

Callart Estate

North Ballachulish, Lochaber



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An attractive Lochaber amenity estate with exceptional views towards Glen Coe, Appin and The Mamores located on the shores of Loch Leven

Callart Estate, North Ballachulish, Lochaber

Fort William 15 miles, Oban 34 miles, Glasgow 100 miles, Edinburgh 124 miles

Features:

A south-facing 3-bedroom bungalow with comfortable living accommodation in close proximity to the estate buildings

A south-facing 3-bedroom cottage situated in an elevated position with exceptional views over Loch Leven

A range of traditional estate buildings including a 'Lochaber' style barn and bell tower used in connection with sheep farming activities on the estate

Former shepherd's cottage and sheep fank at Lairigmor

About 87 acres of permanent pasture, 34 acres of open native woodland, 212 acres of rough grazing, and 2,044 acres of open hill and moorland

Existing sport in the form of red deer stalking, rough shooting for mixed game and fishing on Loch Leven for trout, pollock and mackerel

Vodafone telecommunications mast site

About 1.7 miles of loch frontage for boating and various water-based pursuits

Natural capital, residential and leisure development, and amenity opportunities

About 2,384 acres (965 hectares) in total

For sale as a whole





Situation

Callart Estate occupies a prime position on the northern shore of Loch Leven, just outside the village of North Ballachulish in the West Highlands. Surrounded by dramatic mountain scenery and native woodland, the estate enjoys exceptional privacy while remaining accessible—just off the A82 and within easy reach of Fort William (15 miles) and Glencoe (4 miles). The location offers direct access to some of Scotland's finest outdoor pursuits, including hillwalking, climbing, skiing and water sports. Oban and Inverness are both accessible by road, and Glasgow Airport is around two hours' drive, providing good transport connections.

Loch Leven is a tidal sea loch stretching inland from Loch Linnhe, framed by steep-sided mountains and native woodland. Known for its outstanding natural beauty, it sits at the heart of the West Highlands and is particularly admired for the views towards Glencoe and the Mamores. The loch is popular for kayaking, wild swimming and small-boat sailing, with abundant wildlife including otters, seals and sea birds. Quiet and atmospheric, Loch Leven offers a sense of seclusion while being only a short distance from key routes and villages. Loch Linnhe is a long sea loch running southwest from Fort William to the Firth of Lorne, forming a key part of the West Highland coastal landscape. Its broad waters are backed by dramatic mountain scenery and open to the west, offering striking sunsets and expansive views. The loch is navigable and supports local marine activity including sailing, fishing and ferry transport.

Its shores are dotted with small communities, forests and historic sites, contributing to its strong sense of place and natural heritage.

The closest villages are North and South Ballachulish (3 miles west), Ballachulish (6 miles to the south) and Onich (5 miles to the west).

Nearby, the popular ferry port at Corran (8 miles) provides direct access to various peninsulas to the west, including Ardgour, Morven, and Ardnamurchan.

The nearest large town is Fort William, the largest town in the West Highlands and a key regional hub, positioned at the foot of Ben Nevis and the head of Loch Linnhe. Known as the "Outdoor Capital of the UK", it offers a full range of services and amenities while sitting in the heart of some of Scotland's most iconic scenery. The town has a population of around 10,000 and provides essential facilities including supermarkets, independent shops, schools, a hospital and a railway station with direct links to Glasgow and the scenic West Highland Line. A popular base for climbers, skiers, mountain bikers and walkers, Fort William is surrounded by renowned trails, including the West Highland Way and the Great Glen Way. The nearby Nevis Range offers year-round mountain sports, including skiing in winter and a world-class downhill mountain biking track in summer. Loch Linnhe provides opportunities for sailing, kayaking and wildlife watching.

Fort William also hosts a range of cultural and community events,

from Highland games to film festivals. Despite its popularity with tourists, it remains a working town with a strong local character, balancing natural beauty with practical day-to-day living.

The closest of Scotland's major cities is Glasgow, the most populous city in Scotland, which is located approximately 100 miles to the southeast. Glasgow has a range of retail, educational, leisure and commerce facilities, together with a mainline railway station and an international airport with regular flights to European cities and other international destinations.

Description

Callart is an attractive amenity estate situated in one of the most picturesque areas of Scotland. It extends to approximately 2,384 acres (965 hectares) and comprises two three-bedroom dwellings and a range of traditional estate buildings surrounded by in-bye pasture, rough grazings and open hill. In addition, there are opportunities for sport, development and recreation as well as natural capital enhancement and ecological restoration.

