



Runie & Keanchulish Estate,
Ullapool, Wester Ross

Strutt
& Parker

Land and property. Since 1885.



A stunning and extensive coastal estate set in the majestic scenery of Wester Ross

Inverness 60 miles, Inverness Airport 68 miles, Edinburgh 210 miles (All distances are approximate)

Keanchulish Lodge

An attractive nine-bedroom substantial traditional lodge with commanding views over Ardmair Bay

North Keanchulish Cottage

Two/three-bedroom traditional cottage set in a stunning private location

Glutton Cottage

Three-bedroom modern bungalow currently used for holiday letting

Range of Estate / Farm Buildings

Salmon fishing, red deer stalking, trout fishing on hill lochs, renowned shoot

Natural Capital, woodland creation, peatland restoration and environmental opportunities

Approximately 4,000 acres (1,618.77 ha) of in-hand non-crofted land

About 7,807 acres (3,159 ha) in total.

For sale as a whole

Offers over £4,500,000



Situation

Runie & Keanchulish Estate is located approximately five miles to the north of the coastal town of Ullapool close to the settlement of Ardmair. The area is remote and comprises a mix of traditional crofting, fishing and deer stalking/sporting activities. A particular feature of the area is the iconic mountains which have been shaped by glacier movements in the last ice age including Stac Pollaidh, Ben Mor Coigach, Cul Beg, Cul Mor and to the north in Assynt the peaks of Suilven, Canisp, Quinag and Bein Dearg.

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 cafes together with a high school and primary school.



Inverness, the capital city of the Highlands, lies approximately 60 miles to the southeast of the estate. Inverness has a full range of retail, educational, leisure and commerce facilities together with a mainline railway station and an airport with flights to a wide range of UK destinations (including London Heathrow) and a limited number of European destinations (including Amsterdam).

The Property

Runie & Keanchulish Estate

The estate extends to approximately 7,807 acres (3,159 ha) stretching north from Ardmair Bay. The estate includes an attractive traditional lodge, a traditional and very private cottage at North Keanchulish, a modern bungalow (currently used for holiday lets) and a range of estate/farm buildings. The estate enjoys attractive sea frontage which goes from rugged cliffs to sandy beaches.

The land comprises an extensive and impressive mix of low ground grazing to an upland terrain of moorland, mountains and lochs with dramatic scenic backdrops providing exceptional opportunities for deer stalking, trout fishing and potential natural capital & peatland restoration opportunities. The estate also boasts double bank ownership of the River Canaird, which is a prolific spate salmon river.

Lodge

Keanchulish Lodge is a striking and attractive traditional lodge located close to the sea on Ardmair Bay in an accessible yet private location. The lodge has been extended and adapted over the years to provide a comfortable residence for a family or entertaining guests. Constructed of whitewashed stone walls externally under pitched slated roofs, the internal accommodation extends to approximately 430 sq.m.





The accommodation is set out over two floors and comprises the following:

Ground Floor

Entrance hallway, gun room, living room, sitting room, dining room, study, dining kitchen, larder, 2 bedrooms, utility room, shower room, 2 bathrooms

First Floor

7 Bedrooms, 3 bathrooms, storeroom

Gardens/Grounds

The lodge has attractive areas of walled garden, lawn, flower beds and shrubberies to the rear. The main access drive to the lodge is located to the front together with access to the shore.

