

Stuckendroin

Loch Lomond, Argyll



A magnificent amenity estate located within Loch Lomond & The Trossachs National Park on the shores of Loch Lomond

Stuckendroin Estate, Loch Lomond, Argyll

Glasgow 48 miles, Oban 49 miles, Stirling 54 miles, Edinburgh 94 miles

Features:

A 3-bedroom principal house with comfortable and fully modernised living accommodation overlooking Loch Lomond

A 2-bedroom cottage

A range of traditional and modern agricultural buildings used in connection with sheep farming and deer stalking activities on the estate

About 55 acres of in-bye pasture, 12 acres of open native woodland, 248 acres of enclosed recently planted mixed species woodland and 3,206 acres of open hill

Existing sport in the form of red deer stalking, rough shooting for mixed game and fishing on Loch Lomond for trout, salmon and pike

About 2.7 miles of loch frontage for boating and various water-based pursuits

Natural capital, residential and leisure development and amenity opportunities

About 3,611 acres (1,461 hectares) in total

For sale as a Whole

Offers Over £3,000,000





Situation

Stuckendroin Estate is situated on the eastern shores of Loch Lomond, less than a mile south of the hamlet of Ardlui. The property is easily accessed from the A82 and benefits from views over Loch Lomond and its spectacular backdrop of Munros, Corbetts and smaller hills, including Ben Lomond, the most southern of the Scottish Munros, which peaks at 974 metres (3,196 feet).

Loch Lomond is Great Britain's largest lake in terms of surface area, and is possibly Scotland's most famous loch, where the lowlands of Central Scotland and the Highlands meet. Stuckendroin Estate is situated within the boundary of the Loch Lomond & The Trossachs National Park. Its contrasting landscape provides a wealth of amenity and adventure, including boating, wakeboarding, sailing, mountain biking, kayaking, angling and hill walking as well as traditional field sports.

The closest villages are Ardlui (one mile to the north), Tarbet (7.5 miles to the south), and Arrochar (9 miles to the south) situated at the head of Loch Long.

Nearby, the popular and luxury resort of Cameron House provides further amenity in the form of a spa, the 18-hole Carrick Golf Course and a nine-hole course called The Wee Demon. Martin Wishart fine dining, casual dining and accommodation are all offered at the resort. Also forming part of Cameron House, the Duck Bay Marina offers berths to accommodate private boats.

The nearest large town is Balloch, which is situated on the southern shore of Loch Lomond. It is the perfect base to explore the stunning Loch Lomond & The Trossachs National Park, where you can enjoy outdoor activities, wildlife and heritage. You can also visit the Loch Lomond Shores, a leisure and shopping complex with an aquarium, a bird of prey centre, a cinema, and a farmers' market. Or you can stroll around the Balloch Castle Country Park, a historic estate with a 19th century castle, gardens and woodland trails. Balloch is easily accessible by train from Glasgow, or by road from the Highlands or Stirling.

The closest of Scotland's major cities is Glasgow, the most populous city in Scotland, which is located approximately 48 miles to the southeast. Glasgow has a range of retail, educational, leisure and commerce facilities, together with a mainline railway station and an international airport with regular flights to European cities and other international destinations.

Description

Stuckendroin is a magnificent amenity estate in one of Scotland's most accessible and attractive areas, a short drive from Glasgow and its international airport. It extends to approximately 3,611 acres (1,461 hectares) and comprises a three-bedroom recently improved and modernised farmhouse; a two-bedroom cottage and a range of agricultural buildings surrounded by in-bye pasture,

rough grazings and open hill. In addition, there are opportunities for sport, development and recreation as well as natural capital enhancement and further ecological restoration beyond the significant improvements achieved under the current ownership.

The estate rises from the shores of Loch Lomond at approximately 10m above sea level on its eastern boundary to the peak of Ben Vorlich at 943m above sea level on its western boundary. There are impressive views across Loch Lomond & The Trossachs National Park, south over the lowlands towards Ben Lomond (974m), east towards Beinn A' Choin (770m), north up Glen Falloch and Beinn Dubhchraig (977m) and west towards Glen Fyne and Beinn Ime (1,011m).

Along the lochside there are several inlets and beaches that provide access to the loch.

The local area boasts a wide range of wildlife and enthusiasts can observe otters, seals, red squirrels, black grouse and ospreys within a short distance of Stuckendroin Estate. Red deer are prevalent in the area but the flora and fauna also attract roe deer, foxes, and pine martens.



