KINLOCHDAMPH ESTATE
TORRIDON, ROSS-SHIRE, SCOTLAND, IV54 8UY

A Highland sporting haven on the West Coast

- Inverness 61 miles
- Edinburgh 215 miles
- Glasgow 227 miles

- 4 bedroom traditional lodge
- Adjoining garage housing a drying room, portable deer larder and games room
- Income from newly constructed 1MW hydro scheme
- Red deer stalking with a five-year average of 17 Stags
- Additional sport including rough shooting and wild brown trout fishing
- Woodland planting potential
- Within easy reach of stunning coastline

In all 4085.76 acres (1,653 Ha)

For sale as a whole
Kinlochdamph Estate lies 10 miles South of the village Torridon which sits within some of the most spectacular landscape in the Highlands. Set in an idyllic position overlooking Loch Damph, Kinlochdamph enjoys panoramic views of the dramatic scenery which forms part of the estate. Extending to 4,085 acres (1,653 Ha) the majestic peaks of the surrounding mountains offer exciting and challenging sport. In addition to some fantastic red deer stalking the Estate offers trout fishing on one of the many hill lochs, rough shooting and the chance of a grouse. The four-bedroom lodge has recently been refurbished and is beautifully positioned to enjoy the views across the river to Loch Damph, and the mountains beyond.
SITUATION

The Estate lies 5 miles due south of the picturesque fishing village of Shieldaig. Sitting in an idyllic location with stunning views of the natural harbour, Shieldaig is famed for its pretty seafront setting, small harbour island and its abundant wildlife. With a bistro restaurant, café, post office, village shop and a popular hotel pub, it is well serviced for amenities considering its size.

10 miles south of Kinlochdamph is the village of Lochcarron which can cater for most day to day needs. It offers a well-stocked general store, post office, fuel station and cafes. There is a railway station at Strathcarron on the line between Inverness and Kyle of Lochalsh and Inverness can be reached by car within 1 hour and 30 mins. Inverness is the capital of the Highlands and boasts a wide selection of shops, bars, restaurants and also has an international airport.

Renowned for its dramatic scenery, the Torridon area is a largely untouched wilderness. The sparsely populated coastline is made up of a string of small fishing villages and is unspoilt by excessive development. The imposing peaks that surround the villages form a stunning backdrop and offer a wealth of recreational opportunities for the avid walker, climber, artist or naturalist.

Take a trip to Ullapool to visit The Corrieshalloch Gorge, a 60 meter deep gorge, or Poolewe and the sub-tropical gardens at Inverewe. Alternatively, why not take a day trip to Applecross and enjoy a lunch at the famous Applecross Inn, highly acclaimed for its fresh seafood and warm hospitality. Applecross is home to a number of outdoor pursuits and offers kayaking, canyoning, sea-fishing and sea safaris. Alternatively, one could spend the day exploring the local scenery followed by a cup of tea at the Flower Tunnel or the Potting shed café.

Further afield lies the Isle of Skye, the largest and most northerly island in the Inner Hebrides. The island is noted for its spectacular scenery, vibrant culture and heritage and its abundant wildlife. Take a boat trip from Elgol to see the seals, porpoises, dolphins and whales, visit the Talisker whisky distillery and the Fairy Pools or simply marvel at the Cullin mountains. Whilst on Skye do not miss the opportunity to visit Kinloch House restaurant or hop on the Kylerhea ferry to Glenelg.
Kinlochdampf Lodge was built in 1875 by Lord Lovelace, the once owner of Lochcarron Estate. It was built as a weekend refuge from the larger Torridon House. The Lodge was strategically positioned at the junction of four old droving routes at the southern shoreline of Loch Damph. Almost one hundred and fifty years on, the Lodge still stands in this tranquil spot and has retained a lot of its original character. With panelled walls, open fire places and original built-in book shelves. The property has recently undergone a full renovation and has been modernised to offer comfortable accommodation for ten adults across four bedrooms. In addition to four bedrooms there are three bathrooms and one further one shower room, a spacious kitchen and a conservatory dining room. There is a recent extension housing the games room, garage, deer larder, drying room and the shower room.
Lodge

The property benefits from double glazing throughout and is spread over two storeys as follows:

Downstairs Living Accommodation

Hallway - A spacious hallway leads into the main house and provides access to the boot room and drying facilities.

Drying Room - The drying room comes complete with a washing machine, tumble dryer, fridge/freezer and gun cabinet. It also offers access to the garage/deer larder and games room.

Downstairs Bathroom - with w/c and wash hand basin, walk-in electric shower and heated towel rail.

Lounge - The panelled lounge has an open fire and stunning views over the countryside through the double aspect windows. The room benefits from an inbuilt cupboard and corner cabinet.

Dining Kitchen - Fully equipped kitchen with wood burning stove, views to Loch Damph. Electric oven and hob, fridge/freezer, microwave, dishwasher and all the usual kitchen appliances. Extra storage off kitchen.

Dining Room - The dining room sits in the conservatory with stunning views from all windows. The vaulted ceiling and roof lights flood the room with light and the room can easily accommodate a table sitting 8 people. The patio/barbeque area can be accessed directly.

