

GLENUAIG

NEAR ACHNASHEEN, WESTER ROSS, SCOTLAND.



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



GLENUAIG

NEAR ACHNASHEEN, WESTER ROSS, SCOTLAND

AREA: 2,958.91 HECTARES / 7,311.50 ACRES

A RARE OPPORTUNITY TO ACQUIRE A REMOTE AND STUNNING ESTATE LOCATED IN THE RUGGED WILDERNESS OF WESTER ROSS IN THE SCOTTISH HIGHLANDS.

- Outstanding red deer stalking with an annual cull of 45 Stags and 120 Hinds
 - Potential to develop native woodland and generate a substantial amount of woodland carbon credits
- Restorable peatland with the potential to enhance this unique habitat and produce carbon credits
 - Discreet off grid traditional hunting lodge with hydro, solar and battery inverter system producing 18kW
 - Fishing on the River Meig and lochans
- Spectacular hill walking with high mountain peaks and ridges surrounding the estate
- Unique upland landscape and wilderness ranging from riparian to montane habitats
- Only 1.5 hours from the City of Inverness by road

**FOR SALE AS A WHOLE
OFFERS OVER £5,750,000**





LOCATION

The location and sale plans highlight the geographical location and full extent of Glenuaig, situated approximately 9 miles as the crow flies and 16 miles by road southwest of the village of Achnasheen in the county of Wester Ross in the Scottish Highlands.

GLENUAIG

Area: 2,958.91 Hectares / 7,311.50 Acres

DESCRIPTION

The estate rises from 270 to 1053 metres (885 to 3,454 feet) above sea level at its highest point on Sgurr a Chaorachain and is surrounded by spectacular mountains that provide the most stunning panoramic views across the estate and the surrounding west highlands. This dramatic landscape changes through the seasons, having been carved out over millennia to form an entire water catchment for the river Meig which meanders through Gleann Fhiodhaig to meet with the upper river Conon and eventually the Cromarty Firth.

Glenualaig Deer Forest, as the name suggests, has been managed mainly for sporting purposes and sheep farming since the 1800's. The old stalkers' paths are still clearly visible in the landscape along with some old sheilings, used by the shepherds. Now Glenualaig Estate offers so much more than just outstanding deer stalking and breathtaking scenery. There are few places left in the highlands that are as wild and untouched yet have significant potential to improve the unique habitats and biodiversity from riverbed to mountain peak.

Native woodland remnants cling on to the rocky crags along the stream sides on both sides of Gleann Fhiodhaig and the mineral soils provide a great opportunity for native woodland expansion along the slopes and river system that runs through the estate from west to east. A mosaic of peatland can be found throughout the estate, much of it degraded with the potential for it to be restored to protect this internationally important habitat, store carbon and improve the water catchment, quality and fish spawning grounds of the river system.

A resident red deer population thrives on the estate with a sustainable cull of 45 stags and 120 hinds possible annually as well as the opportunity to enjoy other activities, such as fishing, hill walking, bird watching or simply unwinding and escaping from it all. The surrounding area also has so much to offer with the west coast only a 30-minute drive, with its stunning beaches and some of the best sailing and sea fishing around the Inner Hebrides. To the east are several world class golf courses and malt whisky distilleries offering great day trips away from the estate.

This unique habitat is home to some rare wildlife who breed and hunt across the estate. Bird species include Ptarmigan, Spotted Flycatcher, Dotterel, Greenshank and Golden eagle along with Otter, Fox, Mountain Hare and Badgers.





GLENUAIG HAS A UNIQUE UPLAND LANDSCAPE AND WILDERNESS RANGING FROM RIPARIAN TO MONTANE HABITATS.



HISTORICAL NOTE

Glenuaig Deer Forest was originally part of the Clan Mackenzie land holding until 1872 when Glencarron Estate, incorporating Glenuaig Deer Forest, was sold to Mr Thomas Shaw, a wealthy jute merchant from Dundee and thereafter Glenuaig Lodge was built in 1879 for the owner and guests to use as a hunting lodge when they travelled by horse and cart into Gleann Fhiodhaig for deer stalking trips. The estate was sold to Lord Wimborne in 1882 and then sold to John Cobbold in 1922 and passed on to his wife, Lady Evelyn Cobbold (Author of 'Pilgrimage to Mecca'), as part of their divorce settlement. She spent most of the rest of her life living at Glencarron and is reputed to have shot over 1,000 stags before passing away in 1963 whereupon she was buried in Gleann Fhiodhaig.