The estate rises from the shores of Loch Leven at approximately 10 metres above sea level on its southern boundary to the peak of Mam na Gualainn at 796 metres above sea level on its eastern boundary. Other summits include Tom Meadhoin (621 metres), Doire Ban (566 metres) and Creag Bhreac (449 metres). There are impressive views south across Loch Leven towards the top of Glen Coe and the Glen Coe National Nature reserve,

north west towards Fort William and Corpach, and east towards The Mamores.

Several small rocky beaches along the lochside provide direct access to the loch.

The local area boasts a wide range of wildlife and enthusiasts can observe seals, porpoises, dolphins and many sea birds including Golden Eagles within a short distance of Callart. Red deer are prevalent in the area but the flora and fauna also attract roe deer, foxes and pine martens.





Callart Bungalow

Located to the southern boundary of the estate above the estate buildings, is Callart Bungalow; a traditional dwelling of stone and slate construction that has been rendered and white-washed. The bungalow has a south-facing position beside the private farm road above Callart House. It is conveniently located near the estate buildings and is understood to date from 1903.

The cottage is both spacious and comfortable, comprising a conservatory, sitting room, kitchen, hallway, three bedrooms, a bathroom and a rear porch with WC.

The cottage is in good condition and has been both well maintained and modernised. The property benefits from double-glazing, private water and oil central heating. There is mains electricity and private drainage.

Externally, the enclosed garden is predominantly laid to lawn with a raised decking area to the south and a gravel drive and garage to the north.

Fank Cottage

Fank Cottage is situated about 300 metres beyond Callart Bungalow and is accessed off the private estate road. It has a south-facing, elevated position with a spectacular outlook over Loch Leven and towards the twin peaks of Beinn a' Bheithir.

The cottage is of stone construction with a harled and white painted exterior beneath a pitched slate roof. The accommodation is over a single storey and includes a sitting room, kitchen, bathroom and three bedrooms.

The cottage is in good condition but would benefit from some cosmetic upgrading and modernisation throughout. The cottage has mains electricity, a private water supply (via a spring) and private drainage. It has night storage heating and is double glazed. A back boiler heats the water.

An area of lawn surrounds the cottage and is enclosed by a combination of a post and wire fence and a dry-stone wall.

The cottage is let on a Short-Assured Tenancy.



Agriculture

Extending to approximately 2,384 acres in total, the land at Callart comprises 87 acres of in-bye pasture, 34 acres of open native woodland, 212 acres of rough grazing and 2,044 acres of open hill and moorland.

In terms of land quality, the best ground on the estate is situated on the lower ground along the shores of Loch Leven and surrounding the estate buildings where there are several enclosures of permanent pasture. Moving north, the land rises steeply through areas of rough grazing, with a predominance of native deciduous woodland (an attractive feature of the estate), bracken and coarse vegetation. This land falls within the Ben Nevis and Glen Coe National Scenic area. Beyond the Forestry and Land Scotland owned Callart Forest, circa one mile to north of the estate buildings, the remainder of the estate comprises open hill ground that drops down into a north-westerly-facing bowl which extends to the northern boundary along the Allt na Lairige Mòire burn, a short distance from the West Highland Way. The land is classified by the James Hutton Institute as grade 6, suited best for rough grazing.

The estate previously ran an in-hand flock of approximately 1,300 breeding ewes but these have been sold off in recent years and there are now very few sheep on the estate. We understand that the estate owns basic payment entitlements and that these will form part of the sale.

There are a small number of estate buildings that were used in connection with the former sheep farming enterprise and deer stalking activities on the estate. These include traditional stone and slate outbuildings plus a former gardener's cottage and a bell tower. The buildings comprise a Lochaber-style barn, a workshop, a former gardener's cottage and livestock accommodation. All buildings are accessed from the public road over a private estate road. This first section of this road is shared with Callart House.



Sporting and Amenity

With the majority of the estate comprising rough grazing and hill ground, Callart provides a perfect setting for any ground sporting enthusiast, with Loch Leven and the Allt na Lairige Mòire burn providing ample opportunity for those that enjoy fishing in the Scottish countryside. The estate owns to the low water mark in Loch Leven and benefits from ownership of the fishing rights.

Current management practice with regard to deer stalking is to undertake culling on a non-commercial basis to both maintain the welfare of the deer herd and for the health of the natural environment. Delivering its sustainable and legal deer management responsibilities, the current owners have carried out condition-selective culls in recent years. The estate has a relatively high red deer density due to its location next to established commercial woodland; therefore, it has been recommended by the local deer management group (Mid-West Deer Management Group) that the cull numbers be increased over the coming years to target densities of eight deer per square kilometre.