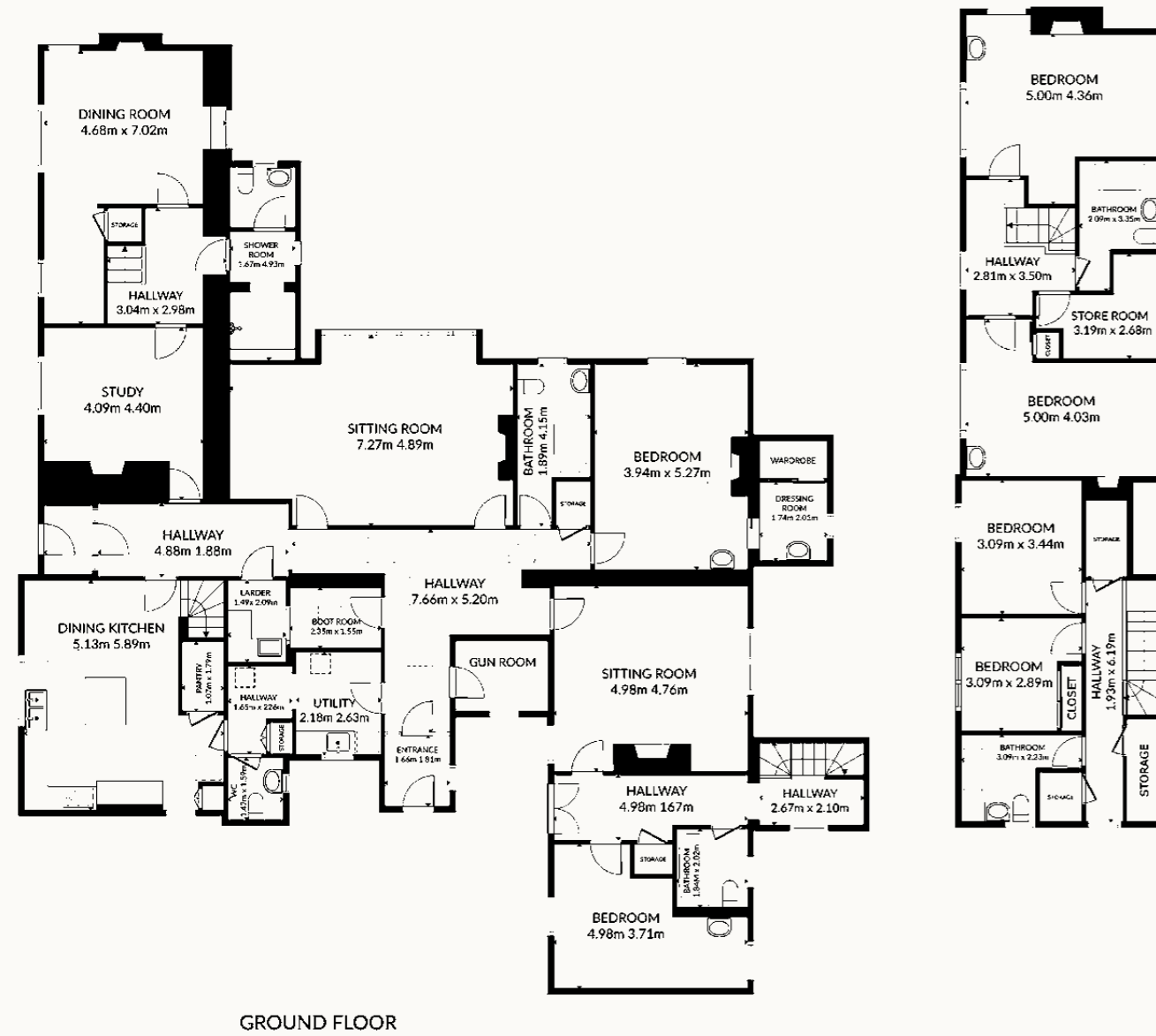
Estate Buildings

A good range of estate/farm buildings are located to the rear of the lodge providing storage, cover for livestock and also a shoot room.



Keanchulish Lodge

Approximate Floor Area = 430.2 sq m / 4630 sq ft



Drawn for illustration and identification purposes only.

North Keanchulish Cottage

Approximate Floor Area = 123 sq m / 1323 sq ft



Drawn for illustration and identification purposes only.



North Keanchulish Cottage

North Keanchulish comprises a traditional cottage which is located to the north of the lodge and on the north side of the River Canaird.

