

Cluanie Estate

Glenmoriston, Inverness-shire



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A majestic West Highland sporting estate with a stunning setting at the heart of the Scottish Highlands, with existing built property and traditional sporting assets, plus natural capital opportunities and the potential for future renewable energy development

Cluanie Estate, Glenmoriston, Inverness-shire

Invermoriston 26 miles, Kyle of Lochalsh and Skye Bridge 29 miles, Fort William 49 miles, Inverness 58 miles, Inverness Airport 67 miles

All distances are approximate



Features:

Cluanie Lodge & Annexe

A traditional Victorian eight-bedroom sporting lodge with adjoining three-bedroom annexe and spectacular views over Loch Cluanie.

Keeper's Cottage

A two-storey detached three-bedroom cottage.

Estate Buildings

A range of outbuildings including machinery/equipment storage with lofted estate office, deer larder, workshop and former helicopter hangar/multi-use workshop; former hill bothy with scope for restoration/development subject to the necessary consents.

Stalking

Red deer stalking with average annual culls of 10 stags, 24 hinds and 7 calves.
Excellent vehicular access throughout the estate.

Additional Sport

Rough shooting for mixed game and fishing for trout and pike on Loch Cluanie and Loch Loyne.

Renewable Energy Potential

The opportunity to enter into an Exclusivity Agreement with independent Wind Development Companies who have identified the potential for a future development on the estate.

Woodland

About 630 acres of existing mixed native and conifer woodland with potential opportunities to establish further areas of native woodland.

