

# LEDMORE LODGE ESTATE

Ledmore, Sutherland



**LANDFOR**

CHARTERED LAND & FORESTRY AGENCY

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# LEDMORE LODGE ESTATE

LEDMORE, SUTHERLAND

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A COMPACT AND ACCESSIBLE  
RURAL ESTATE LOCATED IN  
THE SPECTACULAR NORTHWEST  
HIGHLANDS OF SCOTLAND.

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- Adjacent to the North Coast 500 with a traditional style Lodge, Cottage and Bothy with potential to develop a tourism related business
  - Outstanding Brown trout fishing on Loch Urigill, Cam Loch and the Ledmore & Ledbeg Rivers
  - Red deer stalking and rough shooting opportunities
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AREA: 210.02 HECTARES / 518.96 ACRES

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FOR SALE AS A WHOLE  
OFFERS OVER £700,000



**LANDFOR**  
CHARTERED LAND & FORESTRY AGENCY

Selling Agent  
**Patrick Porteous**

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## LOCATION

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Ledmore Lodge Estate is located next to Ledmore Junction in Sutherland, approximately 18 miles north of the popular coastal town of Ullapool on the North Coast 500 route. The village of Lairg is approximately 27 miles to the east, Lochinver fishing port is 19 miles to the north-west and the City of Inverness is 75 miles to the south-east.

Ullapool provides a range of amenities such as a supermarket, shops, hotels, fuel, cafes, Post Office, primary and secondary schools, swimming pool and a leisure centre. Inverness can be reached within an hour and a half for a range of amenities and transport links to the south and parts of Europe. The property is shown on the location and sale plans and the Postcode is IV27 4HH.



## INTRODUCTION

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The County of Sutherland is known for its beautiful coastline and stunning rugged countryside, from the fertile straths to the dramatic mountain ranges. The region enjoys continued growth and yet retains its unspoilt charm and sense of community.

Opportunities for the outdoor enthusiast include walking, climbing, photography, sailing, fishing and deer stalking, as well as simply unwinding in the wilderness. The area has world class salmon fishing available on the Kyle of Sutherland and its four feeder rivers, the Carron, Shin, Oykel and Cassley and the Assynt loch system provides some of the finest wild Brown trout fishing in Scotland.

## DESCRIPTION

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Ledmore Lodge Estate extends to 210.02 hectares or 518.96 acres in a very accessible and stunning area of Sutherland near Elphin in the North-West Highlands. The surrounding area is the most sparsely populated corner of Europe, and the geology is amongst some of the oldest in Britain.

The stone built properties on the Estate are positioned at the eastern end of the Estate with far reaching views south and west over the Ledmore River towards the mountain peaks in the distance. The former Lodge and nearby Shepherd's Cottage are surrounded by areas of garden ground, partly enclosed by old stone walls and fences and screened from the main road to the north and east by an established shelter belt of Scots pine and mixed broadleaves, creating privacy.

There are award winning beaches and the northwest coast, with its beautiful coastline and access to the Outer Hebrides with its excellent sailing and the opportunity to island hop via the ferry from Ullapool. Golfing opportunities are exceptional and range from Ullapool Golf Club with a 9-hole links course to Royal Dornoch, formed in 1877, with an 18-hole championship course and a further 18-hole course within an hour's drive.

The area is a haven for hillwalkers with the Northwest Highland Geopark and a range of well-known mountains, including Ben More Assynt, Stac Pollaidh, Suilven, Foinaven and Arkle in close proximity to Ledmore, all of which offer challenging climbs and breathtaking views.



## LEDMORE LODGE

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The Lodge is a stone built, two storey traditional style building dating back to the 1890's, with additional single storey extensions added more recently at either end. The Lodge has been unoccupied for several years and is now in need of significant restoration and modernisation. As well as having mains electricity it has been heated by LPG gas supplied via a storage tank located to the rear of the property.

**Ground Floor:** Family room, utility room with WC, sitting room, dining room, kitchen with Aga, front and rear entrance porches, further utility room, two bathrooms and six bedrooms of varying size.

