

Mauld Estate,
Strathglass, Inverness-shire

Strutt
& Parker

Land and property. Since 1885.



An exceptional residential, woodland, sporting and amenity estate at the heart of Strathglass with both spectacular views of, and easy accessibility to the famously beautiful Highland Glens of Glen Affric, Glen Cannich and Glenstrathfarrar

Struy 2 miles, Cannich 5 miles, Beauly 12 miles, Inverness city centre 22 miles, Inverness airport 34 miles
(All distances are approximate)

Mauld House and outbuildings

A traditional early Victorian former farmhouse in comfortable and modernised condition with accommodation including 2 reception rooms, 5 bedrooms and 2 bathrooms together with several outbuildings set at the heart of an extensive arboreal garden featuring a variety of mature specimen trees.

Woodland and forestry

A combination of commercial compartments of mature and recently established crops of conifers together with enclosed compartments and open areas of native woodland providing both long term income production and exceptional amenity together with opportunities for further woodland establishment.

Stalking and trout fishing

Red deer stalking on open moorland/hill ground and within non enclosed woodland; roe deer stalking and trout fishing for wild brown trout on 3 hill lochs.

Amenities and outdoor activities

A wealth of opportunities both on the estate and within the locality for kayaking, paddle boarding, mountain biking, pony trekking, wild swimming, walking and mountaineering.

Wildlife and natural capital

The estate itself, and Strathglass more generally, is home to a variety of native species including red squirrels, otters, crossbills, crested tits, black grouse and a profusion of well known and obscure species of flora including fungi such as chanterelle and cep mushrooms.

Salmon fishing

A 1/12th share in The River Glass Syndicate which owns the salmon fishing rights on about 9½ miles of the beautiful River Glass divided amongst 6 beats for up to 4 rods each with a 5-year average to 2025 of 144 salmon/grilse.

About 2,430 acres (983 ha) in total

For sale as a whole

Asking price - offers over £3,250,000

Introduction

Mauld Estate is a mixed use residential, woodland, sporting and amenity estate which occupies the southern side of one of Highland Scotland's most celebrated glens in terms of its beauty and tranquillity.

Extending to about 2,430 acres (983 ha), the estate extends for about 6 miles from its southern boundary on the A831 Cannich to Drumnadrochit road, to its northern boundary close to the confluence of the River Glass and its main tributary, the River Farrar.

Having been in the ownership of the vendors' family since the mid-1960s, the estate is offered for sale on the open market together with a 1/12th share in the River Glass Syndicate – established in the 1980s by landowners either adjoining or within the vicinity of the River Glass to enable them to manage and enjoy the salmon fishings over about 9½ miles of this beautiful river in a collaborative and equitable fashion.

Situation

Mauld Estate is situated at the heart of Strathglass in Inverness-shire. Strathglass has the reputation as being one of the most beautiful glens in a part of Scotland renowned for its dramatic mountainous scenery and ancient native woodland.

Mauld Estate occupies the southern slope of Strathglass for about 6 miles between the village of Cannich and the hamlet Struy. With the land rising steeply from around 150 feet (50 metres) above sea level in the floor of Strathglass to over 1,300 feet (403 metres) at the summit of *Carn na Gearraig* on its eastern boundary, the views from the estate are truly exceptional on a clear day. From the higher points within the estate the views up Glenstrathfarrar, Glen Cannich and Glen Affric to the mountain summits at their head, which mark the watershed between the Scottish east and west coasts, are never forgotten once experienced and are simply awe-inspiring.

Notwithstanding its deeply rural position, the accessibility of Mauld Estate is one of its features being 22 miles (and about 40 minutes' drive) from Inverness and 12 miles from the small market and resort town of Beaulay.

Local services (including a Spar grocers and convenience store) are available in the village of Cannich (5 miles).

Beaulay provides a wider range of facilities including a popular delicatessen and café (Corner on the Square), a highly regarded local butcher (John M Munro) and iconic tweed and knitwear manufacturer and retailer (Campbells of Beaulay). A more extensive range can be found in Inverness, the commercial centre and 'Capital' of the Highlands. Inverness Airport is 34 miles east of Mauld and provides daily flights to London and a range of domestic and international destinations. There is a railway station in Beaulay with frequent services to Inverness where there are regular services to Edinburgh and Glasgow, and a sleeper service to London.

In addition to the excellent salmon fishing which is available to the purchaser of Mauld by virtue of the vendors' ownership of a 1/12th share in the River Glass Syndicate, there is a range of outdoor and leisure pursuits available locally.