Stuckendroin Farmhouse

Located on the eastern side of the estate between the A82 and the railway line that runs between Glasgow and Fort William, is Stuckendroin Farmhouse. A traditional dwelling of stone and slate construction that has been rendered and white-washed.

The two-storey house is both spacious and comfortable, comprising an entrance hall, dining room, sitting room/bar, double bedroom, kitchen, utility area, pantry, laundry/boot room with shower and WC on the ground floor, and three double bedrooms and a family bathroom on the first floor.

The house is in good condition and has been both well maintained and modernised. The roof was replaced in 2023. The property benefits from double-glazing, private water and biomass-fired heating and hot water. The biomass system was installed in 2012 and was accredited under the Renewable Heat Incentive. We understand that the farm generates an income averaging between £2,000 and £3,000 annually from the scheme.

Externally, the garden is enclosed by a dry-stone wall and is bounded with mature trees and borders. The remainder of the garden is laid to lawn and is accessed over a gravel path which surrounds the house.

The house is currently retained for the personal use and occupation of the vendors and their friends and family and has not been offered for let in any capacity.





Stuckendroin Cottage

Located to the south of the farmhouse is Stuckendroin Cottage. A timber framed single storey cottage of harled block construction built in the late 1990s.

The accommodation includes two bedrooms, a kitchen, and a living room. The property benefits from double-glazing, private water and biomass-fired heating and hot water. The cottage is currently occupied by the farm/estate manager under a Service Occupancy agreement.

The cottage is in good condition but would benefit from some cosmetic upgrading and modernisation throughout.

Externally, there is a small, enclosed garden that is laid to lawn with some ornamental trees and shrubs. There are a number of small paddocks close to the house to enable the farm/estate manager to house livestock that require care and attention as well as a small storage shed. The property is accessed over a track leading from the main farmyard.





Agriculture

Extending to approximately 3,625 acres in total, the land at Stuckendroin comprises 55 acres of in-bye pasture, 12 acres of open native woodland, 248 acres of enclosed recently planted mixed species woodland and 3,206 acres of open hill.

In terms of land quality, the best ground on the farm is situated on the shore of Loch Lomond where there are several enclosures of permanent pasture, some of which is ploughable. Moving west, the land rises steeply through areas of rough grazing, with a predominance of native deciduous woodland (an attractive feature of the estate), bracken and coarse vegetation. Beyond a steep ridge, circa half a mile to the west of Loch Lomond, the remainder of the estate comprises hill ground. This is steep and rocky ground with a generally easterly relief rising close to the summit of Ben Vorlich. The land in this part of the estate falls within the Ben Vorlich SSSI which covers approximately 30% of the open hill. The land is classified by the James Hutton Institute as grades 5.3 to 7, suited best for improved grassland and rough grazing.

The estate currently runs an in-hand hefted flock of approximately 250 Cheviot breeding ewes with replacement ewe hoggs and associated pure Cheviot rams. Replacements are home bred, and all sheep are wintered at home. Lambs are sold annually through local auction markets in the spring. The flock is managed by the farm/estate manager. We understand that the estate has submitted an Agri-environment climate Scheme application in 2024 but the scheme has not yet been approved. A purchaser will have the option to continue with this scheme or withdraw the application.

There are a small number of farm buildings on the estate used in connection with the sheep farming and deer stalking activities on the estate. These include traditional stone and slate outbuildings plus 20th century additions. The buildings comprise a workshop/boiler room, machinery store, purpose-built modern deer larder and a livestock shed, all located on the other side of the driveway and yard area to the rear of the house.





Sporting and Amenity

With approximately 90% of the estate comprising rough grazing and hill ground, Stuckendroin provides a perfect setting for any ground sporting enthusiast, whilst Loch Lomond and one other small hill loch provides ample opportunity for those that enjoy trout fishing in the Scottish countryside.

The primary form of sporting activity that takes place at Stuckendroin is red deer stalking, with the wide expanse of open hill ground supporting a population of red deer.

Current management practice with regard to deer stalking is to undertake culling on a non-commercial basis to both maintain the welfare of the deer herd and for the health of the natural environment. Delivering its sustainable and legal deer management responsibilities, the current owners have carried out condition-selective culls in recent years. The estate has a relatively high red deer density due to its location next to established commercial woodland; therefore, it has been recommended by the local deer management group (Inveraray

& Tyndrum Deer Management Group) that the cull numbers be increased over the coming years with the aim of achieving target densities of 10 deer per square kilometre. The recommended annual cull of red deer amounts to 12 stags, 40 hinds and 10 calves.