About 11,811 acres (4,780 hectares) in total

For sale as a whole



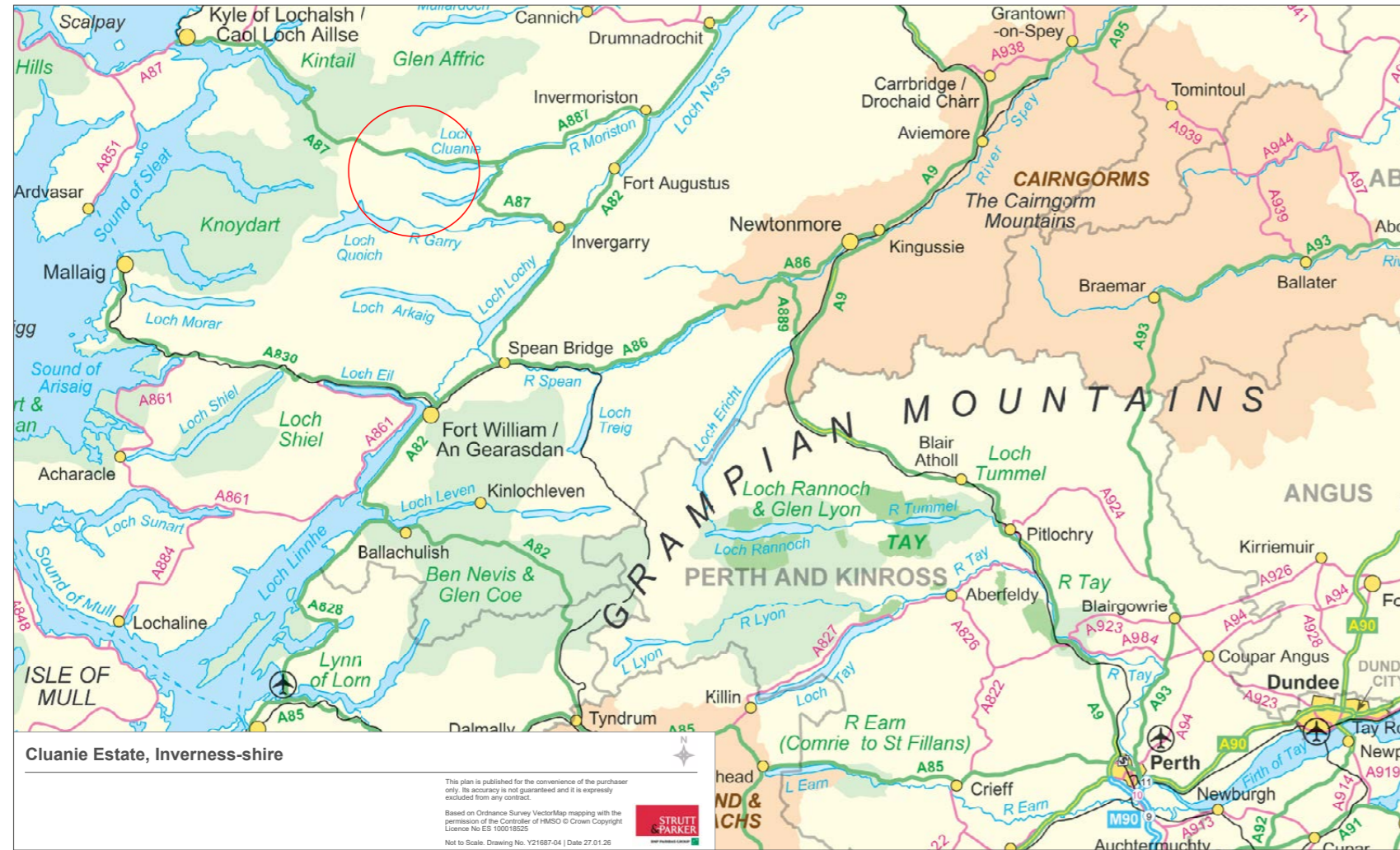
Situation

Cluanie Estate is situated amidst some of the wildest and most spectacular scenery of the Scottish Highlands. With the western edge of the estate marking the boundary between the Scottish east and west coast watersheds, Cluanie lies above and to the east of Glenshiel – famed for the jagged peaks on the north side known as the ‘Five Sisters’ and also the site of a battle between a Jacobite army and Government troops in June 1719.

To the north, east and south lie the historic deer ‘forests’ of Ceannacroc, Bunloinn and East Glenquoich, with the surrounding area being notable for its precipitous landscape and proliferation of ‘Munros’ (mountains of 900 metres/3,000 feet or higher, of which there are more than 25 within a 10-mile radius of Cluanie Lodge).

Despite its location at the heart of one of the least populated areas of the UK, Cluanie benefits from excellent accessibility due to the proximity of the A87 trunk road which connects Inverness and Fort William with the Kyle of Lochalsh and the Isle of Skye.

The Cluanie Inn – a historic ‘Kingshouse’ dating from the 18th Century – lies beside the A87 and is situated 2 miles west of Cluanie Lodge. This is a feature of this route as well as being a convenient facility for Cluanie Estate which offers excellent food and accommodation together with a small filling station and the Landour Bakehouse and patisserie situated in a former bothy beside the hotel.



The villages of Invermoriston and Invergarry lie a similar distance to the east of Cluanie Estate (both lying under 30 miles away and a car journey of around 30 minutes), in the Great Glen. Both have a range of facilities including basic shopping and other services including hotels.

The city of Inverness (58 miles) has an extensive range of shopping, leisure, cultural and educational

facilities, as well as access to large supermarkets which provide delivery services. Inverness airport is approximately 8 miles east of Inverness and provides flights to a wide range of UK destinations (including London Heathrow) and a selection of European destinations (including Amsterdam).

Description

Cluanie Estate extends to approximately 11,811 acres (4,780 hectares) in total including parts of the solum of Loch Cluanie and Loch Loyne. The estate encompasses an extensive and impressive upland terrain of moorland, mountains and lochs with dramatic scenic backdrops providing excellent deer stalking, trout/pike fishing together with significant natural capital opportunities and the potential for

a renewable energy development, notably a commercial scale wind farm.

Historically forming part of the more extensive estates in western Inverness-shire – together with the adjoining Shiel and East Glenquoich Estates owned by Lord Burton of Dochfour – Cluanie and East Glenquoich were sold by Lord Burton’s family to a single

purchaser in 2003. The purchaser committed very extensive capital expenditure between 2004 and 2007 in rejuvenating the built infrastructure on the estate to the extent that Cluanie was amongst the best-equipped of traditional Highland estates in existence after the project had been completed.