Golf is a feature of the area with courses locally at Aigas (9 holes), Muir of Ord and Strathpeffer (both 18 holes) together with the highly acclaimed Championship courses at Castle Stuart (near Inverness), Dornoch and Nairn.

The estates of Inverness-shire offer for let some of the best red deer stalking to be found anywhere in Scotland with famous deer forests including Glen Affric, Braulen, Erchless and Pait & West Monar being very local to Mauld.

The Inverness-shire mountains and glens of Affric, Cannich and Strathfarrar are breathtakingly beautiful and provide an almost endless range of opportunities for those keen on walking, mountaineering, cycling or mountain biking.

A substantial portion of the Highlands is accessible within an hour's drive of Mauld giving plentiful options for day trips. Amongst many others, this includes the west coast at Ullapool; the Black Isle and east coast villages of Fortrose and Rosemarkie; the Torridon mountains of Wester Ross; Urquhart Castle and Loch Ness, and Culloden Battlefield.





The River Glass

The River Glass forms part of the Beaully river system. North of the Great Glen only the River Conon has a larger catchment area than the 270 square miles of the Beaully system. The River Glass is the source of the Beaully rising as the River Affric to the west of Loch Affric between the mountains of *Mam Sodhail* and *Bheinn Fhada* (or 'Ben Attow') not far from Dornie on the west coast. The Affric generally flows in a north-easterly direction to Loch Affric and from the outflow of the loch, a short distance down Glen Affric to *Loch Beinn a Mheadhoin*.

Below the dam the Affric flows through lower Glen Affric, over Dog Falls to be joined from the right bank by the Tomich Burn, one mile above the Fasnakyle Power Station. The Tomich Burn which drains an area to the south of *Loch Beinn a Mheadhoin*, is a very important spawning area for the whole system; however, fish can only ascend the burn for 3 miles as the Plodda Falls deny them further progress.

Downstream of the confluence of the River Affric with the Tomich Burn, the river is known as the Glass and its flow is enhanced by the River Cannich which joins it one mile below the Fasnakyle Power Station. The power station is mandated by law to maintain a minimum level of waterflow in the River Glass. From Cannich the river flows through the stunningly scenic Strathglass for some 9 miles to Struy, where it is joined by the River Farrar. It is from this point to the sea at the Beaully Firth that the river becomes known as the Beaully.

Historical note

The Strathglass Heritage Association describes Strathglass on its website (www.strathglass-heritage.co.uk) as follows:

Set at the heart of some of the most spectacular scenery in Scotland, Strathglass stretches from Glen Affric towards Beaully. For centuries the economy of the area was reliant on the traditional industries such as farming, agriculture and forestry. The defeat of the Jacobite cause at Culloden in 1746 meant further decline of the Clan system that had sustained the old way of life across the Highlands. Retribution for supporting Bonnie Prince Charlie was swift. Raiding parties were sent into the straths and the glens throughout the Highlands seeking out those who had supported the Prince. Strathglass suffered from a number of bloody incursions by the Duke of Cumberland's troops.

From the latter half of the 18th century to the mid-1800s many people left Strathglass, some of their own accord, but the majority as a result of betrayal by their Clan Chief that saw people cleared from the land as kinsmen were replaced by sheep. The population of Strathglass and the surrounding glens was decimated as many were forced to leave their homeland forever, many starting a new life in the new world. By Victorian times, large scale sheep farming had gone out of favour and sporting estates were created placing an emphasis on deer stalking and fishing. For better or worse, most of the land in the area is still owned by sporting estates and the Strathglass area is renowned for the quality of its stalking and trout and salmon fishing.

During the second half of the 20th century, the dawn of hydro-electric power saw the construction of dams, power stations and tunnel networks in the surrounding glens and along the strath itself.

Travelling from Beaully, the dams at Kilmorack and Aigas give a hint of the impact the schemes have made on the landscape. In recent years, tourism has become more and more important to the local economy as the traditional industries have steadily declined.

The main centre of population in Strathglass is now Cannich (Place of the Bog Cotton). Cannich, nestling below the slopes of Beinn a Chairein, is at the junction of three glens: Glen Cannich, Glen Affric and Glenurquhart. The village as we know it today owes its existence to the Hydro schemes dating from the late 1940s. An influx of workers saw the population swell to over 2,000 at its peak. The village was the site of the main camp that housed the construction workers. Even after more than 50 years there are still remnants of the camp in use today. The village hall was constructed as a cinema for the workers – estimated lifespan 10 years! Close to the campsite, the large, prefabricated steel shed once hosted the diesel generators that provided power to the camp and parts of Strathglass while the construction work was ongoing.

