

INVERBROOM ESTATE

NEAR ULLAPOOL, WESTER ROSS, SCOTLAND



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AREA: 7,618 HECTARES / 18,824 ACRES

AN OUTSTANDING WEST HIGHLAND SPORTING ESTATE
SITUATED AT THE HEAD OF A SEA LOCH WITH A
RANGE OF LAND USES AND PROPERTIES.

- Traditional Victorian style, refurbished 11 bedroom Estate Lodge with a heated indoor swimming pool
 - A range of high quality residential properties with further development potential
 - Superb Highland deer stalking with potential for 25 stags and 50 hinds to be culled annually
 - Sheep farming operation with fertile low lying pasture and a range of farm storage buildings
 - Walked-up grouse, Woodcock and the potential to develop a challenging driven Pheasant & Partridge shoot
 - Excellent Salmon, Sea trout & Brown trout fishing on over 6 miles of the rivers Broom & Cuileig and several Lochs
 - Extensive mixed and ancient semi-natural woodland and diverse upland habitats
 - Significant opportunity for further woodland creation and peatland restoration
 - Wind energy potential
 - Natural Capital & Wilding opportunities
-

FOR SALE AS A WHOLE
OFFERS OVER £15,950,000





INTRODUCTION

TOTAL AREA: 7,618 HECTARES / 18,824 ACRES

Inverbroom Estate lies just 8 miles south of the well-known coastal town of Ullapool in the northwest Highlands of Scotland. The Estate commences at the head of Loch Broom, virtually at sea level, and extends down the highly picturesque Strath More valley towards the Corrieshalloch Gorge and out across a dramatic plateau to the stunning wilderness that surrounds Loch a' Bhraoin and the Fannich Mountain ridge at 999 metres/3,277 feet above sea level, at its highest point.

The views are breathtaking whichever way you look around Inverbroom with two Munros situated along the southeastern edge and impressive views of the mountain of An Teallach (The Forge) to the west. Beyond Ullapool are the Summer Isles with access to some of the best sailing and sea fishing around the Western Isles and the Outer Hebrides. The city of Inverness is just a one hour drive to the east with an array of amenities and services and access to its airport and railway station for onward travel.

Inverbroom offers a great variety of game and sporting activities with excellent deer stalking, Salmon and Sea trout fishing on the rivers and Brown trout fishing on the many lochs on the Estate. For those who prefer more tranquil pursuits, there are some lovely riverside walks and pools for wild swimming and picnics. As well as some great hiking, Inverbroom is well positioned to explore all that the northwest coast has to offer.

Few Highland Estates have such variety with the opportunity to significantly enhance the Estates biodiversity with further woodland creation and peatland restoration. The farm is currently managed on a contract farming arrangement and unusually there are no agricultural tenancies or crofts, simplifying the management of this classic West Highland Sporting Estate.

INVERBROOM LODGE

The Estate Lodge is situated to the north of the Estate, near the Estuary of Loch Broom Sea Loch, in a lovely, raised position overlooking the surrounding farmland with the river Broom within walking distance. Originally dating back to before 1866 when the lodge was extended for Sir John Fowler as a shooting and fishing Lodge, it has undergone recent careful modernisation and refurbishment to provide very comfortable accommodation with 11 bedrooms, 8 ensuite bath/shower rooms, 1 further bathroom, reception rooms, modern kitchen and an indoor heated swimming pool.

The exterior of the Lodge is constructed with traditional stone and harled under a slate roof with an oil fired central heating system and retains the original open fires in the reception rooms to maintain that traditional West Highland atmosphere.

Following refurbishment in 2019, the kitchen now includes an Everhot Range cooker, double electric ovens and all mod cons in this bright and spacious kitchen. The dining room is conveniently located near the kitchen for dinner parties, sitting between 6 – 18 guests with lovely views across the surrounding fields.

The reception rooms are warmly decorated with comfortable and stylish furniture, creating a relaxed and cosy feel with an open fire in the principal living room. The ground floor also has a double bedroom with ensuite for staff or guests and is suitable for those with disabilities. The first floor is linked via a main staircase from the hallway and a back staircase leading to 3 double and 5 twin rooms with ensuite bath/shower rooms. These are stylishly furnished and decorated in keeping with the traditional style of the Lodge. On the top floor there are two single bedrooms with a communal bathroom situated on the landing between the first and second floor.