The estate was inherited by her grandson Toby Sladen, and on his death in 1976 he was buried next to Lady Evelyn and the estate passed on to his son Angus. Glenuaig Lodge had been occupied by the estate shepherd until the 1970's when it became derelict and then in 2002 Glencarron Estate was sold to the Douglas family and Glenuaig Lodge was restored in 2005 for stalking parties.



GLENUAIG LODGE

This unique lodge sits in a dramatic, raised position looking down Gleann Fhiodhaig and across to the high peaks and ridges that run along the southern boundary of the estate and would make an ideal and secluded holiday home or venue for entertaining sporting and other guests. It was constructed almost 150 years ago to a high standard by local builders, J. Mackenzie, Lochcarron, as a two-storey, traditional stone and pitched slate roof, hunting lodge with pitch pine interior carpentry and was substantially renovated in 2006 and more recently updated with green energy power. It currently provides accommodation for eight to ten guests in four bedrooms, with bathroom, shower room, sitting room/study, drawing room with log burning stove, dining room, downstairs toilet, and large fitted kitchen with modern appliances, wood burning stove and dining table that seats ten.

Whilst the lodge provides comfortable and spacious accommodation, there should be scope to create an even more stunning home by extending the footprint substantially, subject to planning advice. The outbuildings could also offer scope for further development. The lodge is currently let out to stalking parties during the season who enjoy this rugged landscape, the mountains, tranquillity and a digital detox (satellite television is received over the hills).

Next to the outbuildings is possibly the smallest bothy in Scotland with bunk beds, power and heating courtesy of the off-grid power system. The bothy is occasionally used by hill walkers passing through the glen or heading out on to the Munros and looking for overnight shelter and has been provided free of charge by the estate for many years.





OFF GRID SERVICES

In 2020, a new micro hydro turbine was installed in the outbuilding next to the lodge, including an electronic turbine control system and inverter charger array with an output of up to 18kW and a lithium ion battery storage bank (3 x 13.8 kWhr) totalling 40kWhr storage. This is combined with a 3.4 kW solar array that feeds into an integrated off grid system with 10 x 350W solar panels and a 10kW diesel generator to provide backup, if necessary. All are housed within an outbuilding adjacent to the lodge and the system provides sufficient power and heating for general use throughout the year.

There is a private filtered water supply and a drainage collection tank and soak away. A small block of mature Lodgepole pine and Sitka spruce woodland is located west of the lodge which provides a sustainable supply of firewood for the wood burning stoves and some shelter for deer in the winter.

The lodge is subject to annual business rates which is currently set at £1,575 per annum.

DEER STALKING

The sporting rights provide excellent red deer stalking throughout the estate. Few estates are as secluded and undeveloped as Glenuaig, with an off grid lodge centred in the estate and only an ATV access track from the lodge down through Gleann Fhiodhaig to link with various stalkers paths that traverse out on to the ridges.

Over the past five years the average annual stag cull on Glenuaig has been 33 stags and approximately 120 hinds plus calves. The owners now fully expect this to rise to around 45 stags and 120 hinds plus calves going forward to bring the red deer density to around 10- 11 deer/Km². The estate has been traditionally held by hefted hinds with a population of over 500 hinds and approximately 100 stags. During the rut (September - October) many more stags are drawn in from the surrounding estates to Glenuaig which offers stalkers some of the most exhilarating and challenging deer stalking in the Scottish Highlands.

Surrounded by renowned stalking estates, such as Scardroy & Strathconon Estates to the east, Pait & East Monar Estate to the south, Achnashellach Estate to the west and Glencarron and Ledgowan Estates to the north, the deer stalking on Glenuaig is among the finest to be found within the Scottish Highlands.

Annual culls are coordinated through the Strathconon (formerly South Ross) Deer Management Group who provide an overview of the whole deer management group range, thereby allowing cull targets to be set to suit each estate's management objectives.