Across the River Glass near Kerrow is the old graveyard of Clachan Comar. The burial ground dates back centuries and as many of the inscriptions are still legible is a popular place with



those tracing their family history. The recording of headstones here and at other cemeteries in the area was carried out by Kilmorack Heritage Association.

Towards the top of Strathglass, en route to Plodda Falls, is the conservation village of Tomich. In 1854 Guisachan Estate was purchased by Edward Dudley Coutts Marjoribanks, later Lord Tweedmouth. Soon after building Guisachan House, his lordship decided that it was rather too close to the crofts occupied by his estate tenants. With this in mind the 'model' village of Tomich was built and his tenants rehoused there, whether they wished this or not – their old crofts being demolished. However it has to be added that to help ease the traumatic transition, Tweedmouth did also build, a school, a laundry and a brewery!

Guisachan also has a claim to fame as the place where the Golden Retriever breed originates from. Sadly, Guisachan House is now a ruin. The end came in 1939 when the house was purchased by the owner of nearby Hilton Lodge, Lady Islington, who was less than enamoured that Guisachan House was being used as a training centre by the National Fitness Campaign whose activities included swimming in Hilton Loch. Anything that could be moved was sold off and the roof removed. Sadly, exposure to the elements over the years has resulted in a once magnificent house being reduced to a derelict shell.

In the lower half of Strathglass, the main settlement is around the village of Struy at the entrance to Glen Strathfarrar. A short distance away is Erchless Castle, last seat of the Clan Chisholm. Nearby the Clan Chisholm burial ground holds the remains of several Clan chiefs.



Description

Extending to about 2,430 acres (983 ha) in total, the component assets and attractions of Mauld Estate can be summarily described as follows:

Mauld House, gardens and outbuildings

Situated towards the northern end of the estate and positioned just off the minor public road which follows the southern side of Strathglass, Mauld House was originally built in the mid-1850s as a farmhouse and served that purpose for many years well into the 20th century.

With its ownership having become separated from the rest of the estate sometime in the first half of the 20th century, Mauld House and its garden was the home of Hans Barnard-Hankey. A renowned gardener and arborealist, Mr Barnard-Hankey extended the formal gardens surrounding the house including the development of the greenhouse, and also created an arboretum surrounding the formal garden with a variety of specimen trees.

Remaining at Mauld until his death in 1999, the current owners purchased Mauld House shortly thereafter to combine it with the wider Mauld Estate. Following comprehensive upgrading of the systems and services, together with the structure of the building and a thorough internal redecoration in the very early part of this century. It has not been offered for let commercially and retains the charm of a much-loved family home.

With an elevated setting above the public road and with the principal façade facing west with views over the bucolic landscape of lower Strathglass, the house is served by a private water supply (fed from the burn close to the house) together with oil-fired central heating/hot water and private drainage to a septic tank within the grounds.

With the dimensions and layout of the accommodation shown on the floor plans within these particulars of sale, the accommodation is ideally suited for family living (either permanently or for holidays/weekends) and includes 2 main reception rooms, a dining kitchen together with useful utilitarian rooms and 5 bedrooms including a principal bedroom with en-suite bathroom.