Downstairs Bedroom - Dual aspect room sleeping 4 in one double bed and a set of full sized bunk beds.

Cold Room.

Back stairs leading to the master bedroom and adjacent bathroom. The master bedroom offers stunning views out across Loch Damph to the Bealach mountains. The bay window offers character and a lovely seating area to sit and enjoy the view. The adjoining bathroom includes a bath, w/c, wash hand basin and a heated towel rail.

Front stairs leading to two further bedrooms. One twin room, and one double bedroom. The coombed ceilings and wooden panelling offer lots of charm and the windows offer lovely views out across the river towards Loch Damph. The two bedrooms share a bathroom with a shower over bath, w/c and a wash hand basin.

Garage - The garage area is a useful multi purpose area currently used as a games room with table tennis table and skittles. The garage is large enough to park two vehicles or store bikes, canoes etc. The games room has a separate toilet and shower and also homes the portable chilled deer larder.

Approached by a sweeping private access track (shared use with the adjoining estate) off the public road and across a small bridge the track culminates in a generous parking area to the side of the Kinlochdumph Lodge. The white painted traditional lodge sits in a small cluster of trees offering a sense of privacy and seclusion and enjoys views of the river, Loch Damph and the mountains. The house is constructed of stone beneath a pitched slate or Marley tile roof.
Kinlochdamph Estate lies within an Area of Outstanding Natural Beauty with dramatic rugged peaks, rocky mountain passes and extraordinary rock formations. The ground rises steadily from 250 feet above sea level to almost 2,300 feet at its highest point at Sgurr a Gharaidh, providing varied terrain on which to stalk.

Extending to around 4,085 acres the Estate offers mixed sport, excellent holiday rental potential and woodland planting opportunities. The diverse Highland estate is perfect for those looking for a manageable deer forest and is just a few minutes’ drive from one of the most spectacular and unspoilt stretches of coastline in Scotland.

Spend the day exploring the craggy outcrops, cast a fly on one of the many hill lochs or simply enjoy a picnic with a view. Kinlochdamph has something for everyone and is a real West Coast gem.
FORESTRY

There is approximately 375 acres (152 Ha) of predominantly native broadleaves such as birch, alder, ash and hazel which provides shelter to deer; amenity and sport. There is scope to significantly expand this area through further planting should that be desired.

ESTATE BUILDINGS

In addition to the lodge the Estate benefits from a modern storage shed, chilled portable deer larder and stone bothy.
SPORT

The varied ground at Kinlochdamph provides exciting stalking no matter what the weather conditions or wind direction. The steep ground to the northeast, known as the Moonscape, affords spectacular views whilst the more gentle central section known as the Greenhills offer more accessible terrain to explore. With the dramatic Gorm lochs and steep north facing slopes of Sgurr a Gharaidh in the south the ground is diverse and varied providing exciting stalking for all abilities and the range of topography lends itself to stalking in most weather conditions.

The Estate currently take around 20 Red stags and 30 Red hinds a year. Sizes are commensurate with West Coast stags and often weigh in excess of 13 stone. Large trophy beasts are also frequently seen. The lower ground is largely all accessible by a tracked ATV with the peaks more suited to pursuits on foot or with a Garron pony.

The undulating terrain combined with several natural bowls, corries and low ground not only embellish the sport but also provide an excellent habitat for holdings hinds. Kinlochdamph is a member of the Wester Ross Deer Management Group. The 10 year average is 17 stags with the average weight being circa 13 stone.

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OTHER SPORT

The Estate benefit from access to Loch Damph and are permitted to launch and fish from one boat. In addition both Gorm Loch, as well as several smaller hill lochs, hold good stocks of wild brown trout and offer endless sport for the keen fisherman. Weights typically running to half a pound.

On the hill ground there is a small population of grouse and ptarmigan on the higher ground as well as woodcock and snipe on the lower ground.

Sea fishing is available locally from nearby Kishorn or Shieldaig.
HYDRO
The owner initiated the construction of a 1Mw run of river hydro-electricity scheme which is located on a jointly owned river system on the northern boundary of the estate. This scheme has been constructed under lease, work is effectively completed and the project is expected to start export to the grid in November 2020 upon completion of off-site connections by the DNO. Further details can be obtained from the selling agents.

DIRECTIONS
From Inverness take the A835 signposted to Ullapool. After 25 miles turn left onto the A832 heading towards Gairloch. Continue on the A832 for 24 miles to Kinlochewe before turning right onto the A896 signposted Torridon and Shieldaig. Continue on the A896 towards Shieldaig at Shieldaig continue on the A896 for a further 5 miles before making a sharp left hand turn to enter the Estate. Continue on the track and stay right, crossing a bridge before arriving at the lodge.

Inverness Airport has daily scheduled flights to and from Edinburgh, London Luton, Gatwick and Heathrow. There are sleeper services (nightly, except Saturday) from Inverness to London, as well as services to other destinations throughout the country.