**First Floor:** Landing, two bedrooms and a bathroom.

## SHEPHERD'S COTTAGE

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The Shepherds Cottage is a stone built, one and a half storey traditional style cottage with a slate pitched roof and harled walls. The cottage was renovated in 2016 and has been used as a short term holiday cottage and can provide very comfortable accommodation while the Lodge is being restored/modernised.

The property is heated by an oil fired boiler system with an oil storage tank located next to the property and the layout is as follows.

**Ground Floor:** Living Room, Kitchen, hallway, Bathroom, Double Bedroom and south facing porch.

**First Floor:** Two double bedrooms, landing and shower-room.



**Shepherd's Cottage**



**The Old Byre**



**The Old Wool Shop**

All of the buildings are connected to mains electricity and have private drainage facilities. A private fresh water supply is supplied by a borehole installed behind Ledmore Lodge, providing a good supply of water to both the Lodge and Shepherd's Cottage.

Adjacent to the Shepherd's Cottage, is the Old Wool Shop, a corrugated iron clad single storey building which has previously been used as a workshop and for storage purposes. This has potential for conversion to residential/bothy type accommodation, subject to planning permission.

The Old Byre, adjacent to the drive leading to Ledmore Lodge and Shepherd's Cottage, is a traditional stone building with slate roof and corrugated iron clad extensions at either end. The first floor has, in the past, been used as a bothy and the whole building has good potential for conversion to residential style accommodation for short term letting.



## PLANNING & DEVELOPMENT

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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.

## LAND

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The land surrounding Ledmore Lodge and the Shepherd's Cottage comprises of a mix of pasture, rough grazing, peatland and pockets of native woodland, leading down to the Ledmore River, which meanders from Loch Borralan in the east to Cam Loch in the west and forms the southern boundary to the estate.

A further area of hill land is located on the north side of the A835, extending from Cam Loch in the west and running northwards between the Ledbeg River and the A837 to the road bridge at Lyne.

The land ranges in elevation from 130m – 200m above sea level and is classified as a 6(3) according to the National scale land use capability for agriculture map and F6 according to the National scale land capability for forestry. It has been grazed in recent years and is predominantly classed as rough grazings.

A small dutch barn and stone walled yard is also located in the southern section of land, close to Ledmore Junction, and this has been used for agricultural purposes for many years.





## SPORTING

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The sporting rights are included but have not been actively exercised in recent years. The fishing rights include trout fishing on Loch Urigill to the southeast and Cam Loch to the west, as well as on the Ledmore and Ledbeg Rivers. These lochs and rivers provide exciting and challenging Brown trout fishing over the summer months, particularly between mid-May and mid-July. The Brown trout season runs from the 15 March to 30 September. Although no formal records have been kept, catches of between 20 – 30 Brown trout per day have been achieved when fishing from boats in either loch, together with the occasional Arctic char or Ferox trout.

A twenty foot strip of ground along the north-east shore of Loch Urigill is included within the sale and is accessed via a track running through a neighbouring estate. Cam Loch is accessed directly from Ledmore Lodge Estate land and the owner of Ledmore Lodge Estate has a right to use a boat on both lochs.

Red deer graze on the Estate and it is possible to stalk stags and hinds in season on the Estate and also on many of the Estates in the region as a paying guest.

## CROFTING

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A section of land to the north of the A835 is registered as crofting common grazing and a further section of land to the south of the A835 is registered as apportioned croft land.

Further details are available from the Selling Agent and prospective purchasers and their solicitors are advised to familiarise themselves with the crofting legislation and make appropriate enquiries, if necessary, with The Crofting Commission:

<https://www.crofting.scotland.gov.uk/crofting-register>

## NORTH COAST 500

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Launched in 2015, the North Coast 500 is a 516-mile iconic coastal touring route, linking many features and communities in the North Highlands of Scotland. Also known as NC500, the route starts and ends at Inverness Castle and has been growing in reputation and popularity, providing exciting opportunities for tourist-related ventures close to the route.