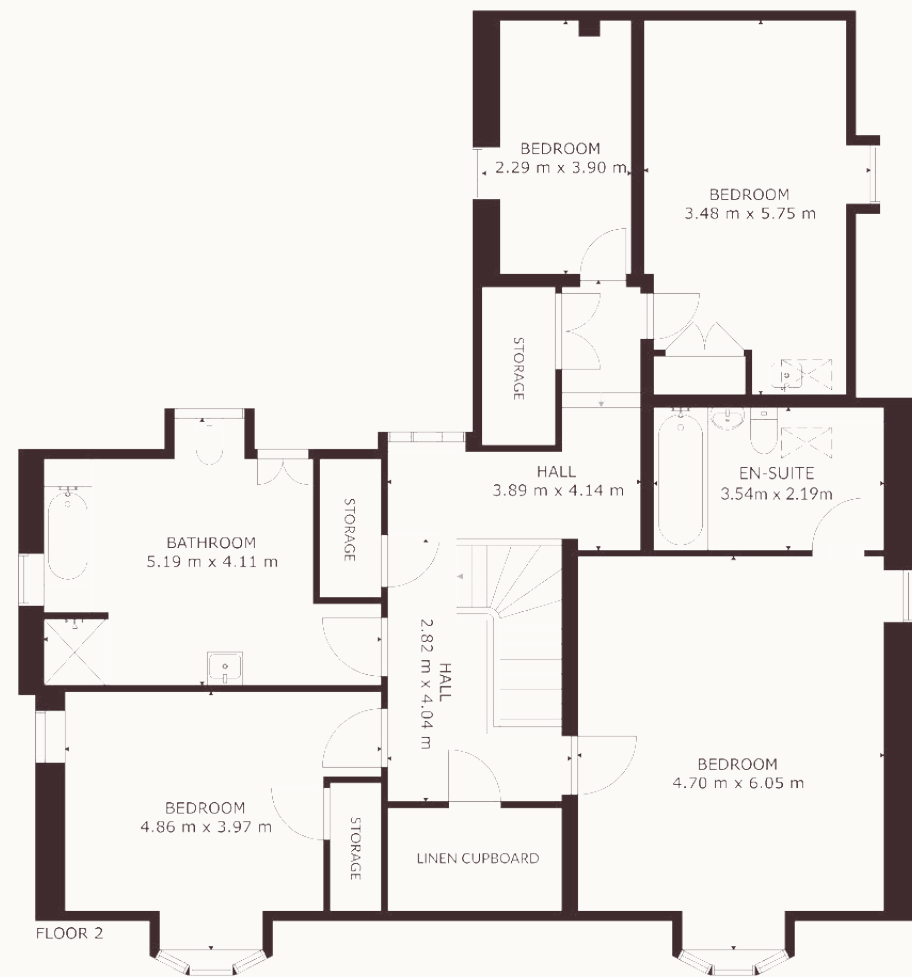
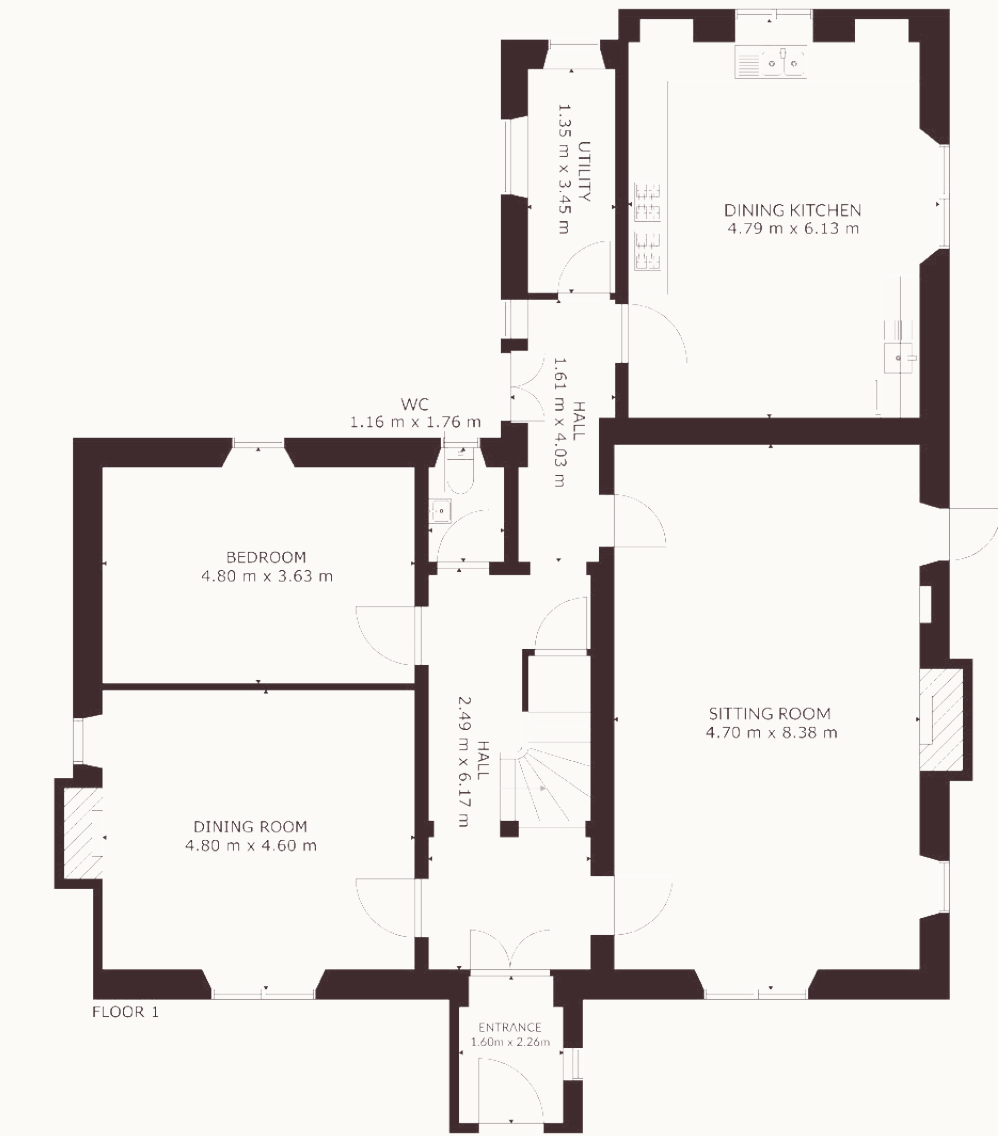