KINLOCHDAMPH LODGE
Water Supply: Spring fed private water supply
Electricity Supply: Mains
Heating: Electric storage heaters and multi fuel fires

SERVICES
The non domestic rates including sporting rates along with all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

LOCAL AUTHORITY - The Highland Council
COUNCIL TAX - N/A
BUSINESS RATE - Kinlochdamph Lodge (s/c) Rateable Value £4,000 per annum (03/05/031408/0)
EPC RATING -
TENURE FREEHOLD
ENERGY PERFORMANCE CERTIFICATE
A copy of the Energy Performance Certificate is available upon request from the selling agents.

SPORTING RIGHTS
The sporting rights are all in hand and are included within the sale in so far as they are owned. The rateable value of the deer forest is £4,000 and is payable to the Highland Council. It is understood that the sporting rates have been challenged.

FISHERY BOARD LEVY - N/A

TUPE
There is one self-employed Head Stalker but he falls outwith the TUPE regulations 2006. Further details are available from the selling agents.

TIMBER
All fallen or standing timber will be included in the sale.

MINERALS
The mineral rights are included within the sale in so far as they are owned.

DESIGNATIONS
Almost the entire Estate lies in a National Scenic Area (NSA), with the south eastern quarter also forming part of the Rassal SSSI and Special Area of Conservation. This area largely encompasses the peak of Sgurr a’ Gharidh extending East to the Creag na h-lolaire and flats of the Greenhills to the north.

These areas are designated to protect a number of flora and fauna species including the alpine and subalpine calcareous grassland, mountain willow and the limestone pavements that are evident in this localised area. The key objective of the Special Area of Conservation and SSSI is to avoid the deterioration of habitat and ensuring the integrity of the site is maintained. The designation may have implications on land use and management techniques and the purchaser(s) should satisfy themselves with the management agreement and site conditions.
SERVITUDES, BURDENS WAYLEAVES, RIGHTS OF WAY
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 the public access under the Land Reform (Scotland) Act 2003. It is up to the purchaser(s) to satisfy themselves as to the nature of all such servitude rights and others following their solicitors examination of the Title deeds.

BASIC PAYMENT SCHEME
The land is registered with SGRIPD for Basic Payment Scheme but purchasers should note that no entitlements are owned or indeed included within the sale. Main Location Code 758-077.

ENVIRONMENTAL SCHEME
The selling agents are not aware of any current environmental schemes.

FIXTURES AND FITTINGS
All fitted carpets, curtains, lights fittings and white goods in Kinlochdamph Lodge are included in the sale.

CONTENTS
The contents of Kinlochdamph Lodge may be available by separate negotiation.

MACHINERY AND EQUIPMENT
The Estate machinery and equipment is available by separate negotiation. For more details please contact the selling agents.

VIEWING
Strictly by appointment only.

OFFERS
Offers to be made in Scottish Legal Form and submitted to the selling agents Goldsmith & Co. at 48 North Castle Street, Edinburgh, EH2 3LU.

CLOSING DATE
A closing date for offers may be set. Therefore, prospective purchasers are encouraged to register their interest with the selling agents following a viewing.

DATE OF ENTRY
To be mutually agreed by both parties.

CONDITIONS OF SALE
On conclusion of the missives a non-refundable deposit of 10% of the purchase price is payable by the purchaser(s). The balance being due at the Date of Entry (regardless of whether entry is taken or not). Please note interest will accrue thereafter at a rate of 5% above the Royal Bank of Scotland base rate.

The seller reserves the right to divide the property into lots or withdraw the property or exclude or remove any part of the property shown in these particulars.

The selling agents reserve the right to request a guarantee from a bank confirming necessary funds are in place and available to support any offer made ahead of viewing or at the time of an offer being made.

BOUNDARY PLAN, AREAS AND SCHEDULES
The Estate plan was produced in good faith and based on the Ordnance Survey. However, all plans are for guidance purposes only. Purchaser(s) must satisfy themselves with the Title Deeds and the description of the property. Any error or miss statement shall not annul the sale nor entitle either party to compensation in respect thereof.
INTRODUCTION
1. These particulars have been prepared and are intended to provide a fair and substantially accurate overall description purely for the guidance of potential purchasers and do not constitute part of an offer or contract, either express or implied. No responsibility is assumed for the accuracy of individual items within these particulars and prospective purchasers ought to seek their own professional advice.

2. These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Goldsmith & Co. strongly recommend that you discuss any particular points, which are likely to affect your interest in the property with them, in order that you do not make a wasted journey.

3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase and may wish to instruct an independent survey.

4. The photographs depict only certain parts of the property. It should not be automatically assumed that all contents/furnishings/furniture, etc. photographed are included in the sale. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

5. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Certain measurements have been taken using a sonic measuring apparatus. If such details are fundamental to a purchase, purchasers are asked to contact the Office for further verification, particularly if travelling some distance to view the property. All descriptions, dimensions, areas, reference to condition, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

6. IMPORTANT NOTICE - Neither these particulars nor any subsequent communication by us on behalf of the vendors relative to the property shall be binding upon our clients (whether acted on or otherwise) unless the same is incorporated within a written document signed by our clients or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

7. ENTRY - Entry will be as mutually agreed.