



Aline Estate,
Isle of Lewis, Outer Hebrides

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Land and property. Since 1885.



An all-round sporting estate offering the full gamut of field sports with an 18th-century restored lodge in a dramatic coastal setting plus peatland restoration and renewable energy possibilities

Tarbert and Uig (Skye) Ferry Terminal 13 miles, Stornoway Airport and Ullapool Ferry Terminal 23 miles (All distances are approximate)

Aline Lodge
A traditional stone-built Highland sporting lodge perched on a bluff overlooking Loch Seaforth with ocean views to Seaforth Island (part of Aline Estate) in the foreground and the Isle of Skye in the distance. Fully modernised, the lodge includes 3 reception rooms, 6 bedrooms and 5 bathrooms.

Estate Cottages
Three cottages lying close to Aline Lodge providing holiday/overflow accommodation. A further cottage is occupied by the estate gamekeeper.

Estate Buildings
A good range of outbuildings including boathouse with slipway, large shed for machinery/equipment storage/workshop, deer larder and chiller, games room and sauna.

Fishing
Exceptional salmon and sea trout fishing on 4 classic Hebridean spate river systems together with the remote Loch Langavat – one of the British Isles’ most prolific salmon fisheries; brown trout fishing on hill lochs; varied sea fishing with both rod-and-line, and creel.

Stalking
Outstanding red deer stalking averaging 10 stags and 10 hinds on Aline Estate itself plus stalking for a further 20 stags annually on adjoining leased land. Excellent vehicular access on a private 4-mile hill track leading through the heart of the estate.

Shooting
Historically productive grouse shooting over pointers together with excellent seasonal sport for woodcock, snipe and wildfowl.

Peatland Restoration/Renewables
Feasibility Study in hand for a phased restoration project with about 1,500 acres (600 hectares) of peatland capable of carbon accreditation. Wind energy potential similarly unexplored.

Other Assets
Annual income from leasing industrial-sized pier; telecom mast rental and solar cell feed-in tariffs.

About 8,202 acres (3,319 hectares) in total

For sale as a whole

Guide price - Offers over £4,000,000



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Situation

Aline Estate is situated on the mountainous border of Lewis and Harris in the Outer Hebrides, 40 miles off the northwest coast of Scotland. The lodge sits at the head of Loch Seaforth, a five-mile long sea loch fringed by hills and cliffs and leading to the open sea. The views from the main house are dramatic, wild, and undeveloped.

The lodge was built in the 18th-century, but this head of the sea loch has been inhabited for millennia. In the burn next to the lodge Viking artifacts have been found and, on Seaforth Island, the remains of an ancient crannog, or fort, are visible.

The traditional crofting way of life has been practised on the islands for almost 300 years and still provides a living for many inhabitants. The wool produced by the crofters' sheep is the key raw material used in the production of the world-famous Harris Tweed.

The wildlife of the Outer Hebrides is diverse, including the Golden Eagle, the Great Northern Diver, the Corncrake, the Great Skua and the Golden Plover. Marine wildlife includes species of whale, porpoise, and dolphin. An outing on Loch Seaforth offers a good chance of encountering a school of porpoises in front of the lodge. Red deer are plentiful, as are red grouse. In the winter, large numbers of woodcock stop on Lewis and Harris for a rest on their long migration from continental Europe to its coastal fringes.

Aline Estate has approximately 5 miles of coastline on Loch Seaforth; from there the estate stretches westwards towards the famous salmon and sea trout fishery of Loch Langavat, which forms the western boundary of the estate for a similar 5-mile stretch. Aline has several steep hills, on which challenging stalking is conducted.



Aline Estate, Isle of Lewis, Outer Hebrides

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Not to Scale. Drawing No. Z25798-03 | Date 04.06.26



In addition to the subjects of sale, the stalking rights over circa 4,500 acres of the neighbouring North Harris Estate are let to the current owners and can be assigned to the purchaser. This dramatic and remote landscape includes Clisham, which rises to over 2,600 feet (799 metres) above sea level, the highest peak in the Outer Hebrides, visible from the lodge.

Stornoway, the administrative capital of the island, is 23 miles to the north and, in addition to providing a good range of services and amenities (including a general hospital), provides daily scheduled flights to Inverness, Glasgow, and Edinburgh. The flight to Glasgow takes a little under one hour and it is therefore possible to reach the estate in about four hours from London. Stornoway airport also accommodates private aircraft.