A traditional style wooden panelled Snooker room is located on the ground floor with a full size Snooker table, open fire and large television for after dinner or rainy day entertainment, as well as an indoor heated swimming pool and atrium at the southern end of the Lodge. This leads out on to a patio and the easily managed garden and grounds that surround the Lodge.

The Lodge has been let out between April – October plus Christmas and New Year for several years and the occupancy rate during these periods has been in excess of 80%, which can be continued and developed or scaled back depending upon one's own plans for enjoyment of the Estate.





INVERBROOM FARM STEADING COTTAGES

Four single storey terraced cottages of traditional style, modernised with three providing 2 bedroom accommodation and 1 single bedroom mid terraced property, located along the south side of Inverbroom Farm steading. Cottages No's. 1 - 3 are currently let under Private Residential Tenancies and Cottage No.4 is currently unoccupied with vacant possession.

INVERBROOM FARM COTTAGES

To the south of the Lodge are two semi-detached traditional two storey cottages of stone construction under a slate roof with 4 bedrooms in cottage 1 and 3 bedrooms in cottage 2 which are both currently let on Short Assured Tenancies.

DAIRY COTTAGE

A detached single storey traditional style cottage, recently modernised with a single bedroom, adjoining the Walled Garden and currently let on a Private Residential Tenancy.



WALLED KITCHEN GARDEN

A walled kitchen garden is located a short walk from the south of the Lodge with fertile soil and a great microclimate for the growth of a range of vegetable and fruiting species and currently home to a couple of Honeybee Hives.



CROFTON

This cluster of traditional detached two storey cottages is located next to the single track public road. Cottages numbered 1 - 3 have 3 - 4 bedrooms with extensions added and Cottage number 4 has 2 bedrooms. Cottages 1 and 2 are currently let under Private Residential Tenancies and Cottages 3 and 4 are currently unoccupied with vacant possession.



HIGHGATE FARMHOUSE

This former farmhouse sits in a lovely position looking out across the farm fields and Loch Broom Estuary with its own garden and is accessed via the public road. Built in the 1970's, there are 7 bedrooms over 2 floors in the process of being refurbished and to be let on a Private Residential Tenancy.

ACHLUNACHAN

Four delightful properties located along a terrace to the south of Crofton at the end of the public road. Number 1 is a detached traditional style 2 storey cottage with 3 bedrooms, recently modernised. Number's 2 and 3 are semi-detached cottages split over 2 storeys with 3 bedrooms in each property and number 4 is a traditional style 2 storey detached cottage with 3 bedrooms. Number 1 is currently let under a Private Residential Tenancy; number 2 is currently unoccupied with vacant possession and 3 and 4 are currently let on Short Assured Tenancies.

BURNSIDE COTTAGE

Just to the south of the Achlunachan terraced cottages sits Burnside Cottage, a traditional 2 storey cottage with 3 bedrooms and a recently added conservatory extension which is currently occupied by the Estate Deer Stalker/Ghillie.

THE BOTHY AUCHINDREAN

As the name suggests, this is a small traditional style cottage over 2 storeys with 1 bedroom which is currently let on a Short Assured Tenancy.

AUCHINDREAN FARMHOUSE

A Traditional detached 2 storey farmhouse with 3 bedrooms which is currently let on a Private Residential Tenancy.

GARVAN (GARBHAN) COTTAGE & BURNFANK COTTAGE

Two lovely traditional style cottages located in a lovely position between Inverbroom and Auchindrean. Garbhan has a conservatory extension, Kitchen, living room and 3 bedrooms. Next to Garbhan Cottage, is the pretty Burnfank Cottage, a traditional style stone cottage with 3 bedrooms. Both properties are currently let on Short Assured Tenancies.

NO'S. 1 & 2 AUCHINDREAN COTTAGES

Located next to Auchindrean Farm steading are two semi-detached 2 storey farm properties with 3 bedrooms in each. Number 1 is currently let on a Private Residential Tenancy and number 2 is currently unoccupied with vacant possession.

LOCH A'BHRAOIN COTTAGE

This is the most secluded cottage on the Estate, situated in a stunning location at the remote southwest end of Loch a'Bhraoin. Originally built for a shepherd, it now relies on power from a generator and could easily be converted to a micro solar and wind power system with battery storage. It is a traditional design set over two storeys with 2 bedrooms and has been modernised with central heating and is currently vacant.

