



# Ledmore Estate

Sutherland

---

An extensive Highland estate located in a stunning setting,  
with significant sporting, natural capital,  
renewable energy and amenity interest

---

Ledmore Estate, Sutherland, IV27 4HH

Inverness 71 miles, Inverness Airport 78 miles, Edinburgh 225 miles  
(All distances are approximate)

*Features:*

Extensive total land holding extending to approximately 13,020 acres

Approximately 6,258 acres (2,532.57 Ha) of in-hand non-crofted land

Crofted Common Grazings of Knockan & Elphin

Potential to create a new lodge (subject to obtaining planning consent)

Traditional sportings, red deer stalking, renowned trout fishing on Loch Urigill, Loch Veyatie and Cam Loch, walked-up grouse shooting

Natural Capital, Peatland Restoration and Environmental opportunities

Wind farm potential

Former wartime subterranean bunker (located in Elphin)

About 13,020 Acres (5,269.12 Ha) in total

For sale as a whole

---



**Situation**

The County of Sutherland is located in the North of Scotland covering a large land mass of approximately 2,000 square miles and has a population of just 12,650 making it an extremely sparsely populated county. Most inhabitants live in coastal villages along the east, west and north coasts and are employed in tourism, fishing, crofting and on traditional sporting estates.

The county is known for its beautiful coastline and dramatic countryside with some of the most iconic mountains in Scotland such as Suilven, Arkle, Fionaven and Culmor which were shaped by glaciers in the last Ice Age and now provide very challenging climbing and hillwalking. Scotland's most northerly Munro (mountain over 3,000 feet) is Ben Hope and is located at the very north of the county.

Opportunities for the outdoor enthusiast include walking, climbing, photography, sailing, fishing and shooting, while the peaceful countryside is home to a variety of wildlife. Fishermen are regular visitors to this area attracted by the 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 trout fishing in Scotland. There are award winning beaches and the West Coast, with its beautiful coastline and excellent sailing, is within 30 minutes' drive.

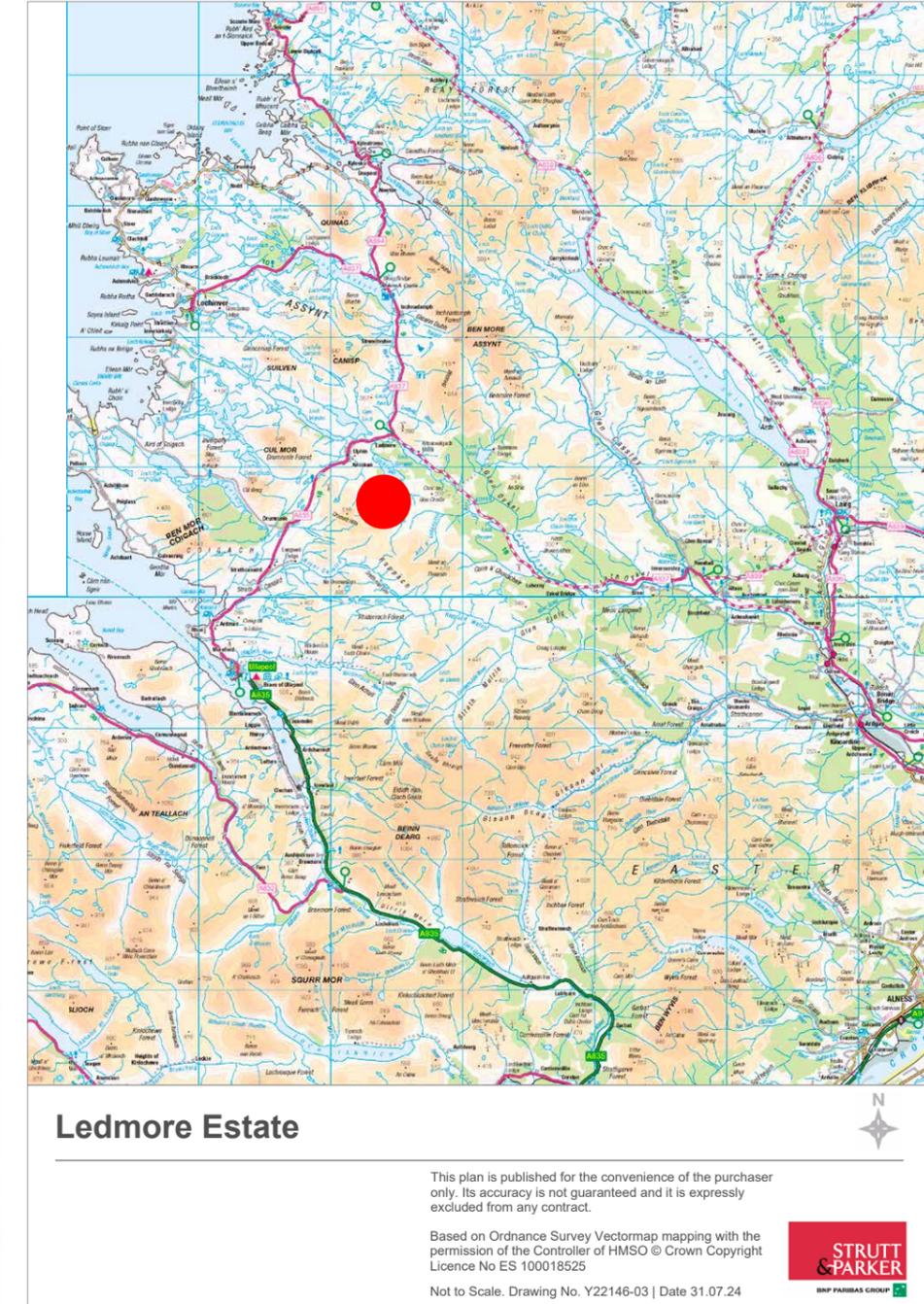
The village of Ullapool lies to the south and is notable as the ferry terminal for Caledonian MacBrayne ferry services to Stornoway on the Island of Lewis in the Outer Hebrides. Ullapool has a good range of shops, hotels and cafés together with a high school and primary school.