The seller would be happy to enter into a mutually agreeable arrangement for deer management whereby both the neighbouring Glencarron estate, being retained by the Seller, and Glenuaig estate could share a deer stalker and potentially a caretaker on a contract basis. The seller would also permit use of the deer larder on Glencarron Estate, subject to agreement, as all deer shot on Glenuaig are currently taken to the deer larder each day, which is conveniently located next to the A890 for swift collection of carcasses by a game dealer. There is also potential to lease staff accommodation on Glencarron Estate, if required temporarily or longer term.

In addition to the first class deer stalking, Glenuaig also offers the potential for some very enjoyable walks up shooting over pointers for Woodcock, Snipe, Ptarmigan and Red grouse.

Please note that the purchaser will be responsible for the payment of sporting rates on Glenuaig, which is likely to be in the region of £2,000 per annum.

FISHING RIGHTS

The fishing rights are included on the river Meig which flows in an easterly direction towards Scardroy to eventually meet with the upper river Conon. The river system and its tributaries are an important habitat and spawning ground for native Atlantic salmon and Brown trout with various pools found lower down the river towards the eastern boundary of the estate. The estate also has some high altitude lochans which can provide some enjoyable Brown trout fishing during the summer months.





WOODLAND CREATION

There is significant potential for establishing new native woodland throughout Glenuaig based on the soils and climatic conditions in Gleann Fhiodhaig. The soils vary with location and altitude and are mainly podzols, gleys and rankers found along the lower slopes and along the river Meig flood plain, providing the opportunity to establish native Caledonian Scots pine and native broadleaved species by planting as well as encouraging natural regeneration of the scattered native woodland remnants (Birch, Rowan and Aspen) found on the crags and slopes out of reach of grazing deer where an abundance of young seedlings can be found.

The landscape, habitat and river catchment would all benefit from the development of native woodland, complemented by peatland restoration which could generate a significant volume of carbon credits over the life span of a combined scheme. Native Caledonian pine woodland remnants can be found in Glencarron and around Achnashellach where local seed could be sourced and

grown on to maintain the genetic integrity of the native woodland gene pool in this region.

Scottish Government support is available for woodland expansion with a range of grants available to assist with the establishment of new woodland. There is good potential for new native woodland creation on Glenuaig Estate which should be supported by Scottish Government in meeting their national woodland expansion target. Please visit - [Scottish Forestry - Forestry Grant Scheme](#) for further information.

The voluntary Woodland Carbon Code provides an excellent opportunity for a landowner to register and validate new woodland creation projects to generate tradeable carbon credits from the biological growth of woodland to sequester atmospheric carbon, thereby helping to reduce the effect of carbon emissions. This is currently available for new native woodland schemes. For further information please visit - [UK Woodland Carbon Code](#).

An aerial photograph of a mountain valley. A river winds through the center of the valley, surrounded by green peatland. The river has several meanders and some exposed sandbars. The surrounding hills are covered in green grass and some rocky outcrops. The sky is blue with a few white clouds.

PEATLAND RESTORATION

Extensive areas of peatland on the estate have become eroded and degraded over time with drainage and overgrazing playing its part. A peatland restoration programme would benefit these areas where up to 19 kilometres of drains and over 100 hectares of exposed peat hags and gullies could be restored by blocking drains and rewetting areas. This is done by creating dams through the peatland gullies to slow the water flow and reprofiling exposed and damaged peatland to allow the habitat to recover naturally.

The Peatland Action programme is available for landowners wishing to restore and protect this internationally important peatland habitat found throughout the Scottish Highlands with the incentive of providing funding assistance for the restoration costs. This enables damaged peatland to be restored to lock up and sequester atmospheric carbon and improve the peatland habitat, whilst also providing the ability to generate tradeable peatland carbon credits over the life of the project. For further information please visit - [UK Peatland Programme](#).

TRAVEL

The City of Inverness is located approximately 59 miles to the east of Glenuaig Estate and just beyond this is Inverness Airport with access to regional and European flights and PDG Helicopters who can provide charter flights and transfers for viewing the estate by arrangement. To reach the estate by helicopter takes roughly 20 minutes from Inverness Airport and is highly recommended to really appreciate the stunning location of the estate and to fully appreciate the landscape diversity of this wilderness.

