



# Clunebeg Estate

Glenurquhart, Inverness-shire

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# A substantial Victorian lodge with holiday letting properties, approximately 29 acres of amenity land & woodland plus fishing rights on Loch Ness

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Clunebeg Estate, Glenurquhart, Inverness-shire, IV63 6US

Drumnadrochit approximately 1½ miles, Inverness approximately 15 miles, and 1 mile to Urquhart Castle, Inverness airport approximately 25 miles

## *Features:*

### *Clunebeg House:*

Ground Floor: Porch, drawing room/dining room, sitting room, study/office, dining kitchen, utility room, cloakroom

First Floor: Principal bedroom (en-suite), 4-bedrooms (1 en-suite), bathroom

### *Self-contained ground floor annexe:*

Principal bedroom (en-suite), 3-bedrooms, bathroom

### *Clunebeg Lodge:*

Reception, commercial kitchen, 6-bedrooms all en-suite, bathroom. Now operating as self-catering and shared kitchen. Restaurant can be re-established if required

### *Cabins/Chalets total 7:*

3 x 2-bedroom cabins with en-suite, 4 x 1-bedroom chalets with en-suite, communal kitchen unit

### *Development opportunity:*

Barn converted into 5 fully self-contained self-catering units, 60% complete

### *Further Development Opportunity:*

In 2012, planning permission was obtained for 12 further units on the lower Plateau field. This consent has now expired - original designs available on request from selling agents

### *Land/Fishing:*

Approximately 29 acres of grazing/amenity land & woodland

Fishing rights on Loch Ness

*About 29 acres (11.74 ha) in total*

*For sale as a whole*

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### *Situation*

Clunebeg Estate is in an elevated position close to the most famous of Scotland's Loch, Loch Ness. The hills on either side of the Loch rise steeply and it is there that Clunebeg Estate is located. The estate has panoramic views of West Lewiston, Drumnadrochit and the glen.

Drumnadrochit, 1½ miles away has a selection of shops for everyday requirements, primary & secondary schools, health-centre and a petrol filling station. The village is the heart of Loch Ness tourism and home to exhibition centres, Loch Ness cruises and tours plus a wide arrange of pubs, restaurants and gift shops.

The Great Glen Way passes through the estate via a public right of way.

The city of Inverness, capital of the Highlands, lies approximately 15 miles to the north and has a wide array of commercial, education, retail and service facilities together with a busy mainline railway station and an international airport.

### *Description*

Clunebeg Estate is a fantastic opportunity to acquire a superb residential estate, located in a highly accessible location, with excellent holiday letting income opportunities with further potential.

Clunebeg House is used as a private residence and also letting accommodation. The drawing

room, and principal bedroom above, are fantastic rooms which enjoy panoramic views over the glen. Recently a further ground floor annex has been added which provides superb self-contained and private accommodation.

Clunebeg lodge is a self-contained tourist accommodation building which was completed in 1991 and includes a dining room and lounge area together with 6-bedrooms (en-suite).

To the east of Clunebeg House are 7-timber cabin/chalets: 3 Cabins consisting of 2 rooms en-suite/4 chalets one room en-suite/separate to lodges and chalets communal kitchen unit.

### *Clunebeg House*

The house is a traditional 2-storey Victorian lodge constructed of harled stone walls set under a pitched slate covered roof. A further single storey annexe has been added to the house which is of brick/block construction set under a pitched slate roof. The accommodation can be described as follows:

Ground Floor: Porch, large drawing room/dining room, study/office, sitting room, dining kitchen, utility room, cloak room.

First Floor: Principal bedroom (en-suite), 4-bedrooms (1 en-suite), bathroom.

Self-contained ground floor annexe: Principal bedroom (en-suite), 3-bedrooms, bathroom.





### *Clunebeg Lodge*

This is a modern purpose built holiday block constructed of brick/block walls and set under a pitched tile covered roof. The unit also has outdoor picnic table style seating to the front.

The accommodation can be described as follows: Reception, commercial kitchen, lounge area, 6-bedrooms (en-suite), bathroom. Now used as self-catering rooms with use of shared kitchen. Has formally been used as restaurant and with a licenced bar, which could be re-established if required.