There is currently no larder or carcass storage/chilling facilities at Callart; however, the estate buildings would provide several options for installing a modern facility.

Potential Development Opportunities

There are a number of potential development opportunities at Callart including the estate buildings, a sheep fank located in front of Fank Cottage and a former shepherd's cottage and sheep fank at Lairigmor. These sites could provide a purchaser with an opportunity to create additional residential accommodation on the estate subject to obtaining planning permission from The Highland Council.

Woodland

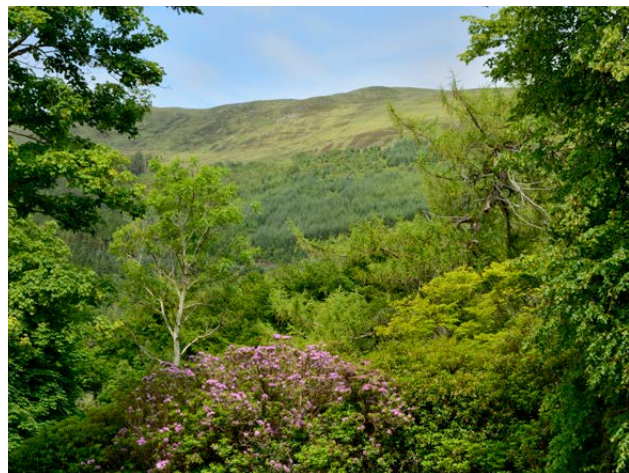
There are small areas of native woodland and policy woodland around the estate buildings and along the shoreline between field enclosures but there is no commercial forestry at Callart.

Natural Capital

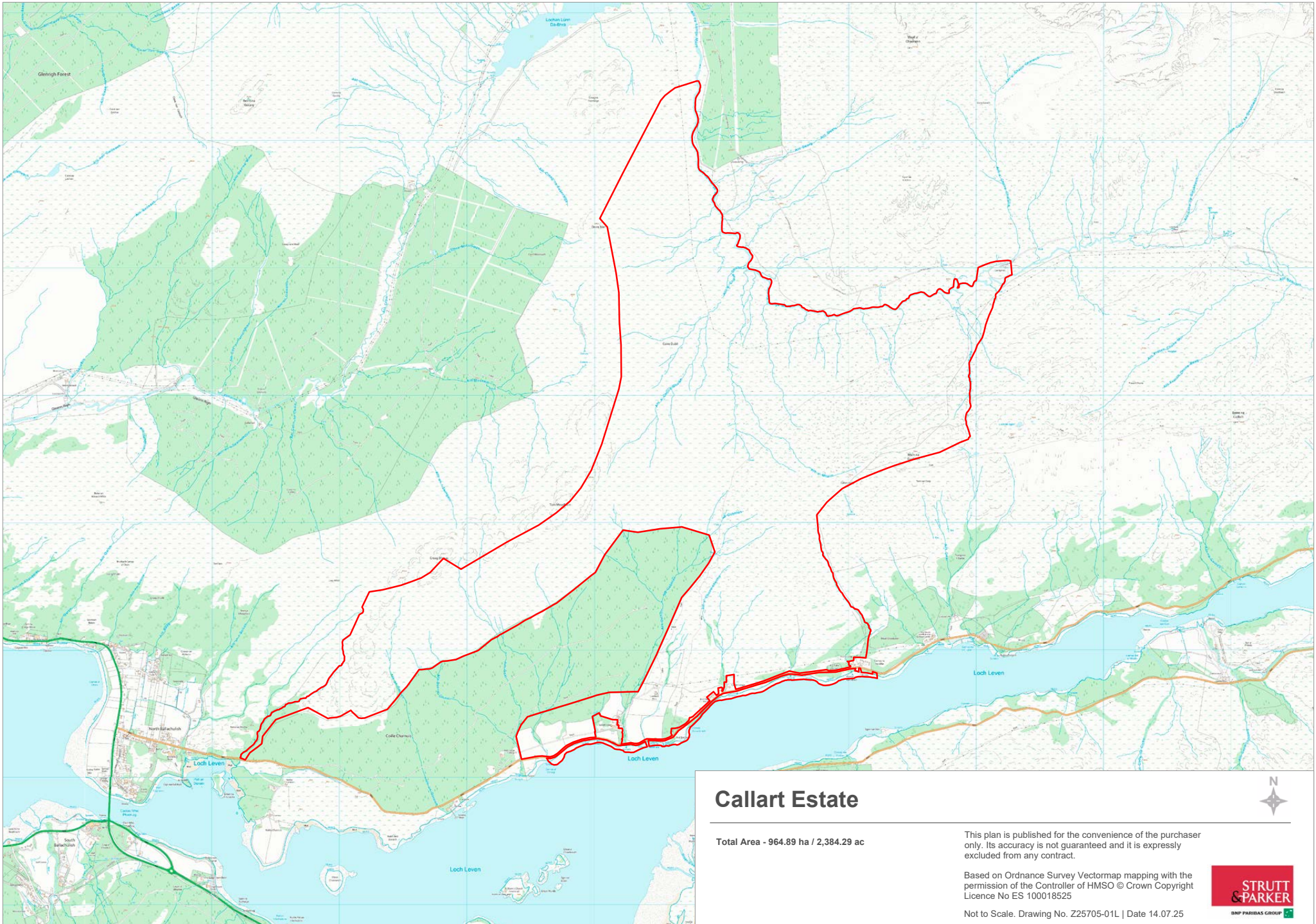
With the urgent call for action to restore damaged peatlands and rewild landscapes, Callart could offer possibilities for small scale carbon sequestration although no surveys have been undertaken by the vendors. According to Scotland's Peatland map there are areas of class 1, 2, 3 and 5 peatland on the estate.