The house lies within an extensive garden and is served by a range of outbuildings providing a combination of machinery/equipment storage, log storage together with a substantial garage/workshop building featuring a vehicle inspection pit.

The house is occupied by the vendors; registered for Council Tax and available to a purchaser with Vacant Possession.



House Approximate Gross Internal Area = 2906 sq ft / 270 sq m



Drawn for illustration and identification purposes only.

Land, woodland and forestry

Originally purchased as a forestry investment property by the father of the current sellers in the 1960s, development to maturity/ felling and replanting of commercial conifer crops together with the expansion of the existing native woodland has been the primary management objective throughout the sellers’ tenure.

With land ranging in altitude from 50 metres (166 feet) to over 400 metres (1,300 feet) above sea level, the estate is divided among 11 numbered compartments which include open hill ground which is unsuitable for woodland establishment; unplanted open ground with potential for woodland establishment; both recently established and mature compartments of native woodland and both young and mature crops of enclosed conifers.

Within the estate is a good network of access tracks – some accessible by 4WD vehicle and others by ATV which enables access to and management of the timber crops, maintenance of the deer fences and access for both deer control and amenity/pleasure.

At the southern end of the estate, accessible directly from the A831, is an enclosed compartment extending to about 334 acres (135 ha) which was planted in 2022 and has established well under a contract with a utility company for compensatory planting to off-set felling operations associated with civil infrastructure development elsewhere within the region.

The current composition of Mauld Estate is analysed as follows:

Land Type	Area (acres)	Area (ha)
Enclosed native and coniferous forestry	524	212
Mature coniferous forestry	96	39
Native woodland	431	174
Open ground – potential forestry grant scheme	563	228
Open ground/hill	752	304
Mauld House, gardens, lochs and other unclassified land	65	26
Total	2,430 acres	983 ha

Management of the forestry including applications for felling licences and administration of forestry grant applications and compliance has been undertaken on the sellers’ behalf by Treeline Forestry Ltd based in Inverness.

Further information about the forestry is available on request from the selling agents and seriously interested parties with detailed enquiries about the composition and management of the forestry are encouraged to contact John Mackay of Treeline Forestry Ltd (07736 836 740 / john@treelineforestry.co.uk).



Stalking, trout fishing and additional sport

The addition of Mauld House to the rest of the estate in the early part of this century enabled the development of Mauld from a dedicated forestry property to a mixed-use sporting and amenity estate.

Stalking of red deer on the open hill and woodland fringe has been the primary sporting activity on Mauld Estate. Whilst the extent of hill ground is relatively limited, the adjoining estates are managed as traditional sporting estates with selective sporting culling taking place during the conventional sporting seasons with the aim of preserving the best specimens within the deer herd and culling out the weaker and poorer quality animals. With extensive areas of accessible woodland both within Mauld Estate and immediately adjoining its eastern boundary, red deer are attracted to Mauld with the undulating ground (combined with breathtaking views) offering enjoyable and sporting stalking at either end of, or throughout the day.

Mauld Estate benefits from a right of access over an excellent vehicular road (built in recent years during the relocation and upgrading of the Beauly to Denny 400kV overhead electricity transmission line which lies to the east of Mauld) to the hill ground and loch which lies at the southern end of the estate. Passable with care by 2WD vehicle, this provides excellent access for both stalking and fishing purposes.

In addition to red deer, both sika and roe deer are present on the estate and add to the matrix of sporting opportunity.

Since 2021, the annual deer cull has been undertaken on behalf of the owners by a local experienced stalker. With this arrangement commencing in 2022, the recorded culls are as follows:

Year	Red deer stags	Red deer hinds/calves	Sika deer stags/hinds	Roe deer bucks/does
2025	13	12	19	5
2024	8	6	-	3
2023	6	3	3	6
2022	4	6	-	-



With regard to trout fishing, there are 3 hill lochs of varying size and nature, each of which holds a population of wild brown trout. At the northern end of the estate with vehicular access from Mauld House is *Loch a’ Mhuillin* on which there is currently a boat. The trout are small but free rising with the wild population having been augmented by stocked rainbow trout in the past. Being a steep uphill walk of about 30 minutes from Mauld House, the loch is often as popular for swimming as for trout fishing!