LOCH A'BHRAOIN BOTHY

A traditional shepherd's bothy which is used and maintained by walkers for overnight accommodation and shelter. There is no binding agreement with the Mountain Bothies Association regarding its use or availability.

Please Note: Inverbroom Farm Steading cottages, Garbhan and Burnfank cottages benefitted from a Rural Empty Property Grant to assist with renovation of these properties to provide affordable rental properties. Further property details, including Energy Performance Certificates (EPC's), Council Tax bands, current tenancy agreements and services information for all of the residential properties can be viewed in the digital Data Room.

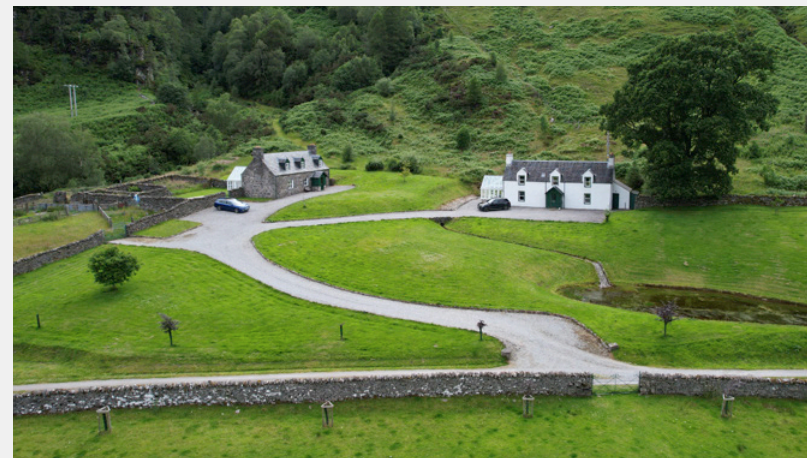
PLANNING & DEVELOPMENT

Planning Permission was granted in 2009 for the development of 3 dwellings (08/0043/FULRC) next to the existing properties at Auchlunachan and a further 3 dwellings (08/00363/FULRC) next to Crofton. In addition, Auchindrean Farm steading was granted Planning Permission in 2011 for conversion of the farm building to form 5 dwellings (09/00218/FULRC). All of these Planning Permissions have been secured.

Planning Permission was granted for the extension and alteration of a cottage and former smiddy building to form 2 dwellings (10/05036/FUL) at Crofton in 2010.

There are also 3 former agricultural buildings located near Auchlunachan, Garbhan and Auchindrean that could be repurposed for residential development, subject to Planning Permission being granted. Over next to the A832 Dundonnell road and western boundary of the Estate is the Fain Bothy, a dilapidated old dwelling that could also be utilised.

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.







DEER STALKING

The deer stalking on Inverbroom extends over approximately 7,260 hectares / 17,939 acres of dramatic and highly scenic hill ground, rising from around 250 metres/490 feet near Inverbroom Lodge (Home Beat) to the Estates highest peak (Sgurr Breac) at 999 metres/3,277 feet above sea level on the southeastern boundary of the Estate.

The hill has traditionally been divided into three stalking beats with the Home Beat to the north linking with the Fain Beat to the west and north of Loch a'Bhraoin and the most challenging is the A'Chailleach Beat which lies to the south of Loch a'Bhraoin. An Argocat is generally used for extraction of deer from the Home and Fain Beats with dragging sometimes required on the A'Chailleach Beat down to an Argocat or boat on Loch a'Bhraoin.

The five year red deer cull average has been 18 Stags and 35 Hinds on the open hill between 2019 - 2023. In recent years the owners have moderated the cull and depending upon an owner's objectives, the cull could be increased to 25 Stags and 50 Hinds per year. Sika and Roe deer are also occasionally shot and generally found in and around the woodland areas on the Home Beat, adding to the variety of sport enjoyed on Inverbroom. A modern and well equipped deer larder is located at Inverbroom Farm steading with a chiller unit for safe storage of beasts for collection by game dealers.

The Estate is located within the West Ross Deer Management Group (WRDMG) with annual counts and culls coordinated between the groups members to assist with providing an overview of the whole deer management group range, extending over 96,000 hectares / 238,000 acres, thereby allowing collaboration on cull targets to suit each Estates management objectives.



FISHING

The Estate has the Salmon and Sea trout fishing rights along 4.2 miles of the western bank of the river Broom, a spate river, with over 26 pools along this lovely stretch of river from the head of the Loch Broom Estuary up towards the Corrieshalloch Gorge. This meets with the river Cuileig, at the junction pool, which flows down from Loch a’Bhraoin through the most spectacular gorge with a series of impressive waterfalls and pools to reach the river Broom.