There is also a railway station nearby at Achnashellach, which is on the Inverness to Kyle of Lochalsh line which operates daily from Inverness with 4 scheduled trains throughout the day, taking approximately 2 hours each way. Achnashellach station is just 7.5 miles by road from Glenuaig Lodge and is a great way to reach the estate.

DISTANCES

- **Inverness** - 59 Miles (1 Hour 30 Minutes)
- **Inverness Airport** - 68 Miles (1 Hour 45 Minutes)
- **Aberdeen Airport** - 156 Miles (3 Hours 30 Minutes)
- **Edinburgh Airport** - 222 Miles (4 Hours 30 Minutes).
- **Glasgow Airport** - 232 Miles (4 Hours 45 Minutes)

(Distances and times by road to Glenuaig Lodge are approximate)

DIRECTIONS & ACCESS BY ROAD

From Inverness, follow the A9 trunk road north across the Black Isle and turn off the A9 onto the A835 and head west through the village of Garve to the next junction signposted A832 and follow this road west towards Achnasheen. Then turn off on to the A890 road towards Lochcarron and continue for approximately 10 miles to the start of the private access road to reach Glenuaig, as shown on the sale plan at point A1 and located using What3Words - confirms.dolly.flinch.

The entry point to the access route is over the Craig level crossing. Permission is required from Network Rail for safety reasons before a crossing is made, and there is a dedicated telephone at the crossing for this purpose. The gates over the crossing are occasionally locked, with the combination code shared with the access takers so please contact the Selling Agent prior to your visit.

Once across the level crossing, carry on along the shared private access road through Glencarron forest and out to the start of Glenuaig estate, as shown on the sale plan at point A2. The access road then carries on in an easterly direction to Glenuaig Lodge, approximately 6 miles from the public road which is only suitable for vehicles with four wheel drive or a high clearance.



ACCESS RIGHTS

Rights of access will be granted over the shared access route leading from the public road to Gленаig, between points A1 - A2, as shown on the sale plan.

BOUNDARIES

The boundaries are unfenced and are shown on the sale plan.

MINERAL RIGHTS

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

SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND PUBLIC RIGHTS OF ACCESS

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 and sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. All rights of access will be granted and reserved as deemed necessary. Where access routes are to be shared, maintenance will be shared according to the conditions within the title.

BASIC PAYMENT SCHEME

The land is classed as Severely Disadvantaged within the Less Favoured Area Support Scheme (LFASS). Entitlements for Gленаig are available separately by negotiation at market value.

ENVIRONMENTAL DESIGNATIONS

The southern half of the estate lies within the Monar Forest Site of Special Scientific Interest (SSSI), designated for its diverse range of upland and montane species. Both native woodland regeneration and peatland restoration could enhance this natural habitat with the potential for a whole glen and river catchment habitat restoration programme.

AUTHORITIES

Scottish Forestry

Highland & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, IV15 9XB.
Tel: 0300 067 6950

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

PLANNING & DEVELOPMENT

There is space and scope to extend Gленаig Lodge to create an even more impressive hunting lodge, as well as to expand the ancillary building currently used for the off-grid power system, storage and vehicles, subject to planning advice.

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

ESTATE INFORMATION PACK

Supplementary information, including more photographs the title and survey data is available from the Selling Agent on request.

VIEWINGS & OFFERS

Please contact the Selling Agent to arrange a viewing of the property and to discuss the best way to view the property given its scale and remoteness. It is vital that you take with you a copy of the sale plan to navigate your way around Glenuaig when viewing. For your own safety, please be aware of potential hazards when walking across the estate as there is no mobile phone coverage until half way down the access road.

A closing date for offers may be set and the Seller also reserves the right to sell the property at any time. It is therefore vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware 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.

Tel: 074445 59510.

Email: patrick@landfor.co.uk

SELLER'S SOLICITOR

Don Macleod

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

Tel: 0131 228 8111.

Email: don.macleod@turcanconnell.com

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 of sufficient funds to acquire the property and the source of these funds.

TAXATION

Land and timber crop ownership enjoys a favourable tax structure that may enhance the value of the investment. It is important to get the right 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 (prepared in June 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 Environment (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.



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