Further afield the City of Inverness provides a full range of commercial, educational, recreational, retail and transport facilities, including Inverness Airport, 9 miles east of the city, which provides frequent flights to domestic and international destinations. Inverness also has good public transport links and bus and rail connections.

**The Property**

**Ledmore Estate – Summary**

Ledmore Estate extends to approximately 13,020 acres (5,269.12 Ha) in total comprising an extensive and impressive upland terrain of moorland, mountains and lochs with dramatic scenic backdrops providing exceptional opportunities for deer stalking, trout fishing and also significant natural capital & peatland restoration opportunities.





#### *The Land*

Ledmore Estate lies to the east of the A835 trunk road and comprises a total of approximately 13,020 acres (5,269.12Ha) lying between approximately 170 metres above sea level close to the A835 and 517 metres above sea level at the summit of Meall Coire an Lochain, which is within the summit ridgeline of the Cromalt Hills, forming the eastern boundary of the estate.

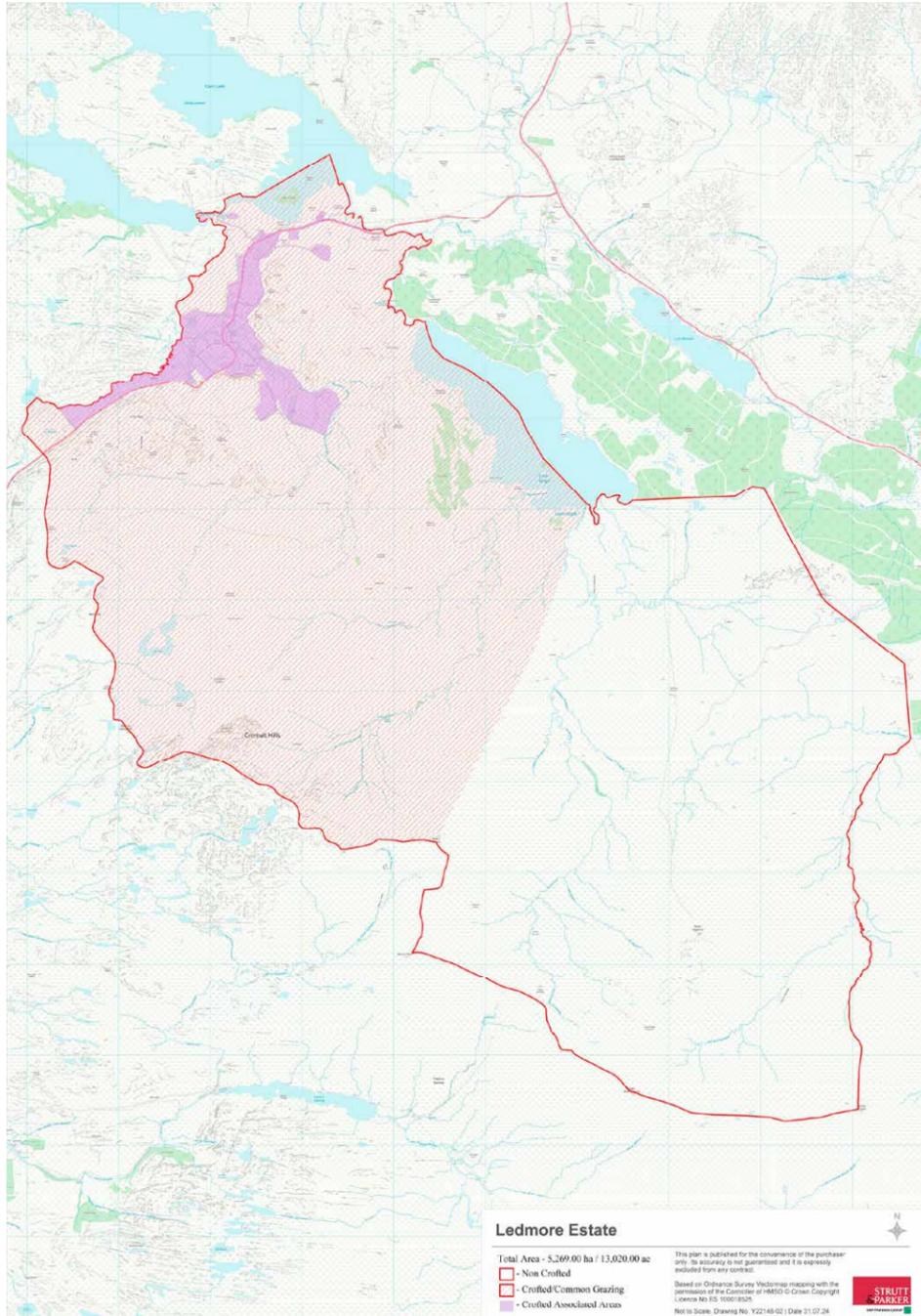
There are a mixture of gradients and topography on the estate with a generally flat central area to the south and east of Loch Urigill and steeper and higher ground surrounding the south and east. The land is graded as a combination of 6.1, 6.2 and 6.3 by the James Hutton Institute.

To the west of the A835, the estate enjoys riparian ownership of Cam Loch and Loch Veyatie which boast dramatic mountain backgrounds with the majestic Cul Mor and Suilven, whilst to the south and east of the A835 lies Loch Urigill and forms the north / north east boundary.

Approximately half of the estate is crofted land being a mixture of common grazings and tenanted crofts/apportionments. The common grazings of Knockan and Elphin form the western portion and is very approximately hatched on the attached sale plan.

Further details on the crofting elements of the estate are available from the selling agents.





**Crofting**

Whilst crofting has no impact on the landowner’s use and enjoyment of the traditional sportings (the deer stalking, fishing and game shooting), the enshrined legal rights of the crofters and common graziers are such that activities including renewable energy development, peatland restoration and new woodland establishment (together with associated carbon accreditation) rely on a collaborative approach between the landowner and crofting communities so that the benefit accruing from them financially is shared.

Under Scottish law, crofting tenants have an automatic right to buy their tenanted crofts from their landlord should they choose to do so. As with many similarly crofted estates, some tenants choose to exercise this right and others do not.