Stuckendroin has a modern larder and carcass storage/chilling facilities, which are located within the farm buildings to the rear of the house.

Roe deer are also present across the estate providing additional sport.

The deer cull data for the last five years is shown below:

Year	Stags	Hinds	Calves	Total
2019/20	10	15	10	35
2020/21	10	16	10	26
2021/22	10	20	8	38
2022/23	11	30	15	56
2023/24	10	50	10	70

Potential Development Opportunities

Situated to the west of the farmhouse on the opposite side of the railway track is a traditional sheep fank. The fank is still used as part of the sheep farming enterprise but could provide a purchaser

with a development opportunity, subject to obtaining planning permission, should they wish to build alternative accommodation at Stuckendroin.

Woodland

An area extending to 248 acres (110.24 hectares) at the northern end of the estate was planted with native broadleaves under the 2012 Rural Priorities Woodland Scheme. The four woodland blocks were planted under a grant contract which expired in 2020. More information in relation to the woodland planting at Stuckendroin is available from the selling agents.

Natural Capital

With the urgent call for action to restore damaged peatlands and improve ecological diversity, Stuckendroin could offer possibilities for some peatland restoration. According to Scotland's peatland map there are limited areas of class 1 and 2 peatland on the estate.

The recent native woodland planting on the estate was undertaken before the establishment of the carbon market and therefore did not qualify under the woodland carbon code for the generation of pending issuance units (PIUs). Other areas of the estate may provide opportunity for future carbon qualifying native woodland planting, subject to due diligence.



General

Postcode: G83 7DS
What3words: ///sculpting.household.central

Travel Directions: From Glasgow, follow the A82 north toward Crianlarich, up Loch Lomond side and after approximately 48 miles Stuckendroin is located on the left-hand side.

Method of Sale: For sale as a whole.

Viewing: Viewing appointments to be arranged through the selling agents, Strutt & Parker (0131 226 2500).

Offers: A closing date for offers may be fixed and prospective purchasers are asked to note their interest formally to the selling agents. The sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale. Offers should be submitted in Scottish legal form to the selling agents.

Financial Guarantee/Anti Money Laundering: All offers must be accompanied by a financial reference from a bank/funding source which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

For more information, please contact the selling agents.

Property Schedule:

Property	Services	Council Tax Band	EPC Rating
Stuckendroin Farmhouse	Mains electricity, private water and drainage, and biomass heating.	E	TBC
Stuckendroin Cottage	Mains electricity, private water and drainage, and biomass heating.	D	TBC

The services have not been checked by the selling agents.

Entry and Possession: The date of entry will be by mutual agreement between the purchaser and the sellers.

Fixtures and Fittings: The fitted carpets, blinds and light fittings in Stuckendroin Farmhouse are included in the sale.

Selected items of household contents owned by the sellers may be available for sale by separate and additional negotiation.

Livestock, Machinery and Equipment: The vehicles, machinery and equipment as well as the sheep flock, fuels, fertilisers and other stores associated with the farming business are available to the purchaser at a separate and additional price.

Rights of Way and Access: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchasers will be held to have satisfied themselves as to the nature of all such servitude rights and others.

The estate currently benefits from an informal access arrangement with the neighbouring Garabal Estate

for vehicular use of the hill track leading to the northern boundary of the estate. The owner of the land through which the track passes at present is prepared to discuss the formalisation of this access track in future subject to understanding the identity of the purchaser and their intended use of this track in future.

Timber, Mineral and Sporting Rights: The timber, mineral and sporting rights are included in the sale, insofar as they are owned.

Solicitors:
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Argyll
PA31 8RT
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Nature Scot:
Great Glen House
Leachkin Road
Inverness
IV3 8NW
www.nature.scot

Basic Payment Entitlement:
14.11 Region 1 and 1052.69 Region 3 Basic Payment Entitlements (BPE) in respect of Stuckendroin are owned by the vendors and are available to the purchaser at a separate and additional price.

Designations: The majority of the estate falls within a national scenic area. This designation covers a majority of Loch Lomond and its immediate surroundings. Approximately 970 acres (390 hectares) are within the Ben Vorlich SSSI, the area being protected for a series of high-altitude sites where underlying geology has led to the development of outstanding montane plant communities. More information is available from the NatureScot website and their SiteLink map.