The cottage is off-grid and is located in an extremely peaceful and private location. The accommodation comprises the following:

Ground Floor

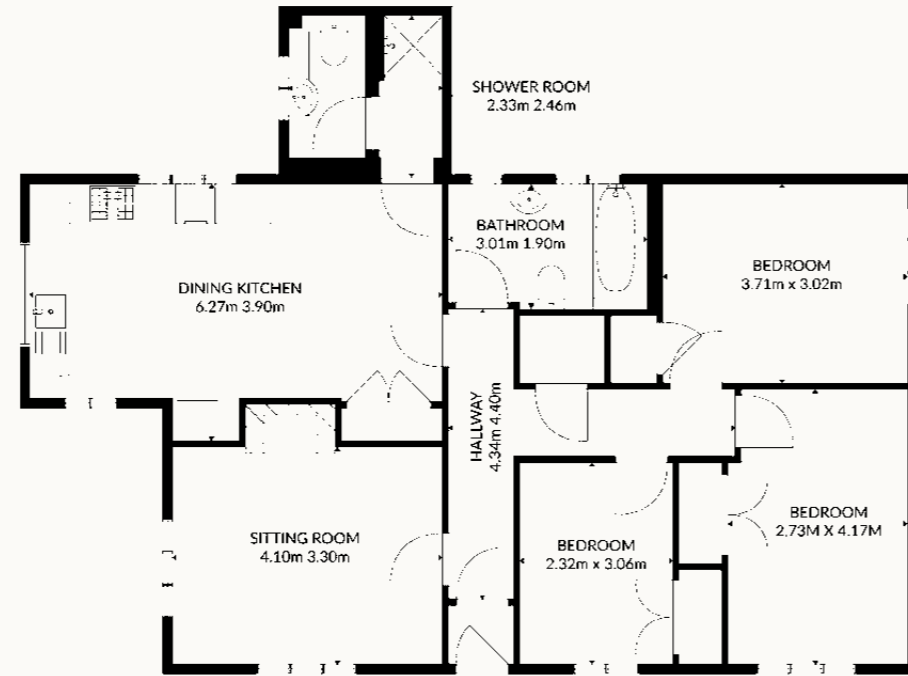
Entrance hall, sitting room, dining kitchen, dining room/bedroom 3, boot room, shower room

First Floor

2 Bedrooms, bathroom



Glutton Cottage
Approximate Floor Area = 94 sq m / 1011 sq ft



Glutton Cottage

This is an attractive 3-bedroom modern bungalow currently used for holiday letting and located close to the entrance to the estate from the main road. The accommodation is set out over one floor and comprises the following:

Sitting room, dining kitchen, 3 bedrooms, bathroom, shower room

Drawn for illustration and identification purposes only.

The Land

The land of Runie and Keanchulish Estate lies mainly to the west of the A835 trunk road and comprises a total of approximately 7,807 acres (3,159 ha). The land rises from sea level to approximately 650 metres above sea level at the summit ridge line of the imposing Ben Mor Coigach which forms part of the north western boundary.

There are a mixture of gradients and topography on the estate with a generally low lying central area to the southwest of the estate leading down to the coast. The land is graded as a combination of 5.3, 6.2 and 6.3 by the James Hutton Institute.