Also enshrined within Scottish law is the right of Crofting Community Bodies (CCBs) to exercise their right to buy a larger area of land which is subject to crofting legislation (i.e., land subject to common grazings) where it can be demonstrated that the CCB’s use and management of the land is in accordance with the interests of the community.

With this legislation having been introduced by the Land Reform (Scotland) Act of 2003, there have been a small number of CCB purchases of land - notably in the Outer Hebrides.

A further opportunity under current Scottish law which stands apart from Crofting Legislation is that of a Community Right to Buy.

This enables community bodies anywhere in Scotland to register an interest in land which gives them the opportunity to buy that land when the owner chooses to offer it for sale.

The Scottish Government maintains a publicly available Register of Community Interests in Land (RCIL) where community interests which meet the stipulated criteria are registered. These criteria include the correct establishment of the Community Body, a clear justification for interest in, and future use of the land in question and evidence of the support of the majority of the community.

The estate operates in a similarly open and collaborative way with the wider community as it does with its crofting community stakeholders and the activities of the estate are aimed at supporting the sustainable development of the community.

**Non-Crofted Land**

There is a large area of non-crofted land on the estate comprising the eastern portion, shown on the plan attached to these particulars. This portion of the landholding extends to approximately 6,258 acres (2,533 Ha) and has no 3rd party interests over it.





***Peatland / Natural Capital***

The estate holds significant amounts of peatland and natural biodiversity which may have potential for restoration and carbon capture schemes with a view to generating certified carbon credits.

A detailed study has been done of this potential on the estate and which is available to seriously interested parties on request from the selling agents. The current peatland action application has gone through round 1 funding for approximately 265 Ha identified out of 720 Ha identified in the report.

***Traditional Sporting***

***Red Deer Stalking***  
Current management practice with regards to deer stalking has been much greater in recent years due to the voluntary Section 7 agreement which is in place. Approximately 35 stags and 200 hinds/calves are culled annually to both maintain the welfare of the deer herd and for the health of the natural environment. The estate is clear on its sustainable and legal deer management responsibilities, including deer welfare considerations.

The stalking is currently in hand.





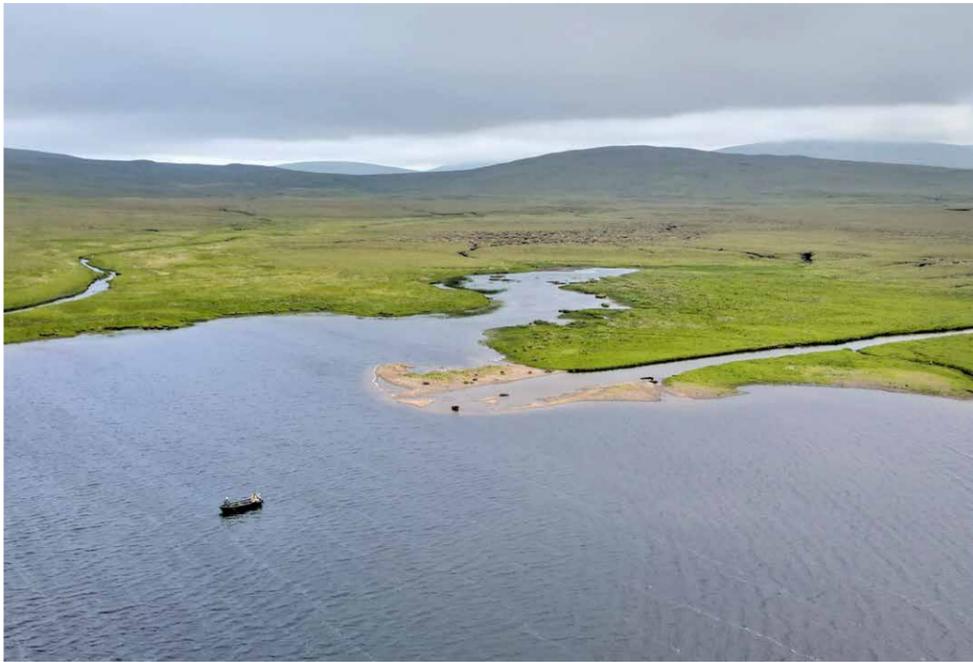
#### *Fishing*

The estate has significant fishing assets and boasts some of the most spectacular and challenging trout fishing in the northwest Highlands by boat or rod on Loch Veyatie, Urigill and Cam.