The NC500 runs through Ledmore Lodge Estate, along the A835 and A837, and further details can be found at: <https://www.northcoast500.com/about-nc500/>

## NORTHWEST HIGHLANDS GEOPARK

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The local area is home to Scotland's first UNESCO endorsed Geopark. Established in 2000, the Northwest Highlands Geopark is driven by local communities seeking to celebrate their internationally significant geological heritage and to encourage sustainable development through geo-tourism and cultural tourism.

Beginning at the Summer Isles in Wester Ross, the Geopark takes in around 2,000 square kilometres of mountain, peatland, forest and coastline across West Sutherland and on to the north coast. The park features the Moine Thrust Zone, an internationally significant geological structure that helped 19th century geologists work out how the world's great mountain ranges were formed.

Further details of the northwest Highlands Geopark can be found at: <https://www.nwhgeopark.com/>

## BASIC PAYMENT SCHEME

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The farmland is registered for IACS purposes and no subsidies have been claimed to date.

## ENVIRONMENTAL DESIGNATIONS

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A section of land to the west of the Estate falls within the Cam Loch SSSI, designated for its geological and biological features as well as the Inverpolly, Loch Urigill & nearby Lochs SPA, protected for breeding Black-throated Diver.

The western section of the estate falls within the Assynt-Coigach National Scenic Area, designated for its spectacular scenery of lone mountains, rocky topography, extensive landscape, multitude of lochs and lochans, landscape of vast open space under a constantly changing sky. Further details for these various designations can be found on the NatureScot SiteLink: <https://sitelink.nature.scot/home>

## SCHEDULED MONUMENTS

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There is a chambered cairn listed as a Scheduled Monument; this is located to the south of the A835 and is listed as Chambered Cairn 900m west of Ledmore (SM1804). The listing records it as a large circular chambered cairn on low-lying ground near the Ledmore River, extending to about 18m in diameter and 2m in height. The area of the passage and a lintel stone are visible, although there are now no obvious standing stones marking the walls of the chamber.

Further details can be found on Historic Environment Scotland: <http://portal.historicenvironment.scot/designation/SM1804>

## SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND STATUTORY PUBLIC AND OTHER ACCESS RIGHTS

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The property is 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.

## SPORTING RIGHTS

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The sporting rights are included in the sale with vacant possession.

## MINERAL RIGHTS

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The mineral rights are included in the sale except as reserved by statute or in terms of the title.

## AGRICULTURAL AND FORESTRY GRANT SCHEMES

There are no grant schemes in place and no transfer of obligations required.

## MOVEABLES

All fixtures, kitchen appliances, fitted carpets, curtains, light fittings and furniture within Shepherd's Cottage and the Lodge are included in the sale. Please note that All Appliances/Services have not and will not be tested prior to entry and will be the responsibility of the purchaser.

## LOCAL AUTHORITIES

### Highland Council

County Buildings, 84 High Street, Dingwall, Ross-shire, IV15 9QN

Tel: 01349 868507

### Scottish Government, Agriculture and Rural Economy

The Links, Golpsie Business Park, Golpsie, KW10 6UB

Tel: 0300 244 0064 Email: sgrpid.golpsie@gov.scot

### Scottish Forestry

Highland & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, Ross-shire, IV15 9XB

Tel: 0300 067 6950 Email: highland.cons@forestry.gov.scot

## 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 (0)7444559510.

#### Important Notice:

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## HEALTH & SAFETY

The property is an agricultural holding and some of the buildings are in poor condition. Appropriate caution should be exercised at all times during inspection, particularly when viewing Ledmore Lodge, the farm buildings, farmland and water courses.

## VIEWING & OFFERS

Viewing is strictly by appointment with the Selling Agent. A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property at any time and it is vital 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.

## APPORTIONMENTS

The Council Tax and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

## 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.

## POSSESSION & ENTRY

Entry will be by mutual agreement.

## 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.

## SERVICES, COUNCIL TAX & RATES

	Ledmore Lodge	Shepherd's Cottage	The Old Wool Shop
Heating	LPG	Oil	n/a
Water	Private	Private	Private
Drainage	Private	Private	Private
Electricity	Mains	Mains	Mains
Council Tax	F	n/a	n/a
Rateable Value	n/a	£2,750	£1,500

Copies of the Energy Performance Certificates are available on request.



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SUTHERLAND**



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