The current owners bought Cluanie independently of East Glenquoich in 2015. They are a European family who are passionate about the traditions of Highland sporting estate culture and, whilst making notable improvements to the estate of their own, they have also sought to preserve Cluanie as a place of tranquillity and solitude where the family and their friends have enjoyed both restful and energetic holiday time. There has therefore been no commercial letting of the sport or accommodation on the estate which has preserved the exclusivity for which the estate is attractive and resulted in minimal wear and tear on the lodge, buildings and infrastructure.

Built Property

Cluanie Lodge and Annexe

Cluanie Lodge is a traditional Victorian sporting lodge with an exceptional elevated and partially wooded position on the south shore of Loch Cluanie. Approached by a drive which leads off the main hill road through the estate, the striking lodge with three projecting bays on the main façade beneath a roof of a notably steep pitch, the lodge sits prominently surrounded by dramatic and rugged Highland scenery.





Having undergone a fully comprehensive renovation of its structure, roof, systems and services, together with modernisation of the interior decoration and installation of fittings and finishes of high quality between 2003 and 2008, the interior of the lodge remains in excellent condition as a result of relatively light occupancy by the sellers during their ownership and no commercial letting of the property. With the exception of any internal decoration to suit the taste of the purchaser, the lodge can be occupied without need for capital expenditure.

Laid out over three floors, together with a subterranean basement, the accommodation comprises the following rooms with the layout and dimension as shown on the floor plans within the brochure:

Basement: Wine cellar; strongroom/gunroom.

Ground Floor: Porch; entrance hall; sitting room; dining room; drawing room; kitchen; utility room; boiler room; WC.

First Floor: Two bedrooms with en-suite bathrooms; double bedroom; shower room; further bedroom/office.

Second Floor: Four bedrooms with en-suite bathrooms.

Incorporated within the building and adjoining the living accommodation on the west side of the lodge is the annexe which can be accessed externally via a separate door or internally from the lodge providing useful overflow accommodation.

Used for the independent accommodation of staff whilst house parties are in residence (cooks, nannies and other supporting staff), the spacious annexe set over two floors comprises the following accommodation as shown on the floor plans:

Ground Floor: Kitchen/dining room; living room; utility/boot room; shower room; WC.

First Floor: Three bedrooms; bathroom.

The services to the lodge and annexe include a borehole-fed private water supply, oil-fired central heating, private drainage, private electricity from a diesel generator with battery support and 4G broadband internet.



Cluanie Lodge and Annexe Floor Plans

Approximate Gross Internal Area*: 837.8 sq m / 9,018 sq ft

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.



The well-maintained gardens and grounds comprise lawns fringed by mature trees and shrubs. There is also a small walled fruit and vegetable garden.

Keeper's Cottage

Lying a discreet distance from the lodge with an attractive woodland edge situation above the shore of Loch Cluanie, this is a traditional two-storey stone and slate cottage which was also comprehensively renovated and modernised about 20 years ago. The accommodation includes:

Ground Floor: Front porch; sitting room; snug; kitchen/living/dining room; utility room; shower room.

First Floor: Three bedrooms; bathroom.

The cottage is served by a borehole-fed private water supply, private electricity and oil-fired central heating.

Keeper's Cottage Floor Plans

Approximate Gross Internal Area*: 128.4 sq m / 1,382 sq ft

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.





Outbuildings

The estate is very well served with a range of functional outbuildings to support its present use as an upland sporting estate. These buildings include:

- Reconditioned stone and slate traditional outbuilding providing changing/drying area with shower, storeroom, enclosed workshop and open-fronted garages/machinery stores with estate office and further storage in the lofted floor above.
- Fully equipped game larder with chiller and carcass preparation area.
- Fuel store with adjoining garage.
- Twin reconditioned feathered game larders.
- Stone and slate generator building and battery store.
- 6m x 12m open-fronted machinery store.
- 15m x 17m steel-framed former helicopter hangar now serving as a general purpose shed providing extensive machinery storage and workshop space on a concrete floor.
- Stone and slate purpose-built shooting bothy within the grounds of Cluanie Lodge with double doors opening out to an outdoor rifle range.