Both banks of the river Cuileig are owned up as far as the Linn Pool waterfall which restricts the passage of migratory fish from reaching the upper river Cuileig, although Brown trout can be caught in the various pools found up the gorge and river towards Loch a’Bhraoin. The rivers are generally best fished from mid-June to the end of September for Salmon and Sea trout with mainly fly fishing and a catch and release policy practiced.

A network of well managed tracks, paths and elaborate bridges provide good access to most of the fishable pools along the river system where the riverbanks are mown and kept clear. Salmon and Sea trout catch records vary each season with the river conditions and the five year average is 29 Salmon/Grilse and 42 Sea trout/Finnock for the period 2019 – 2023.

There are also over 12 freshwater hill lochs of varying size on the Estate that provide fun Brown trout fishing with the largest being Loch a’Bhraoin, extending 3 miles into the southern half of the Estate and accessible by boat or along a four wheel drive track from the north end of the loch to Loch a’Bhraoin Cottage. For the ambitious angler, Lochan Toll lies to the south where larger trout can be caught and several lochs are found scattered across the Home Beat to the north, providing a fun day’s sport exploring and fishing. Please note that the Seller will be reserving the right to launch, moor and fish from 1 boat on Loch a’Bhraoin.



SHOOTING

Some enjoyable walks up grouse shooting over pointers has produced a modest bag with up to 5 brace shot over the Home and Fain Beats each season. Woodcock are generally found around the woodland and farmland margins and lower slopes at Auchindrean where the woodland regeneration has improved the habitat. There are several Duck flying ponds on the Estate and successful Pheasant shooting days have been enjoyed in the past and there remains great potential to develop a Pheasant and Partridge shoot on the Estate, as well as a clay pigeon simulated game shoot.



INVERBROOM HOME FARM & AUCHINDREAN FARM

The inbye farmland extends over 120 hectares/ 296 acres of fertile grade 4.1 pasture located on the low ground around Inverbroom Lodge and Auchindrean, capable of providing hay, silage and fodder crops for winter feeding as well as supporting some game crops for a game shoot, if required. An attractive feature of the farm are the numerous hand built stone walls/dykes that surround and divide the fields with traditional access gates. These, along with the woodland, provide excellent shelter for livestock and add to the appeal of this very attractive valley with rough grazing extending out onto the grade 5.3 – 6.3 moorland on the Home Beat in summer.

Inverbroom Home Farm steading has a substantial range of storage buildings and workshops in good condition that are used for maintenance on the farm and wider estate, including dog kennels and external hard standing areas for storage. Auchindrean Farm steading (which has Planning Permission for development) is less well developed with a traditional stone construction byre with a slate roof and is mainly used for additional storage and could be repurposed. Adjacent to the steading is a traditional stone walled sheep fank.

FARM MANAGEMENT

There are two businesses registered on Inverbroom with SGRPID, each with a separate BRN and holding number and the farming operation is currently based on two contract farming agreements, renewed annually, with separate local farmers. The livestock (1,050 Cheviot Ewes) and most of the farming machinery used for running the operation is owned by the local farmers and leased into the contract agreements annually, which has worked well for all parties and could continue for an incoming owner or the farming operation could be managed in hand.

FARMING SUBSIDIES

The two farm businesses are registered for the Basic Payment Scheme (BPS) with 117.99 Region 1 units and 5,213.17 Region 3 units held between them. These entitlements are available for sale at current market value and payments in respect of the current farming year and in relation to any previous years will be retained by the seller.

The businesses also qualify for the Less Favoured Area Support Scheme (LFASS) and Sheep Upland Support Scheme (SUSS) providing further subsidy payments for farming. In 2023 the Estate entered into the Agricultural Environment Climate Action Scheme (AECS) for Moorland & Deer Management over a 5 year period, which provides an annual grant for the management of moorland on the Estate.

The annual income received by the farming operation is as summarised below and further details can be found in the Data Room.

Basic Payment Scheme	LFASS	SUSS	AECS	Total
£98,136	£15,942	£27,010	£25,904	£166,992



NATURAL CAPITAL OPPORTUNITIES

The Scottish Highlands are uniquely positioned to provide nature-based solutions to mitigate the effects of climate change and the loss of important habitat. Habitat creation and restoration can significantly increase carbon sequestration whilst improving species biodiversity, as well as providing valuable ecosystem improvements such as carbon storage, slowing water runoff rates downstream and cooling the atmosphere.