### *Chalets/Cabins*

7 in total - timber constructed properties all with WC/shower room. Cabins have 2 rooms, with en suite and mini galley kitchen, microwave/fridge/toaster/kettle/grill. Chalets are one room en-suite. There is the use of a separate unit which is used as a shared kitchen.

### *Former Barn/Development Opportunity*

Situated to the rear of the house is a traditional barn which has planning consent to convert into 5-letting rooms, and is approximately 60% complete.

### *Further Development Opportunity*

In 2012, planning permission was obtained for 12 further units on the lower Plateaux field which has now expired. Original designs available on request from selling agents.

### *Land/External*

Surrounding Clunebeg House are attractive areas of lawn together with paved areas. The estate includes approximately 29 acres of amenity grazing ground and woodland which runs down to the river.

### *Fishing Rights*

Approximately ½ mile frontage onto Loch Ness is included within the title to Clunebeg Estate. This frontage is close to the road turn to the village of Abriachan off the A82 road on the way north to Inverness. These riparian rights allow the owner of Clunebeg Estate to fish for Salmon and Trout from a boat on the Loch and the solum of the Loch to the mid-point is owned by the estate.





*Floorplans for Clunebeg Estate,  
Glenurquhart, Inverness-shire, IV63 6US*

Approximate Gross Internal Area\*:  
 Main House: 3,309 sq ft / 307 sq m  
 Annexe 1 & 2: 874 sq ft / 81 sq m  
 Lodge: 2,350 sq ft / 218 sq m  
 Total: 6,533 sq ft / 607 sq m

Illustration for identification purposes only. Not to scale.

\*As defined by RICS - Code of Measuring Practice.



☐☐☐☐ Denotes restricted head height



# Clunebeg Estate

Total Area (12.08 ha / 29.82 ac)

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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Not to Scale. Drawing No. V15835-01 | Date 24.09.21



### **General Information**

#### **Method of Sale**

For sale as a whole.

#### **Local Authority**

Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX  
Tel: 01349 886606  
www.higland.gov.uk

#### **SGRPID**

Longman House  
28 Longman Road  
Inverness  
IV1 1SF  
Tel: 01463 234141  
SGRPID.Inverness@scotland.gsi.gov.uk

#### **Scottish Forestry**

Forestry Commission Scotland  
Highlands & Islands Conservancy  
Woodlands  
Fodderty Way  
Dingwall  
IV15 9XB  
Tel: 0300 067 6950  
highland.cons@forestry.gov.sco

#### **Nature Scot**

Great Glen House  
Leachkin Road  
Inverness  
IV3 8NW  
Tel: 01463 725 000

#### **Rights of Way and Access**

Prospective purchasers should be aware that, as a result of the freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside.

### **Services**

Private water, private drainage, mains electricity.

### **EPC**

House – G  
Lodge – G

### **Council Tax**

House – Band G

### **Timber**

All standing and fallen timber, insofar owned, is included in the sale. We understand that there is an area of crofter forestry towards the north end of the estate.

### **Mineral Rights**

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.

### **Viewing**

Strictly by appointment with the selling agents:  
Strutt & Parker  
9-11 Bank Lane  
Inverness  
Tel: 01463 719171

### **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.

### **Offers**

Offers should be submitted in Scottish legal form to the selling agents. Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA. euan.maccrimmon@struttandparker.com. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

### **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 offeror must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

### **Solicitors**

Lindsays  
Caledonian Exchange  
19A Canning Street  
Edinburgh  
Tel: 0131 229 1212

### **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.



### **Health and Safety**

Interested parties when viewing should bear in mind the remote location of the property and also the terrain when viewing.

### **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 mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### **Note**

If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

### **Special Conditions of Sale**

1. The land 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.
2. 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.

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**Strutt & Parker Inverness**  
9-11 Bank Lane, Inverness IV1 1WA

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76 George Street, Edinburgh EH2 3BU

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struttandparker.com

50 offices across England and Scotland,  
including Prime Central London

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