Glen Loyne Bothy

Lying close to the north shore of Loch Loyne towards the eastern end of the estate with an elevated setting and southerly aspect sits a derelict stone and slate former hill bothy. There are no services to the bothy but the Cluanie hill road passes about 300 metres to the north which offers scope for the future restoration of this building – either as a hill bothy or perhaps as a small dwelling, subject to the necessary consents.





Land

The land extends to approximately 11,811 acres (4,780 hectares) in total and encompasses three Munros including *Aonach air Chrith*, *Druim Shionnach* and *Creag a’Mhaim*. The land rises from around 214 metres to 1,000 metres above sea level and the majority is classified as Grade 6.3 with parts of Grade 6.2/7 by the James Hutton Institute Land Capability for Agriculture maps. The Old Military Road formerly connecting Fort Augustus to the Bernera Barracks at Glenelg was decommissioned in the 1950s; however, this provides excellent 4x4 access through the centre of the estate. Included in the sale is a section of Loch Loyne, as well as part of Loch Cluanie, both of which were enlarged and dammed in the 1950s to provide hydro-electric power.

Forestry/Woodland

The woodland/forestry on the estate mainly comprises planted or naturally regenerated Caledonian Pine. There is a block of Caledonian Pine surrounding Cluanie Lodge and policies providing shelter from the elements. Between the shores of Loch Cluanie and Loch Loyne hill road there are about 320 acres (129 hectares) of low density enclosed coniferous woodland, as well as approximately 250 acres (101 hectares) of open native woodland along the south shore of Loch Cluanie. There may be opportunities to establish areas of native woodland to create further biodiversity. An assessment of the potential for woodland creation on the estate has been undertaken in recent years by forestry management specialists, Scottish Woodlands.

They identified nine sites extending cumulatively to over 700 acres which were considered suitable for non-commercial woodland establishment within the estate. A plan showing the extent and location of each of these areas can be provided by the selling agents to seriously interested parties.

Peatland Restoration/Carbon Accreditation

According to data provided by the Scottish Government funded digital environmental tool, PeatScope, there are approximately 9,850 acres of peat-based soils on Cluanie Estate comprising:

- c.7,616 acres of deep peat soils (greater than 50cm).
- c.1,300 acres of shallow peat soils (15 – 50 cm).
- c.940 acres of soils of variable depth with rocky outcrops.

According to PeatScope data, approximately 20% of the deep peat areas on the estate have been categorised as ‘drained’ or ‘actively eroding’ and may be capable of restoration subject to further and more detailed survey work to determine the net restorable area and therefore carbon accreditation potential from peatland restoration.

With regard to woodland carbon accreditation, the assessment of woodland creation potential undertaken by Scottish Woodlands in recent years was with a view to identifying the potential for the associated carbon accreditation to complement the appropriately qualifying woodland establishment under the Woodland Carbon Code.





Beyond identifying the extent of degrading peatland on a desktop basis, together with areas which may be suited to native woodland establishment, the sellers have not developed these opportunities any further and therefore prospective purchasers to whom peatland restoration and/or woodland creation together with the associated carbon accreditation is important are invited to undertake their own research and due diligence.

Red Deer Stalking

Cluanie is a classic west Highland 'deer forest' with a reputation for the exceptional quality of its stalking that stretches back to the Victorian era. It contains a great diversity of ground from steep glens, deep corries, broken ground and craggy flats. This provides challenging and very exciting stalking which can often involve long walks, plenty of crawling and a certain amount of steep climbs and rocky scrambles in order to get into position for a shot at a stag or hind.

The ground can be stalked in all winds with one stalking party per day typical under the current ownership but two parties – particularly during the rut and winter hind shooting – being easily accommodated.