WOODLAND

The current owner has carried out some new planting of mixed woodland around Auchindrean and Inverbroom Home Farm as well as establishing some young Copper Beech tree avenues, mixed species hedges and enclosing areas for natural regeneration of native woodland. Creating a delightful mix of lowland farmland and woodland with a range of mixed broadleaved species of varying ages, with a parkland feeling more typically found further south. As well as encouraging native woodland to expand along the river system and out on to the slopes above the farmland. Two native woodland schemes were enclosed within deer fences, south of Loch a'Bhraoin

in 2006 and approximately 100 hectares/247 acres established with a combination of planting and natural regeneration of the existing Birch wood seed source, which is developing well.

In all there is approximately 234 hectares/578 acres of mixed woodland of varying species and age on the Estate. There is also further potential to plant in excess of 150 hectares (370 acres) of new native woodland to the north of Loch a'Bhraoin at an elevation of between 260 – 450 metres above sea level, which could produce an estimated 30,000 + (tCO₂e) woodland carbon credits over the life of a project.

Expansion of woodland has already greatly improved the wildlife habitat and has greatly enhanced this stunning landscape where further planting and natural regeneration could be considered on other suitable parts of the Estate.

The only remaining conifer plantation on Inverbroom is located at the east end of Loch a'Bhraoin, next to the A835 road. The woodland extends over an area of approximately 37 hectares/91 acres with mainly Lodgepole pine planted in the early 1970's. In 2020 part was felled under licence and approximately 10.00 hectares/ 24.70 acres is to be replanted and will be the responsibility of the purchaser. Further information can be found within the Data Room.

