It is vital that you book a viewing date in advance of any visit as viewings will be accompanied by the estate manager and Selling Agent.

The Seller reserves the right to sell the property at any time. It is therefore advisable that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the Seller is not bound to accept the highest or indeed any offer.

SELLING AGENT

Patrick Porteous, Landfor Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

Email: patrick@landfor.co.uk Tel: +44 07444 559 510.

SELLER'S SOLICITOR

Don Macleod, Turcan Connell,
Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE, Scotland.

Email: don.macleod@turcanconnell.com Tel: 0131 228 8111.

ENTRY & POSSESSION

Entry by arrangement.

FINANCE & ANTI-MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof and the source of sufficient funds to acquire the property.

TAXATION

Land and timber crop ownership enjoys a favourable tax structure that may enhance the value of your investment. It is important to obtain the correct advice from your Financial Advisor or Accountant to fully appreciate these benefits.

IMPORTANT NOTICE

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: This sale brochure (Updated in May 2024), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or any warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property and of rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.





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