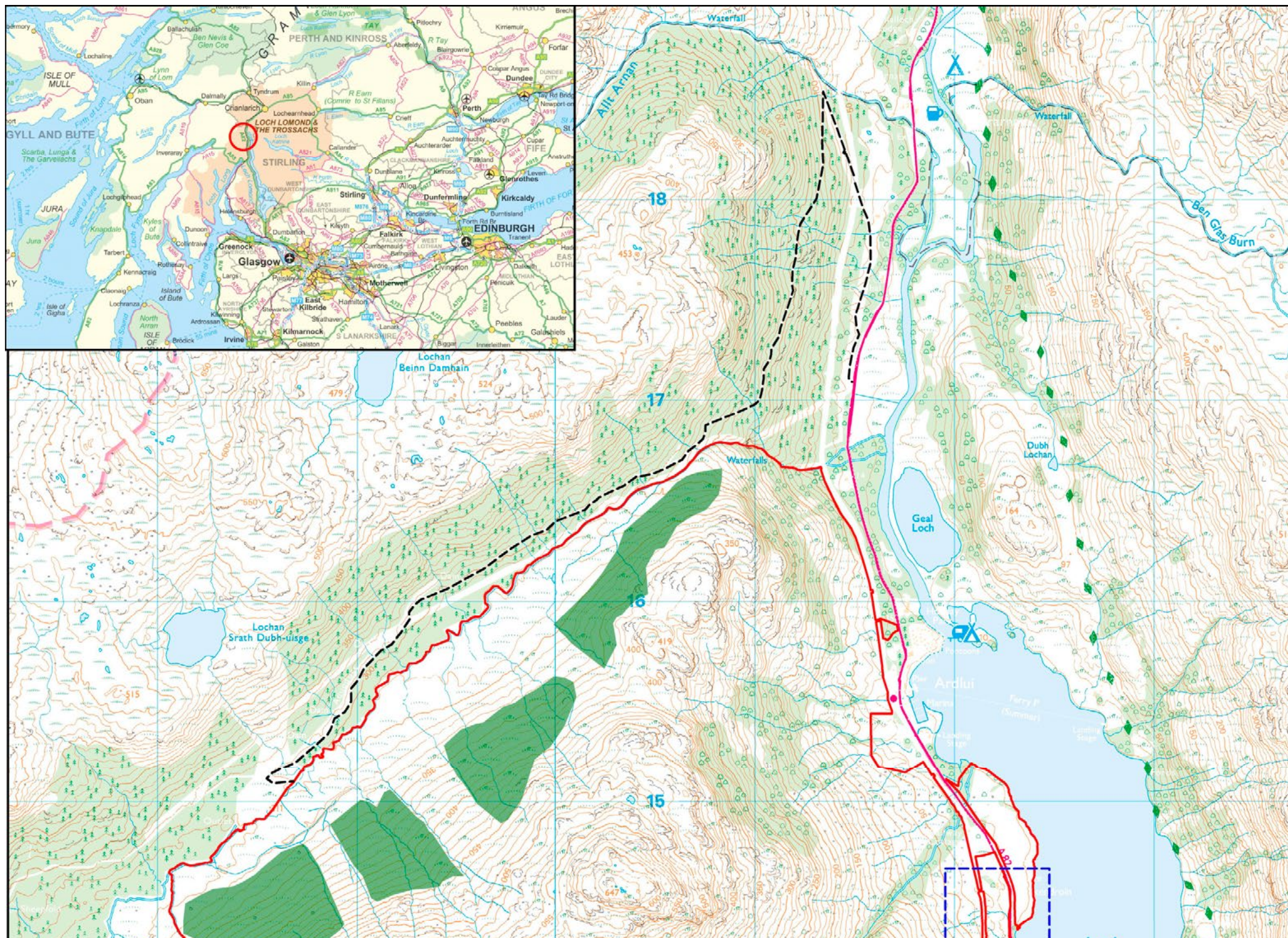
Plans, Areas and Schedules: These are based on the Ordnance Survey and the Title Deeds, and are for reference only. They have been carefully checked and computed by the selling agents and the vendors' solicitor and the purchaser shall be deemed to have satisfied himself/herself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