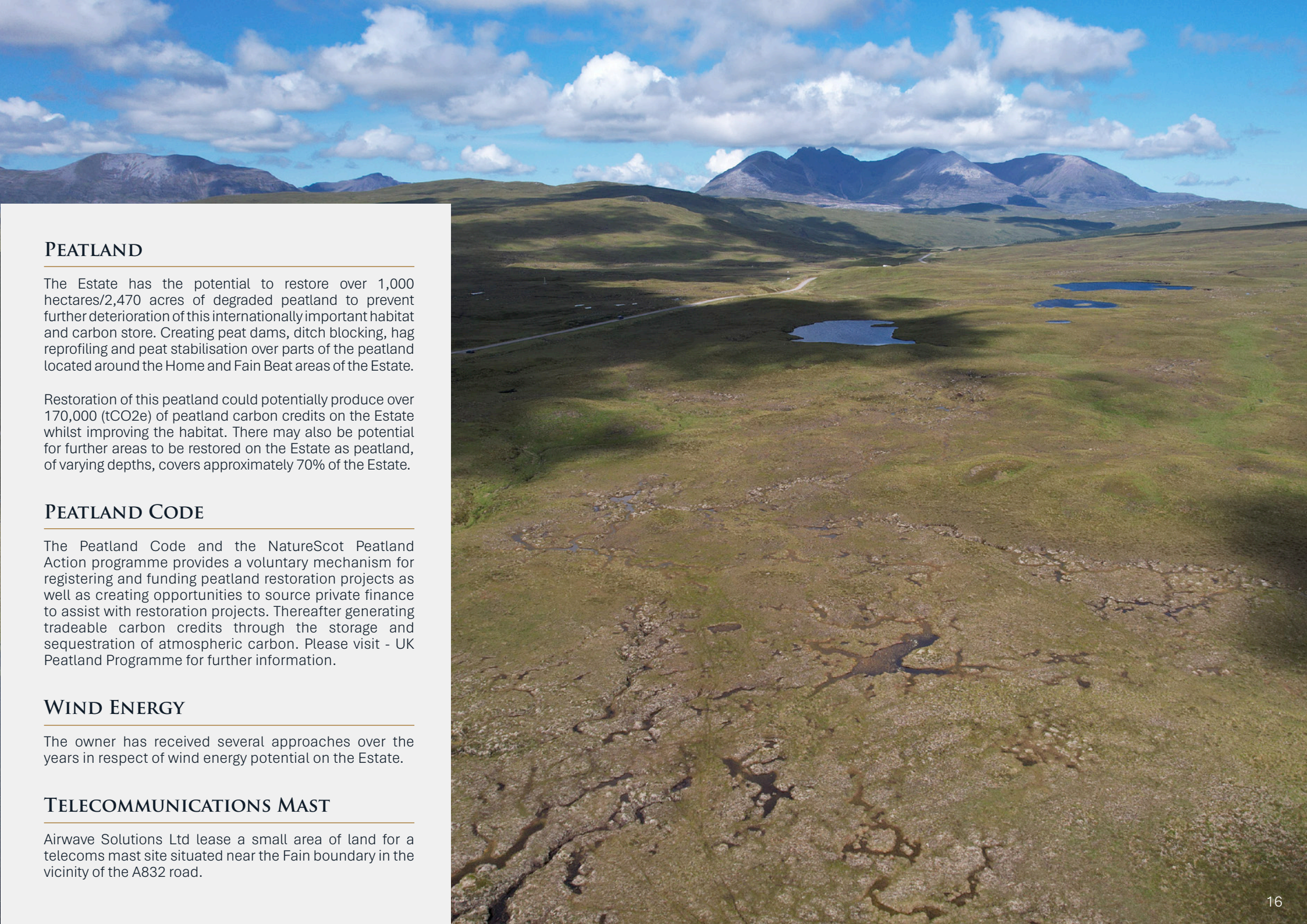
FORESTRY GRANT SCHEME

The Scottish Government supports woodland expansion with a range of grants available to encourage the establishment of new woodland and to manage existing woodland. There is potential for new native and mixed conifer woodland creation on Inverbroom 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 carbon credits from the biological growth of woodland to sequester atmospheric carbon, thereby helping to reduce the effects of carbon emissions. This is available for both native and mixed woodland schemes. Please visit - [UK Woodland Carbon Code](#) for further information.





PEATLAND

The Estate has the potential to restore over 1,000 hectares/2,470 acres of degraded peatland to prevent further deterioration of this internationally important habitat and carbon store. Creating peat dams, ditch blocking, hag reprofiling and peat stabilisation over parts of the peatland located around the Home and Fain Beat areas of the Estate.

Restoration of this peatland could potentially produce over 170,000 (tCO₂e) of peatland carbon credits on the Estate whilst improving the habitat. There may also be potential for further areas to be restored on the Estate as peatland, of varying depths, covers approximately 70% of the Estate.

PEATLAND CODE

The Peatland Code and the NatureScot Peatland Action programme provides a voluntary mechanism for registering and funding peatland restoration projects as well as creating opportunities to source private finance to assist with restoration projects. Thereafter generating tradeable carbon credits through the storage and sequestration of atmospheric carbon. Please visit - UK Peatland Programme for further information.

WIND ENERGY

The owner has received several approaches over the years in respect of wind energy potential on the Estate.

TELECOMMUNICATIONS MAST

Airwave Solutions Ltd lease a small area of land for a telecoms mast site situated near the Fain boundary in the vicinity of the A832 road.

TRAVEL

Inverness Airport is located approximately 60 miles southeast of Inverbroom Estate, providing regional and European flights as well as car hire and a helicopter charter from the Airport, which is an efficient way of viewing the property and highly recommended to fully appreciate the diversity of the Estate, its stunning landscape and surroundings.

Ullapool is the nearest town which provides a range of accommodation, restaurants, shops and fuel, as well as the local School and a greater range of suppliers and amenities can be found to the east in Dingwall and Inverness.

DISTANCES

Ullapool – 8 miles (10 minutes)

Dingwall – 37 miles (55 minutes)

Inverness – 48 miles (60 minutes)

(Distances and times are by road and approximate)

DIRECTIONS & ACCESS

To reach Inverbroom Estate 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 towards Ullapool. Upon reaching the Braemore junction there is the option of turning left on to the A832 road, towards Dundonnell, which provides access to the southern half of the Estate along the Fain Road.

Alternatively, continue north on the A835 towards Ullapool for approximately 3 miles and turn left at the junction signposted Letters to reach the northern half of the Estate and the private driveway to Inverbroom Lodge and the Home Farm. This connects with the public road providing access to the various houses on the Estate. The Estate access road then continues south to Auchindrean Farm and across Auchindrean Bridge to meet the A835, a secondary access point, as shown on the sale plan.