For those travelling by car, one uses the car ferry service from either Ullapool to Stornoway or Uig on Skye to Tarbert. Tarbert is 13 miles and about 20 minutes' drive from Aline and has services which include a grocery shop, post office, two hotels/restaurants, the Harris Tweed shop, and the North Harris Whisky and Gin Distillery.

In addition to the sport and activity that Aline itself has to offer, the Isle of Lewis and Harris has unique neolithic sites, extensive and pristine beaches including the world famous Luskentyre, and one can travel by boat to the archipelagos of Skye, St Kilda, and the Shiant.



Sportings

As an all-round sporting estate, Aline offers salmon and sea trout fishing, red deer stalking, grouse shooting, and mixed wild game shooting for woodcock, snipe, wild duck, and geese. The estate is among the increasingly rare selection of Scottish estates where, given appropriate conditions and a measure of luck, it is possible to achieve a “MacNab” of shooting a brace of grouse, stalking a stag, and catching a salmon all on the same day. This has been achieved on several occasions at Aline.

The recent sporting records reflect that Aline Estate has been used mostly for family holidays with little commercial letting.

They are as follows:

	2020	2021	2022	2023	2024	2025	5-Year Average
Salmon/Grilse	23	13	73	11	19	16	26
Sea Trout/Finnock	9	62	25	47	67	38	48
Red Deer Stags (Aline Estate)	5	6	8	6	9	23	10
Red Deer Stags (Noth Harris Estate)	N/A	N/A	N/A	20	20	11	N/A
Red Deer Hinds (Aline Estate)	8	4	4	7	16	21	10
Grouse (birds)	5	5	5	11	8	41	14



Salmon and Sea Trout Fishing

Aline Estate includes salmon and sea trout fishing on several separate river systems.

The salmon and sea trout fishery of Loch Langavat forms the western boundary of the estate for about five miles. This loch is one of the most prolific salmon fisheries in Scotland. The estate owns two boats, which are moored at Cahabrock on the eastern shore. The estate has the only vehicular access to Loch Langavat via a 4-mile hill track that begins directly behind Aline Lodge. For deer extraction as well as for fishing, this track is invaluable, providing access to a beautiful and secluded part of the estate.

Flowing into Loch Langavat at the southern end is the Langadale River, which is a spate stream. Aline has about one mile of the eastern (right) bank, which provides additional fishing, particularly towards the latter end of the fishing season in early autumn. In practice, as a result of the wealth of alternative fishing options at Aline, the Langadale River has been little fished in recent years.

At the northern end of the estate is the Kintarvie system, comprising the Kintarvie River which drains Loch Tiorsdam (pronounced 'George-am') and flows for about 1.2 miles to its estuary at Loch Seaforth. The river is a classic spate stream requiring good water levels to hold fish, and fishing best in dropping water following heavy rain. In addition to the river, Loch Tiorsdam which feeds the river can be productive from the bank and by boat.

The average fish caught in the Kintarvie system are grilse of 5lbs but, on occasion, fish of up to 10lbs are caught. Both salmon and sea trout run the system whenever water levels allow from late June onwards. Fishing by fly has been the custom under the current ownership.

To the south of the estate, and included within the subjects of sale, are the salmon fishing rights on the whole of the Scaladale River, which drains the North Harris mountains and flows for about three miles from Loch Vistem to the sea at Ardvourlie Bay. The river is fast flowing and runs through dramatic mountainous scenery. In a joint effort to improve the riverine habitat, Aline has recently planted over 12,000 trees along the banks of the Scaladale, in a grant project together with the neighbouring North Harris Trust.





The River Vigadale follows a steep and turbulent course for about a mile from the lochan of Loch Ruairidh to the sea about a mile from Aline Lodge. As with the Scaladale River, the Vigadale lies outwith the core estate with the salmon and sea trout fishing rights in perpetuity forming part of Aline Estate.

Aline also owns salmon fishing in the Red River, which runs partly within the estate and partly within the adjoining land owned by the Erisort Trust but, throughout its course, the salmon fishing rights belong to Aline. The Red River forms the headwaters of Loch Tiordsam and the Kintarvie system and is seldom fished, considered more a spawning sanctuary than prime fishing location.

Brown Trout Fishing and Sea Fishing

There is good fishing for brown trout on Loch Aline, Loch Leithe, Loch Rathaid in the north-eastern corner of the estate together with the hill lochs close to the eastern shore of Loch Langavat. While most trout average two or three to the pound, several fish around the 2lbs mark have been caught in recent years, and in 1996 a brown trout of 10lbs 4oz was caught on Loch Langavat from the Aline Estate boat.