At the heart of the estate on its eastern boundary – also served by a boat – is *Loch Carn nam Badam*. Much more open to the elements the trout are larger and more reluctant than *Loch a Mhuillin* but with the world class views maximised from this perspective, there are few more beautiful places in Scotland to cast a fly.



At the southern end of the estate – discreetly located amidst an establishing native woodland plantation and with a backdrop of mature native woodland, *Lochan na Craoibhe Fearna* (‘Loch of the Alder Tree’) is especially picturesque and ideally suited to the construction of boathouse or lochside cabin. Access is currently on foot which preserves the discretion of its existence and charm.

There has been no game shooting activity on the estate in recent years but the composition of woodland with lochs and a variety of smaller pools and splashes lends itself to wild sport in the form of winter woodcock shooting and wild duck fighting. It is also feasible for the release of some pheasant poults in future to augment the sporting opportunities during the winter months but it should be noted that this has not been done previously and therefore there is no existing infrastructure for this.

Amenities, outdoor activities and local attractions

There is a wealth of opportunities both on the estate and within the locality for kayaking, paddle boarding, mountain biking, pony trekking, wild swimming, walking and mountaineering. Within 30 minutes’ drive of Mauld is the starting point for over 20 Munros with mountaineering – at all times of year – being a particular feature of this location. Parts of the rivers Glass, Farrar and Beaully are ideal for exploring by paddle board or kayak which, again, is an attraction of this area.

Local options for dining and refreshment include the Struy Inn (www.thestrui.co.uk) and the excellent Cnoc Hotel (www.thecnochotel.co.uk) both of which are within 10 minutes’ drive of Mauld Lodge. Further up Strathglass, the Tomich Hotel (20 minutes) is under ambitious new ownership/management and there are several options in Beaully (20 minutes) and Inverness (40 minutes).

Wildlife and natural capital

The estate itself and Strathglass more generally is home to a variety of native species including red squirrels, otters, crossbills, crested tits, black grouse and a profusion of well-known and obscure species of flora including fungi such as chanterelle and cep mushrooms.



In terms of both peatland restoration and woodland carbon accreditation under the associated Peatland and Woodland Carbon codes, the opportunities for either or both on Mauld have not been formally appraised.

Whilst peatland restoration potential is likely to be minimal, there is likely to be more opportunity for woodland carbon accreditation within the areas identified as having potential for future woodland establishment.

Interested parties are invited to undertake their own feasibility appraisals in this regard and/or to speak to the current woodland manager, John Mackay of Treeline Ltd.

Salmon Fishing and the River Glass Syndicate

Forming the upper part of the River Beaully system administered for salmon management and conservation purposes by the River Beaully District Salmon Fishery Board, the River Glass leads a relatively fast flowing and gently meandering course for about 9½ miles from the outflow of the Fasnakyle at the upstream (south-westerly) end to its confluence with the River Farrar at the downstream (north-easterly) end.

With ownership of the riverbanks and solum over its length divided among a combination of landowners and farmers, the salmon fishing rights in perpetuity over the great majority of the River Glass are owned by the River Glass Syndicate whose members have local land and property owning interests with



each of them recognising the benefit of collective ownership which provides members with perpetual rights to fish the entire river for an agreed number of weeks per season.

With a chairman and management committee and membership divided into a combination of 1/6th or 1/12th pro-indiviso shares, the river is divided among 6 recognised beats together with a short stretch of ‘day ticket water’ at the village of Cannich. Seasoned Highland salmon river anglers revere the River Glass for its peerlessly beautiful setting and the nature of the fishing it provides which is perfect for fly fishing with its piscatorially appealing combination of glassy glides, fast-flowing runs and deep, slower-moving holding pools.