The approach to management by both the current and previous owners of Cluanie, together with each of the adjoining estates under their present ownership, is to selectively cull both the stag and hind herd to promote the survival of the best and strongest animals and incrementally improve the quality of the herd across the wider region.

The stalking is in-hand and the annual culls in recent years have been between 10 and 15 stags, and 25 and 35 hinds/calves. The deer are culled to both maintain the welfare of the deer herd and for the health of the natural environment.

The full-time stalker on the estate is from a distinguished family of stalkers and Highland pony breeders and has been employed at Cluanie since his youth. His experience and expertise are second to none and days on the hill with him are both renowned and coveted throughout the west Highlands.

With the hill road forming the spine of the estate, access for spying and setting off on a stalk is first class with carcass extraction being significantly easier than the many west Highland deer forests which do not have such excellent vehicular access. The lardering and storage facilities are also first class.

The estate is an active member of the Glenelg Deer Management Group which is a particularly collegiate and proactive group with stalking of deer for sport in the traditional way being a management priority for the majority of members.

Other Sport

Included in the sale is part of Loch Cluanie and Loch Loyne which includes the riparian brown trout and pike fishing rights. Whilst little fished in recent years, there is anecdotal evidence of lively sport for both species being enjoyed by enthusiastic angling guests of both the current and previous owners.

The existing woodland attracts woodcock during the winter months and, when conditions are appropriate, an enjoyable day of wild sport – either walking up or over pointers – can be enjoyed. There are also various existing peatland pools and splashes which can be fed to attract wild duck to further augment the sporting potential of the estate.





Renewable Energy

Within this part of the Scottish Highlands – particularly to the east of Cluanie Estate and within the Great Glen – there are a number of existing and operational wind farms together with a number more that are at various stages of the planning and development process. This includes a circa 66-Megawatt scheme with up to 10 turbines of up to 200 metres in height which has been consented by the Scottish Government (in March 2024) on Bunloinn Estate which adjoins Cluanie to the east.

During the majority of the sellers' ownership of Cluanie, they have been resistant to the approaches of wind farm developers on the basis that their enjoyment and use of the estate was to appreciate its tranquillity, amenity and traditional sport.

In light of the development consent being granted for a wind farm on the adjoining estate, the current owners invited a selection of wind development companies to undertake a desktop appraisal of the potential for wind development on Cluanie with a view to entering into an Exclusivity Agreement to enable the favoured developer to progress the necessary due diligence and pre-application appraisal works ahead of agreeing an Option and Lease Agreement to take forward a planning application.

As a result of this process – conducted during 2025 – several developers identified potential for between 50 and 80 Megawatts of installed capacity with energisation dates (i.e. the date of operation/ income generation following construction) from 2031 onwards.

Having received these proposals and acknowledged the opportunity for future development, the owners have decided to proceed with offering the estate for sale without entering in to an Exclusivity Agreement in recognition of the likelihood that different prospective purchasers will have different views about the attraction of future wind development and the existence of an Exclusivity Agreement in favour of a specific developer.

Notwithstanding this, the sellers are advised by market specialists that potential for development of wind energy in future exists and, in the consideration of offers to purchase the estate, they expect this to be acknowledged either by way of a premium which recognises the hope value for development or by way of a clawback agreement which enables the sellers to receive financial benefit from a future wind development where the purchaser is not prepared to offer a 'wind farm premium' at the point of purchase.

The terms of any clawback agreement are a matter for negotiation between sellers and purchaser. An indication of the terms that may be acceptable to the sellers can be discussed with the selling agent only after a viewing has taken place and the purchaser has confirmed their ongoing active interest.



General Information

Ownership Structure and Method of Sale:

The entirety of the heritable and moveable property at Cluanie Estate is owned by Cluanie Ltd – a Scottish registered private company (SC0508741) wholly owned by the vendors with two appointed Directors.

It is the sellers' very firm preference to achieve a sale of Cluanie Estate by means of a share purchase agreement effecting the transfer of 100% of the shareholding to the purchaser.

Further information about Cluanie Ltd including audited company accounts is available on request from the selling solicitors.