Telecommunications Mast

Approximately 800 metres to the north of the bungalow is a telecoms mast. The mast has been on the estate for approximately 20 years and is currently let to Vodafone and a number of smaller operators with a passing rent of £2,500 per annum. We understand that the mast was upgraded in 2024/25.







Callart Estate

Total Area - 964.89 ha / 2,384.29 ac

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Not to Scale. Drawing No. Z25705-01L | Date 14.07.25



General

Travel Directions

Postcode: PA33 6SA

What3words: ///thundered.parkway.doll

From Glasgow, follow the A82 north toward Fort William, passing through Glen Coe and crossing Ballachulish Bridge. At North Ballachulish turn right onto the B863 heading towards Kinlochleven. Follow this road for approximately 2.5 miles passing Callart Wood and the Glen Coe viewpoint and entrance to Callart Estate is on your left-hand side.

Method of Sale

For sale as a whole.

Viewing

Viewing appointments to be arranged through the selling agents, Strutt & Parker (0131 226 2500).

Offers

A closing date for offers may be fixed and prospective purchasers are asked to note their interest formally to the selling agents. 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 should be submitted in Scottish legal form to the selling agents.

Financial Guarantee/Anti Money Laundering

All offers must be accompanied by a financial reference from a bank/funding source 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 purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

For more information, please contact the selling agents.

Entry and Possession

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

Fixtures and Fittings

To be discussed during the missives process.

Selected items of furniture, tools, machinery and equipment owned by the sellers may be available for sale by separate and additional negotiation.

Rights of Way and Access

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchasers will be held to have satisfied themselves as to the nature of all such servitude rights and others.

The estate currently benefits from an informal access arrangement with the neighbouring estate for vehicular use of the hill track running between points A and B on the attached sale plan.

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.

Property Schedule

Property	Services	Council Tax Band	EPC Rating
Callart Bungalow	Mains electricity, private water and drainage, and oil-fired central heating.	C	E
Fank Cottage	Mains electricity, private water and drainage, and electric storage heating.	C	E

The services have not been checked by the selling agents.

Asking Price

Offers over £1,600,000

Timber, Mineral and Sporting Rights

The timber, mineral and sporting rights are included in the sale, insofar as they are owned.

Solicitors

MacArthur Legal
Boswell House
15 Argyll Square
Oban
PA34 4BD
01631 562 215

Local Authority

Highland Council Headquarters
Glenurquhart Road
Inverness
IV3 5NX

Nature Scot

Great Glen House
Leachkin Road
Inverness
IV3 8NW
01463 725000
enquiries@nature.scot

Basic Payment Entitlement

29 Region 1 and 12.40 Region 3 Basic Payment Entitlements in respect of Callart Estate are owned by the vendors and are included in the sale.

Designations

The south and east sides of the estate fall within the Ben Nevis and Glen Coe national scenic area. More information is available from the NatureScot website and their SiteLink map.

Plans, Areas and Schedules

These are based on the Ordnance Survey and the 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 shall be deemed to have satisfied himself/herself 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

The purchaser of the estate, shall within five working days of conclusion of missives, make payment as a guarantee for due performance of a sum equal to ten percent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be 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 Bankers Draft at the date of entry

and interest at five percent 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 see fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten percent 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 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 said date of entry.

Strutt & Parker Edinburgh
Suite 10, 23 Melville Street, Edinburgh, EH3 7PE

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

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

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