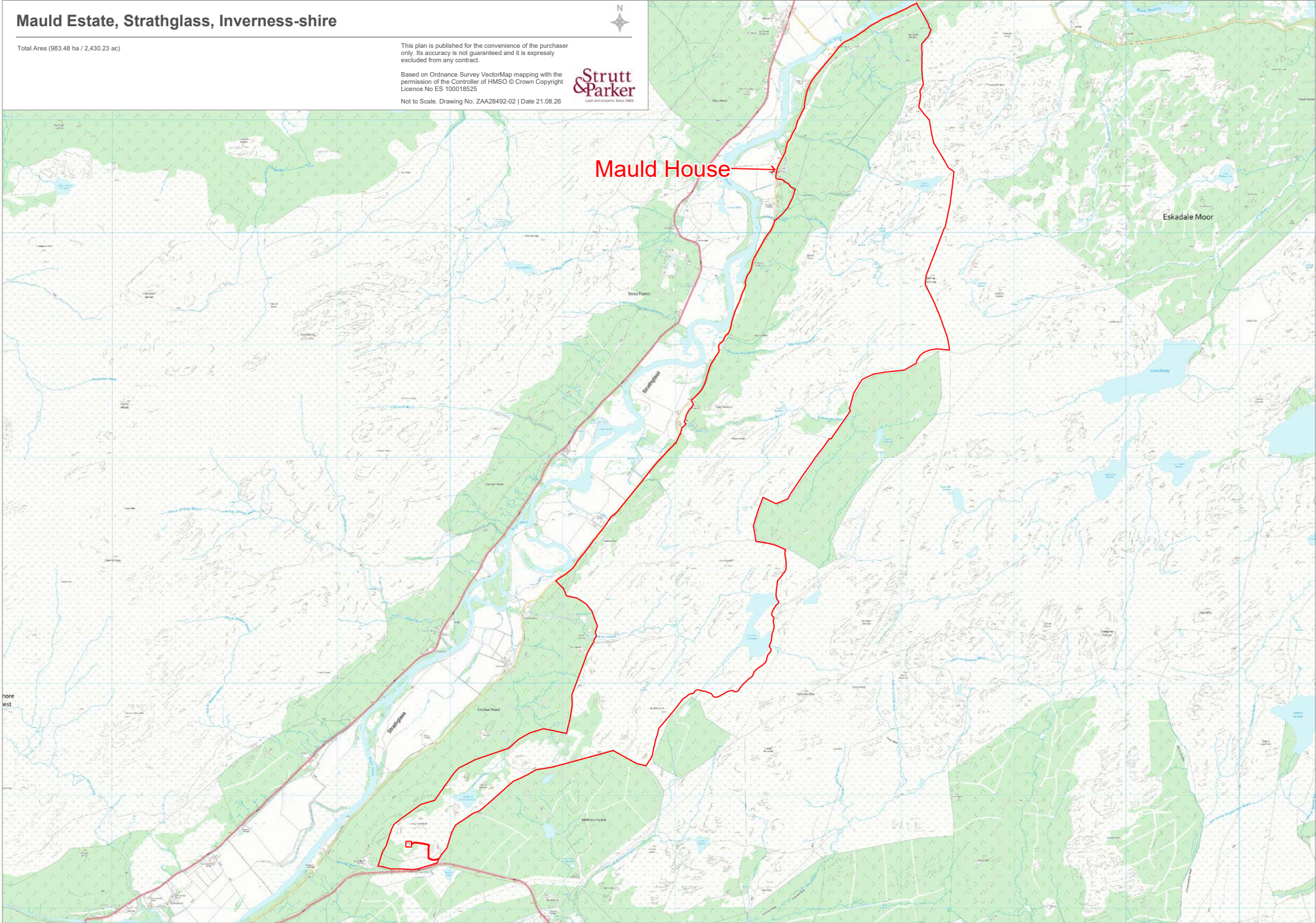
Providing a majority of double bank fishing together with single bank fishing in places, there are over 40 named pools across the course of the 6 beats and day ticket water with both vehicular and pedestrian access being excellent. Each 1/6th share holder is entitled to 14 weeks of fishing for 4 rods from early July to the end of the season on 15 October. Numbered from 6 to 1 on an upstream to downstream basis, the beats rotate at midnight with the effect that owners have the opportunity to exclusively enjoy a different beat each day and the entire river during the course of a week's fishing. Each owner is entitled either to fish the beat themselves or let them if they choose and, in reality, a combination of both takes place.

Included in the sale of Mauld Estate is a 1/12th share which entitles the purchaser to 7 weeks of fishing in perpetuity.

An annual management charge is payable by each member to contribute to the costs of management and maintenance of the beats and there is also an annual contribution payment towards the Beaully District Fishery Board levy (which funds local conservation, administration and law enforcement/anti-poaching vigilance).