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Access to Loch a’Bhraoin and Loch a’Bhraoin Cottage is via the A832 Dundonnell road where there is a private access road suitable for four wheel drive vehicles, located at point A1 on the sale plan. A locked gate restricts access at the entrance and the road then continues down to another gate at point A2 where there is a right of access to point A3. The access track then continues along the northern edge of Loch a’Bhraoin to Loch a’Bhraoin Cottage, approximately 3.7 miles from the public road. Alternatively, a bypass track could be created.

There is also a walking/ATV access track which splits off at point A2 for access to the bridge over the river Cuileig, shown between points A2-A4-A5. Maintenance of these access routes is shared according to use and the Seller reserves a right of vehicular access across the footbridge at point A5 for maintenance of Hydroelectric water intakes.



SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND PUBLIC ACCESS RIGHTS

The property is being sold subject to and with the benefit of all existing leases, servitude and wayleave rights, including rights of access and rights of way, whether public or private. The Seller reserves the right to continue to extract water from Loch a 'Bhraoin for a hydroelectric scheme on the upper river Cuileig along with servitudes for service pipes and media cabling in connection with the continued operation of the hydroelectric scheme. The property is also being sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser 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 and information within the Data Room.

SPORTING RIGHTS

The sporting rights are included with vacant possession. However, the owner would like the purchaser to honour all prebooked holiday and sporting lets for 2024. Details and dates are available within the Data Room.

BOUNDARIES

The boundaries are as shown on the sale plan with agricultural field boundaries generally stock fenced or enclosed within traditional stone walls/dykes and where the boundaries are not fenced, they follow natural features. The boundary along the rivers Broom and Cuileig generally follow the riverbank and in some places the medium filum of the rivers with the exception of the first section of the river Cuileig, where both banks of the river are owned as far as the Linn Pool waterfall.

MINERAL RIGHTS

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

DESIGNATIONS

Two Sites of Special Scientific Interest (SSSI's) are located on parts of the Estate for their habitat and geological importance. Meall an t-Sithe & Creag Rainich SSSI is situated to the north of Loch a' Bhraoin and part of the Fannich Hills SSSI covers part of the hill ground to the southeast of Loch a' Bhraoin, below Sgurr Breac and includes part of the Druim Reidh ridge.

There are two elaborately designed bridges on the Estate that were built by Sir John Fowler, chief engineer for the Forth Rail Bridge construction, during his period of ownership on Inverbroom. The largest of the two is the Auchindrean Bridge which crosses the river Broom and is believed to have been built around 1870 and is A listed. A more remote bridge crosses the river Cuileig gorge above a spectacular waterfall which is B listed and also dates back to 1870.



AUTHORITIES

Scottish Government

Rural Payments and Inspections Directorate
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Highland Council

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Scottish Forestry

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DATA ROOM

All supplementary information, including the titles, property tenancies, EPC's, local tax charges, farming, forestry and sporting records, is available to view within the digital Data Room. Please contact the Selling Agent for further information and to arrange access.

NON-DOMESTIC RATES

The purchaser will be responsible for the payment of annual sporting rates.

APPORTIONMENTS

The council tax, non-domestic rates and rents shall be apportioned between the seller and the purchaser as at the date of entry.

MOVEABLE ITEMS

All fixtures, light fittings, fitted carpets and kitchen appliances are included in the sale of Inverbroom Lodge and the properties with vacant possession. Other Lodge items may be available by separate negotiation and the seller may also consider the sale of some Farm and Estate machinery and equipment by separate negotiation and price.

POSSESSION & ENTRY

Vacant Possession will be given on entry and will be subject to any existing residential tenancies.

EMPLOYEES

There is currently one employee on the Estate who is expected to remain in employment as the Deer Stalker/Ghillie who will be transferred under the Transfer of Undertakings (TUPE) Regulations 2006. There is also a self-employed cleaner and housekeeper who has indicated a willingness to continue working on the Estate.

VIEWING & OFFERS

If you would like to arrange a viewing of the Estate, please contact the Selling Agent to make suitable arrangements. Please note it is vital that you book a viewing date in advance of your visit as viewings must be accompanied.

The Seller reserves the right to set a closing date for offers or to sell the property at any time. It is advisable that prospective purchasers register their interest in the property 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.

DEPOSIT & PURCHASE PRICE

Please note that a non-returnable deposit of 10% of the purchase price is to be paid within 7 days of the conclusion of missives. The balance of the purchase price will then fall due for payment on the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above the Bank of Scotland base rate. No consignment shall be effectual in avoiding interest.

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



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