In addition to the freshwater fishing on the estate, there is excellent sea fishing available on Loch Seaforth and the open sea. This includes a variety of species including mackerel, codling, wrasse, and pollock. Crab and prawn potting is also a popular pursuit at Aline. The estate-owned boats include a 25-foot, 300 hp engine ocean-going *Botnia Targa*.

It should be noted that, unusually for Scottish coastal estates, the foreshore contiguous with the circa 5 miles of coastline along Loch Seaforth forms part of the Aline Estate Title and is not owned by Crown Estate Scotland, as is customary.





Red Deer Stalking

Aline offers classic island red deer stalking. On Aline itself, the majority of the stalking ground is southwest of the Loch Langavat hill road around Carn Liuthaid, Mullach Vigadale and Mullach a' Ruisg. The estate also conducts stalking on its 617-acre Seaforth Island. In addition, the estate has a lease of the stalking (for an agreed annual total of 20 stags) over about 4,500 acres of the North Harris Estate immediately to the west of Aline, belonging to the North Harris Trust. The current lease, which is assignable to the purchaser, runs from July 2023 to October 2029. As part of the agreement, the tenant is encouraged to achieve a target cull of 20 stags per annum.

Stalking on Aline does not begin in earnest until September. Peak season is during the rut in the first half of October.

The average weight of culled stags is about 86kg (13½ stones) and extraction from the hill is by ATV or Argocat.

The recent stalking records for red deer on Aline Estate are as shown in the table of sporting records.



Grouse and Mixed Game Shooting

Aline offers a variety of game shooting between 12 August and 1 February each year. In September, there is grouse shooting for small parties of guns over pointers. There are five recognised grouse beats on Aline. When grouse stocks allow, these beats will each be walked once. Unusually, this includes Seaforth Island in Loch Seaforth, which is reached by boat.

As on many moors, both in the Outer Hebrides and on the Scottish mainland, breeding conditions for several successive seasons have been inclement and shooting has therefore been deliberately light.

Snipe are shot both on grouse days during the autumn and later in the season when woodcock is the prime focus. Following the arrival of the first flight of woodcock migrating to Lewis from northern and central Europe, woodcock shooting becomes the key sporting feature of the estate during the winter months. The open moorland is attractive to woodcock which can be shot over pointers. In the evening there is challenging flighting of woodcock as they make their way from the forest to the surrounding moorland.

With so many lochs, lochans, splashes and pools on the estate, wild duck shooting is also a feature. Loch an Rathaid, close to the main road, which has been fed in the past, is well suited for dusk flighting during the autumn and winter. Duck species are mostly teal and mallard; with wild geese (mostly Greylags and Pinkfeet) being seen from time to time.





Built Property

Aline Lodge

Aline Lodge is screened from the nearby public road by a stand of woodland. It has one of the most spectacular outlooks of any sporting lodge in Scotland looking south down Loch Seaforth towards the Sound of Shiant and the Minch. There is no road between the lodge and the sea, and the house's garden policies lead directly to the shore.

Originally built in the 18th century, Aline Lodge is a traditional Highland sporting lodge constructed with thick stone walls to protect from the wilds of the Hebridean weather. It was thoughtfully renovated and modernised in 2010, retaining its original charm and character whilst offering contemporary standards of comfort and amenity.

With 3 reception rooms and 6 bedrooms (of which 4 are en suite), Aline Lodge can currently accommodate a house party of up to 10 people (plus a further bedroom dedicated to a cook/chef). Additional guests are housed in the 3 adjacent cottages. There is a large reception room, a study, and a dining room. One of the particular features of the house is the sunroom which maximises the views, while the billiards room and nearby sauna complex (with table tennis) offer entertainment in the evening. The gun and rod room with wood stove and seating is also a gathering point.

Laid out over two floors, the dimensions of the accommodation are as shown on the floor plans within the brochure.

The services to the lodge include a mains water supply, oil-fired central heating, private drainage to a septic tank and mains electricity. Broadband internet connection is currently received via EE.

With ample parking for several cars adjoining the lodge, the gardens comprise lawns fringed by mature trees and shrubs. An outdoor terrace enables al fresco seating during favourable weather.

Aline Lodge has been used by the owners when in residence and not often let to holiday and sporting tenants. It is available to the purchaser with vacant possession.