The recorded catch records for the entire River Glass Syndicate since 2016 are as follows:

Year	Beats 1 – 6	Cannich Ticket Water	Total
2016	80	11	91
2017	130	16	146
2018	135	9	144
2019	95	31	126
2020	129	18	147
2021	77	14	91
2022	181	30	211
2023	155	16	171
2024	144	12	156
2025	82	7	89
10-year average	121	16	137
5-year average	128	16	144



General remarks and additional information

Viewing: Viewing is strictly by appointment with the selling agents, Strutt & Parker:

Claire Macdonald
Tel: 01463 719 171 / 07353 167 731
Email: claire.macdonald@struttandparker.com

Robert McCulloch
Tel: 0131 718 4593 / 07734 545 972
Email: robert.mcculloch@struttandparker.com

Forestry advisors: Treeline Forestry Ltd, Seafeld of Raigmore, Inverness, IV2 7PA (John MacGregor – john@treelineforestry.co.uk and Will Mullen – will@treelineforestry.co.uk).

Directions: Travelling from Inverness , the journey time to Mauld Estate takes about 35 minutes. Please contact the selling agents for precise directions for viewing arrangements.

Government and regulatory bodies:
Highland Council – www.highland.gov.uk
Forestry and Land Scotland – www.forestryandland.gov.scot
NatureScot – www.nature.scot
Historic Environment Scotland – www.historicenvironment.scot
Scottish Environmental Protection Agency (SEPA) – www.sepa.org

Entry and possession: The date of entry will be by mutual agreement with the vendors. It is the vendors’ preference to be in occupation of Mauld House during the festive season of 2026 so it is proposed that completion of sale and delivery of vacant possession of the entre estate takes place in the early part of 2027.

Property schedule:

Property	Current Occupancy	Services	Council Tax Band	EPC Rating
Mauld House	Vendor Occupied/Vacant Possession	Private water, private drainage to septic tank (SEPA registered), oil-fired heating/hot water	G	F

NB – the services have not been checked by the selling agents.

Solicitors: Davidson Chalmers Stewart, Edinburgh (Henrietta Talbot and James Elliot). Tel: 0131 625 9191
Email: henrietta.talbot@dcslegaladvisors.com / james.elliott@dcslegal.com

Timber and minerals: All standing and fallen timber and mineral rights are included in the sale insofar as they are owned.

A copy of the woodland establishment agreement relative to the southern end of the estate is available to seriously interested parties on request from the selling agents following a viewing of the estate.

Sporting rights: The sporting rights over the entire estate are in-hand and available with vacant possession.

Listings and environmental designations: The estate is not subject to any Environmental Designations and Historic Listings as recorded by NatureScot or Historic Environment Scotland.

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.

Mauld Estate benefits from a right of vehicular access over the track leading through the adjoining Balnelick Estate.

Renewable energy: Within this part of the Scottish Highlands, there are a number of existing and operational wind farms.

During the majority of the sellers’ ownership of Mauld, 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. Notwithstanding this, the sellers are advised that potential for development of wind energy in future may exist and, in the consideration of offers to purchase the estate, they expect this to be acknowledged by way of a clawback agreement for 25 years from sale date based on 20% of the income and uplift in land value from the future development of a wind farm or any other form of renewable energy development.

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

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

Financial guarantee/anti money laundering: All offers to purchase the estate (regardless of whether the offer is on a cash or subject to loan finance basis) must be accompanied by a financial reference from a bank/funding source that is acceptable to the vendors. 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.

Particulars and plans: These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Household contents and vehicles, machinery and equipment: The white goods, fitted carpets and curtains in Mauld House, together with the light fittings, are included in the sale.

The buyer will have the option to purchase a selection of the available contents of Mauld House together with the garden machinery and equipment and a selection of tools and implements. A list of the available household contents together with the machinery and equipment will be prepared following the acceptance of an offer and in advance of the completion of the sale.

Planning and development: The entirety of Mauld Estate lies within the jurisdiction of Highland Council for the purposes of planning and development.

Any planning applications – both current and historic – affecting the subjects of sale and adjoining properties can be viewed online via the Highland Council planning portal on their website - www.highland.gov.uk/publicaccess.

Plans, areas and schedules: These are based on the Ordnance Survey and 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(s) shall be deemed to have satisfied himself 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.

Grave: There is a private grave located within the grounds of Mauld House where the former owner of Mauld House is interred. Further information can be provided by the selling agents.

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

Special conditions of sale: The purchaser shall within five working days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten per cent of the purchase price on which sum no interest will be allowed. Timeous payment of 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 the purchase price will be paid by CHAPS transfer at the date of entry and interest at five per cent 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 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 for any loss and expense occasioned to them by the purchaser’s failure and in the event of the 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 Date of Entry.

Strutt & Parker Inverness

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