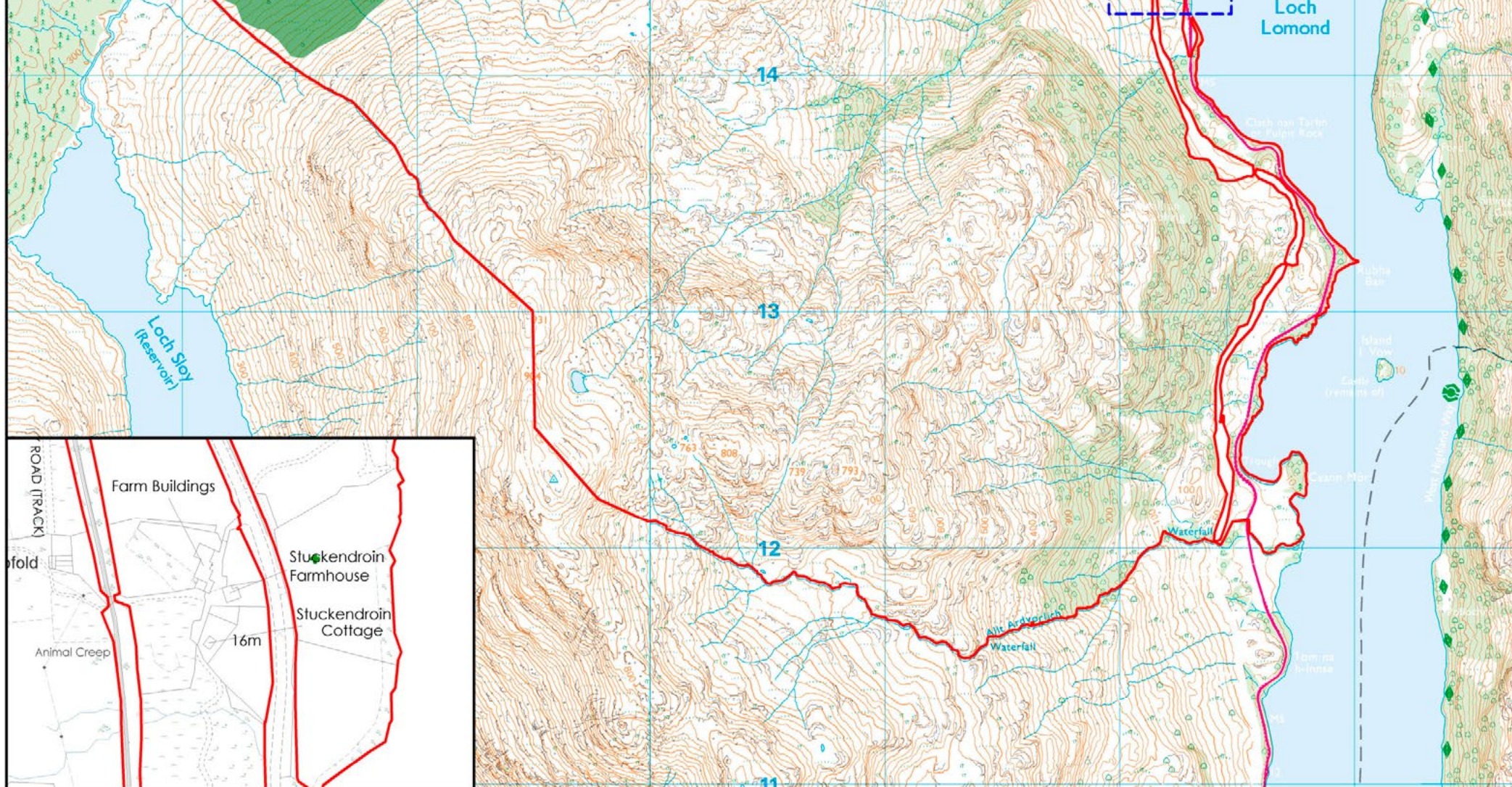
Special Conditions of Sale: The purchaser of the estate, shall within five working days of conclusion of missives, make payment as a guarantee for due performance of a sum equal to ten percent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be material condition of the contract.

In the event that such payment is not made timeously, the sellers reserve the right to resile without further notice. The balance of the purchase price will be paid by Bankers Draft at the date of entry and interest at five percent above the Bank of Scotland base rate current from time to time will be charged thereon from the term of entry until payment.

Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being of the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers, in that event, reserve the right to resell or deal otherwise with the subjects of sale as they see fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten percent herein before referred to which shall be set off to account for any loss and expense occasioned to them by the purchaser's failure and in the event of loss and expenses being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.

The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry.





Stuckendroin Estate, Ardlui, Argyll

Total Area - 1,461.58 ha / 3,611.64 ac

----- Route of Existing Informal Vehicular Access



Footprint of Farmhouse, Cottage & Buildings



Enclosed Woodland

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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