Additional Houses/Cottages

These are summarised as follows:

Keeper's House

Situated at the northern end of the estate overlooking the Kintarvie estuary, the keeper's cottage is a bungalow of harled block construction under a pitched tiled roof. It is on a small hill facing due south and overlooking the A859 public road. The house has benefitted from recent improvements. It has 3 bedrooms, a kitchen, sitting room and bathroom over two floors. The cottage sits within an enclosed garden and is occupied by the estate gamekeeper under a service occupancy.



Tarbert and Clisham Cottages

Situated a short distance from Aline Lodge, this is a semi-detached pair of traditional stone cottages which are harled and painted white under a pitched slate roof. Situated close to the shore of Loch Seaforth, the cottages face east towards the lodge and estate buildings.

Both have been renovated and modernised during recent years to provide comfortable living accommodation.

Tarbert Cottage, a few yards from the beach, has 2 bedrooms and 2 reception rooms. It is often let as a holiday cottage and is appropriately licensed as such.

Clisham Cottage adjoins it and has 2 bedrooms. The current owners have used it for overflow and for a seasonal ghillie.

Both cottages have an area of enclosed garden to the rear and each is available to the purchaser with vacant possession.

Seaforth Cottage

Also situated a short distance from Aline Lodge, even closer to the shore of Loch Seaforth, this is a single storey stone cottage under a slate roof, with a walled garden to the front. Seaforth Cottage possesses one of the finest views on the estate toward the sea, Seaforth Island, Mount Clisham, and the Eishken hills to the north. Renovated by the current owners, the accommodation includes an open kitchen, dining and living area together with a double bedroom.

The cottage is used as overflow for lodge guests and is also offered for let as holiday accommodation. It is available to the purchaser with vacant possession.





Outbuildings

The estate is well served with a range of functional outbuildings to support its present use as a traditional sporting estate.

These buildings are close to Aline Lodge and include:

- Large modern steel-framed general-purpose machinery and equipment storage shed built in 2009/10 featuring deer larder and chiller.
- Modernised kennels for estate and guest dogs.
- Large boathouse leading to concrete slipway providing access to Loch Seaforth.
- Games room and sauna building with lofted former ghillie's bothy above.





Seaforth Island

Situated in the middle of Loch Seaforth directly opposite Aline Lodge, this uninhabited island extends to about 617 acres and rises to 217 metres (723 feet) above sea level. There is no jetty on the island and access is via the beach on the southeast shore. The island makes an enjoyable picnic outing; the estate also conducts shooting and stalking there.

Additional Assets

Loch Seaforth Pier Fish Farm Servicing Site

Situated about one mile northeast of Aline Lodge, this is a concrete and stone jetty with former workshop building/office unit, and extensive concrete apron and industrial scale pier. Access to the site is via a hardcore track leading for a third of a mile from the A859.

The workshop and office building are now redundant and that portion of the site no longer used. The pier is leased to salmon farming company Mowi Ltd for a 10-year term commencing July 2022. Income is also generated by granting access to a local seaweed harvesting company. A copy of the agreements and confirmation of the rental income is available on request from the selling agents.

Telecom Mast

Situated on the east side of the public road just north of the Loch Erisort Woodland (which is independently owned and excluded from the subjects of sale) is a steel lattice telecom mast which is leased to Cornerstone Telecommunications Infrastructure Ltd (CTIL) and generates useful income for the estate.

Solar Array

A solar array on the roof of the modern general purpose shed generates annual income as part of the UK feed-in tariff scheme.





Peatland Restoration Potential

With encouragement from NatureScot's Peatland Action programme, the vendors commissioned a feasibility study to identify the extent of degrading peatland across the estate. The study was done during the autumn of 2023 by specialist peatland restoration consultancy, Caledonian Climate, and involved probing the peat to calculate depths.

The feasibility study identified circa 1,497 acres (606ha) of degrading peatland divided among six different assessment areas across the estate. Three of the assessment areas were situated towards the northern end of the estate, with a further three situated around the central and southern parts of the estate. The study calculated that the total Cumulative Carbon Emissions Reductions (tCO²e) for a combined Peatland Code project at Aline Estate of all six individual assessment areas would be 76,131 tCO²e with a project length of 65 years.

Aline and an interested party commenced discussions about launching a peatlands restoration project. There appears to be the possibility of generating income for the estate in future, if desired.