#### *Fishing Hut*

Located at the southeast corner of Loch Urigill is a timber and corrugated metal constructed fishing hut which has open plan kitchen, dining and living accommodation. The hut is located in a stunningly remote and beautiful setting to enjoy the wild landscape it is set within.





***Grouse Shooting***

The estate was previously a renowned grouse moor and walked up grouse shooting is still enjoyed.

***Forestry / Woodland***

Whilst there are only small pockets of woodland/forestry on the estate there may be opportunities to establish areas of native woodland to create further biodiversity.

***New Lodge***

A potential site for a new lodge for the estate has been identified at the eastern end of Loch Veyatie. This would be subject to appropriate planning permissions being applied for and obtained from Highland Council planning department.

Further details are available from the selling agents.

***Renewable Energy***

The estate has had various approaches with respect to wind farm development, however there are currently no option or exclusivity agreements in place.

Further details from the selling agents.

A sub-terranean wartime bunker is located on the estate within the townships area of Elphin. Further details from the selling agents.

***General***

Method of Sale: For sale as a whole.

Environmental Designations/ Listings: We note from Naturescot 'Sitelink' website and Historic Scotland designations map, that the estate has various designations as follows:

- Cam Loch SSSI – geological and biological features.
- Inverpolly, Loch Urigill & Lochs SPA – Designated for Black-throated Diver.
- Loch Urigill SSSI – Oligo-mesotrophic loch, for its black throat diver and its breeding assemblage.
- Assynt-Coigach NSA – located just to the north of Loch Urigill.
- Cromalt Chambered Cairn is a scheduled ancient monument.

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.

Crofting Commission: Crofting Commission, Great Glen House, Leachkin Road, Inverness, IV3 8NW. Tel: 01463 663439

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

Nature Scot: The Links, Golspie Business Park, Golspie, Sutherland, KW10 6UB

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.

Timber: All standing and fallen timber, insofar owned, is included in the sale.

Mineral Rights: As far as they are owned, the minerals are included in the sale.

Sporting Rights: The sporting rights are in hand.

Travel Directions: Postcode: IV27 4HH What3words: ///deed.clicker.snow From the village of Ullapool take the A835 north through Ardmail and Strancaird. After approximately 15 miles the landholding of Ledmore Estate is located on either side of the A835.

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

Employees: There are no employees to be transferred to the purchaser.

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

Viewing: Strictly by appointment with the selling agents: Strutt & Parker, Perth Suite, Castle House, Fairways Business Park, Inverness, IV2 6AA. Tel: 01463 719171, or email euan.maccrimmon@struttandparker.com.

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.

Asking price: Offers over £4,750,000.

Offers: Offers should be submitted in Scottish legal form to the selling agents:

Strutt & Parker, Castle House, Fairways Business Park, Inverness IV2 6AA Email: euan.maccrimmon@struttandparker.com.

Prospective purchasers are advised to formally 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 offerer must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

Solicitors: Thorntons, 53, East High Street, Forfar, DD8 2EL Contact: Christopher Lindley

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.

Please note, given the crofted nature on the estate, the areas where tenant crofts have been purchased or apportioned cannot be shown at the scale of the attached plan. The area shaded in purple and marked as associated crofted areas covers these areas and purchasers should contact the selling agents who can provide more specific local boundaries.

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.

**Strutt & Parker Inverness**  
Perth Suite, Castle House, Fairways Business Park, Inverness, IV2 6AA

+44 (0)1463 723593  
inverness@struttandparker.com  
struttandparker.com

**Strutt & Parker Edinburgh**  
76 George Street, Edinburgh, EH2 3BU

+44 (0)131 226 2500  
edinburgh@struttandparker.com  
struttandparker.com

Over 50 offices across England and Scotland,  
including Prime Central London

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared July 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.





**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

**JOHN CLEGG & CO**

Forestry | Investment | Sales | Management