Viewing: Strictly by appointment with the selling agents – Strutt & Parker's Inverness Office (01463 719171) or Edinburgh Office (0131 226 2500).

Directions (Postcode: IV63 7YW):

From Inverness, follow the A82 to Invermoriston and take the right-hand turn onto the A887 signposted to Kyle of Lochalsh. Follow this road linking onto the A87 for approximately 24 miles and take the left turn at the end of Loch Cluanie (before the Cluanie Inn Hotel). Follow the road down the south shore of Loch Cluanie for about a mile and Cluanie Lodge is along a private driveway on the left.

What3words: ///suspends.down.headliner – to Cluanie Lodge.

EPCs and Council Tax

Property	EPC Band	Council Tax Band
Cluanie Lodge	D (61)	H
Cluanie Lodge Annexe	C (71)	D
Keeper's Cottage	D (63)	B

Environmental Designations:

According to NatureScot's 'SiteLink' website designations map, the estate is subject to the following Environmental Designations:

- West Inverness-shire Lochs Sites of Special Scientific Interest (SSSI) – Designated for Black-throated Diver and Common Scoter.
- West Inverness-shire Lochs Special Protection Area (SPA) – Designated for Black-throated Diver and Common Scoter.

Government Bodies:

The Highland Council – www.highland.gov.uk

Forestry and Land Scotland – www.forestryandland.gov.scot

NatureScot – www.nature.scot

Historic Environment Scotland – www.historicenvironment.scot

Timber and Minerals: All standing and fallen timber, insofar owned, is included in the sale. As far as they are owned, the minerals are included in the sale.

Sporting Rights: The sporting rights are in-hand.

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

Rights of Way and Access:

The estate will be sold subject to all rights of way, rights of access, wayleaves, servitudes, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise, and whether formally constituted or not affecting the subjects of sale. Prospective purchasers should be aware that, as a result of the freedom of access to the countryside laws in Scotland, members of the public have the right of responsible access to most parts of the Scottish countryside.

There is servitude right of access in favour of the North of Scotland Hydro Electricity Board over the Cluanie hill road to Loch Loyne which dates from 1960. Whilst the servitude remains as a burden on the Cluanie Estate Title, it has not been exercised for many years including the entirety of the sellers' tenure as owners.

There is a right of vehicular access in favour of Cluanie Estate over the short stretch of road between the A87 and the northern boundary of Cluanie Estate at the in-flow to Loch Cluanie

Employees: A full-time stalker is employed and he occupies Keeper's Cottage under a Service Occupancy.

He is long serving and knowledgeable about the estate and

it is the vendors' very firm preference that his employment is transferred to the purchaser under the Transfer of Undertakings (Protection of Employment) Regulations 2006.

Household Contents and Estate Machinery & Equipment:

The majority of the household contents including fitted carpets, curtains and white goods are included in the sale of Cluanie Ltd. The majority of estate vehicles, machinery and equipment used in the operation of the estate is also included in the sale of Cluanie Ltd.

Summarised lists of these items including indicative valuations are available on request to serious prospective purchasers following a viewing of the estate.

Solicitors: Turcan Connell Princes Exchange 1 Earl Grey Street Edinburgh EH3 9EE Tel: 0131 228 8111 murray.soutar@turcanconnell.com

Guide Price: Offers over £6,000,000

Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Closing Date: A closing date for offers may be fixed. 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.

Financial Guarantee/Anti Money Laundering:

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or appropriate form of reference from a bank 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 offerer must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

Health and Safety: Given the potential hazards of a working estate, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Plans, Areas and Schedules:

These are based on the Ordnance Survey and Title Deeds and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Special Conditions of Sale:

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed.



Timeous payment of the said sum shall be a 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 purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there

on 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 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 think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchaser's failure and in the event of the loss being less than the amount of the said deposit the sellers shall account to the

purchaser for any balance thereof remaining in their hands. 2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. 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. Where necessary, all rates, taxes and other burdens and income will be apportioned between the sellers and the purchaser as at the said date of entry.



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