Renewable Energy

On the Isle of Lewis, there are a number of operational wind farms together with others at various stages of the planning and development process. Among the latter are the 25-turbine/165MW Uisenis Wind Farm on the nearby Eishken Estate and a circa 79MW scheme with up to 12 turbines on the adjoining Sobhal Estate

Aline's owners have been resistant to the approaches of wind farm developers because their priority has been enjoying the tranquillity and beauty of the estate. Notwithstanding this, the sellers acknowledge that potential future development of wind energy exists on the estate. 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 some financial benefit from a future wind development.

General information

Ownership structure and method of sale: The entirety of the heritable and moveable property at Aline Estate is owned by Aline Estate Ltd, a Scottish registered private company (SC137534) wholly owned by the vendors and having two appointed Directors.

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

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

Viewing: Strictly by appointment with the selling agents – Strutt & Parker:

- Robert McCulloch – 07734 545 972
- Douglas Orr – 07534 921 627

Travel directions: Postcode: HS2 9JL
From Stornoway ferry terminal head north on Matheson Road and turn right onto Macaulay Road at the roundabout. Take the next

left signposted for Tarbert and the A859 and continue to follow these signs until you leave Stornoway heading south. Continue on the A859 for approximately 30 minutes (22 miles) until you reach the Loch Seaforth Viewpoint. Aline Lodge is located a short distance ahead on the left-hand side.

From Tarbert ferry terminal head north towards Stornoway for approximately 17 minutes (13 miles). You will see Loch Seaforth and island on your right-hand side. After the sharp right-hand bend at Bogha Glas, Aline Lodge is on your right-hand side below the road.

Government Bodies

- Isle of Lewis Council (Comhairle nan Eilean Siar) – www.cne-siar.gov.uk
- 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.

Residential property schedule:

Property	Occupancy	Services	Council Tax	Rateable Value	EPC Rating
Aline Lodge	Vacant Possession (VP)	Mains electricity, Mains water, private drainage, Oil fired heating and hot water.	E		F
Seaforth Cottage	VP	Mains electricity, Mains water, private drainage, Electric heating and hot water.	A		F
Tarbert Cottage	VP	Mains electricity, Mains water, private drainage, Oil fired heating and hot water.		£3,700	F
Clisham Cottage	VP	Mains electricity, Mains water, private drainage, Oil fired heating and hot water.	B		F
Keeper's Cottage	Service Occupancy by Estate Gamekeeper	Mains electricity, Mains water, private drainage, Electric heating and hot water.	B		F

The services have not been checked by the selling agents.

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

- Special Protection Areas – Lewis Peatlands / Ramsar Site – To avoid deterioration of habitats for Black Throated Diver, Dunlin, Golden Eagle, Golden Plover, Greenshank, Merlin, Red throated Diver.
- Langavat Special Area of Conservation – Designated for Atlantic Salmon.
- West Inverness-shire Lochs Special Protection Area (SPA) – Designated for Black-throated Diver and Common Scoter.
- National Scenic Areas – South Lewis, Harris and North Uist.

Crofting and Common Grazings: There are no individual crofts on Aline Estate but about 3,073 acres at the northern end of the estate is subject to common grazings.

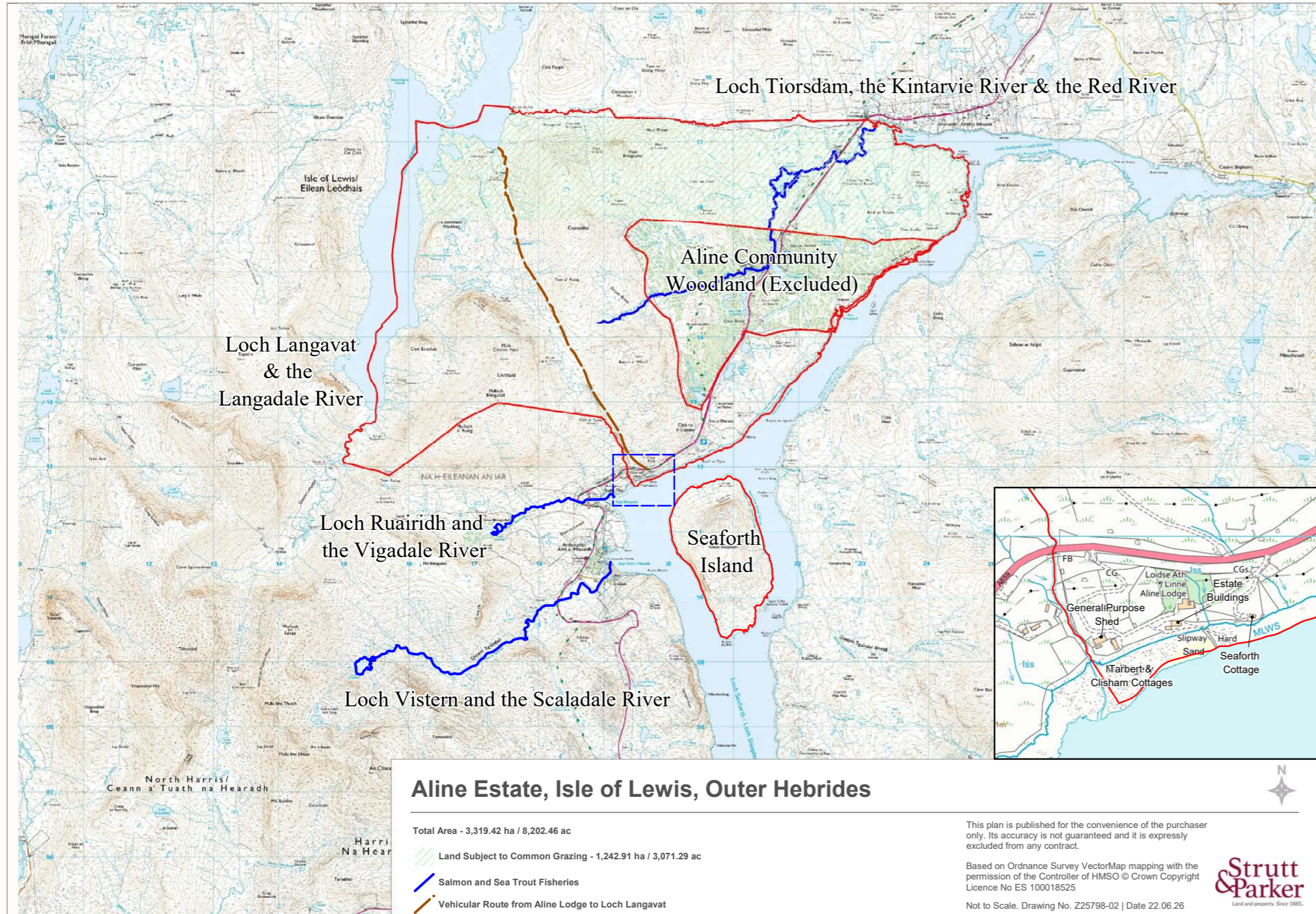
Entry and possession: The date of entry will be by mutual agreement between the purchaser and the sellers.

Rights of way, access and wayleaves: 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 are no third party rights of vehicular access over Aline Estate nor any access rights in favour of Aline Estate over any adjoining land/property.

The Hebridean Way Core Path runs through the estate parallel with the A859 public road.

An overhead powerline also passes through the estate with servitude rights granted in favour of Scottish & Southern Energy (SSE) to access and maintain this. Works to replace the existing transmission towers (pylons) have been ongoing in recent months with compensation payments received by Aline Estate for access and use of the estate to facilitate this.



Further information about the timeframe for completion of this project together with projected income receipts are available on request from the managing agents.

Employees: A full-time gamekeeper and stalker is employed and he occupies Keeper's Cottage at the northern end of the estate under a Service Occupancy.

He has been employed for several years, is highly knowledgeable about the estate and is highly regarded by the sellers. It is the vendors' preference that his employment is transferred to the purchaser under Transfer of Undertakings (Protection of Employment) Regulations.

A seasonal ghillie is also employed annually for the sporting season ending in late October. There is no transfer of employment obligation in respect of this role.

Household contents and estate machinery/equipment: The majority of the household contents of Aline Lodge including fitted carpets, gun cabinets, curtains, and white goods are included in the sale of Aline Estate Ltd.

The majority of estate vehicles, boats, machinery, and equipment used in the operation of the estate is also included in the sale of Aline Estate 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, Edinburgh (Don MacLeod) – www.turcanconnell.com / don.macleod@turcanconnell.com

Managing Agents: Galbraith, Inverness (Alexandra Davies) – www.galbraith.com / alex.davies@galbraithgroup.com

Asking price
Offers over £4,000,000

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 mis-statement 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 resile 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 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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