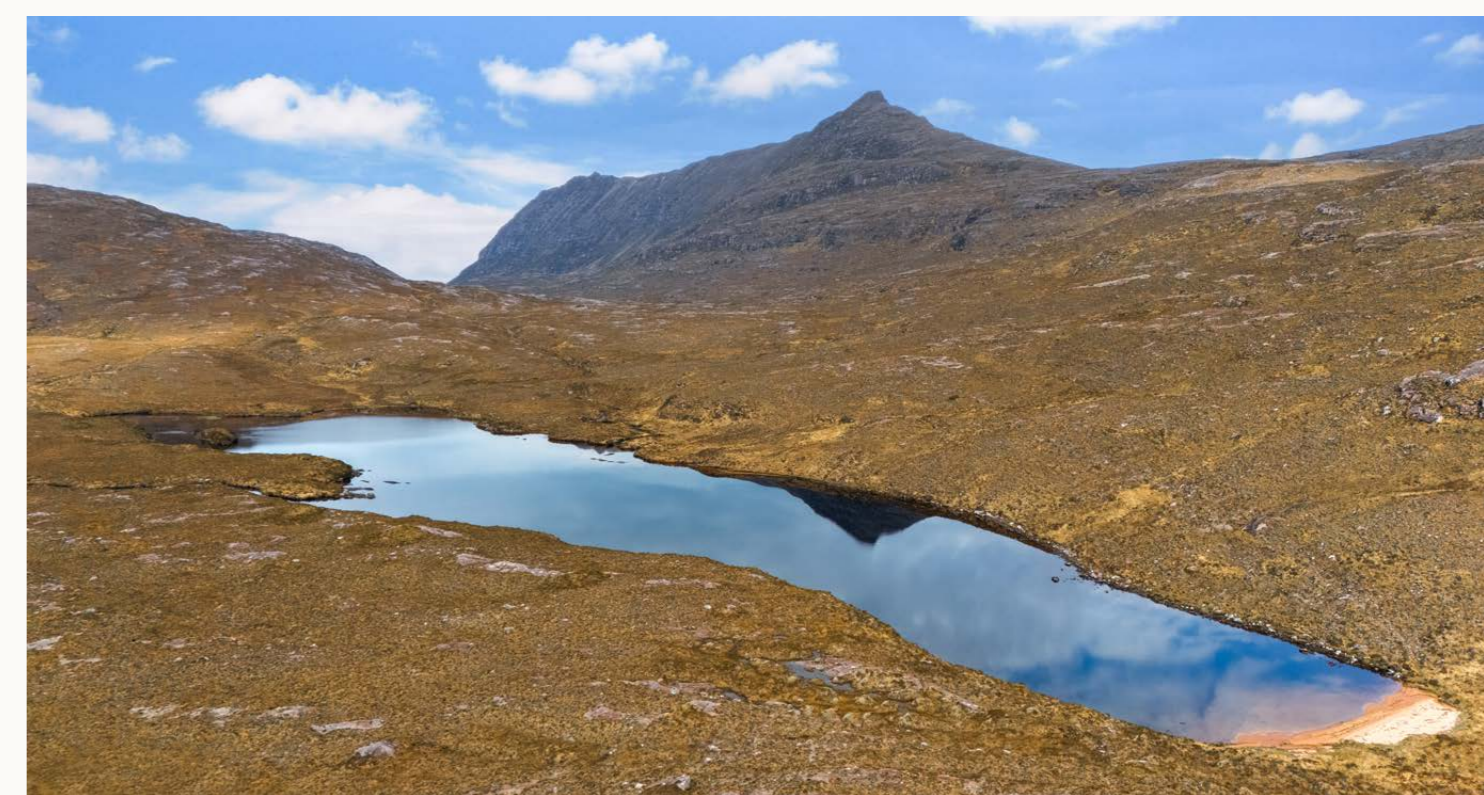
Crofting

Runie & Keanchulish is a partially crofted estate, the approximate crofted area is shown on the sale plan within these particulars. Crofting is a mixed agricultural system based on small-scale occupation of land. Unique to the Scottish Highlands and Islands, crofting is a vital part of indigenous culture.

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 western portion, shown on the plan attached to these particulars. This non-crofted portion of the landholding extends to approximately 4,000 acres (1,618.77 ha) and has no third party interests over it.

Traditional Sporting

The estate provides a fantastic mix of opportunities for the sporting enthusiast, set in the dramatic coastal and mountain landscape of Wester Ross.





Keanchulish Shoot

The shoot at Keanchulish was established over 15 years ago and has steadily improved over the years culminating in the 2025/26 season. The quarry is duck, French partridge & pheasant, the shoot shows some very impressive returns well over the national average as follows: Duck: 78%, Partridge 42% and Pheasant 53%. The shoot consists of 10 drives with the opportunity to establish more. There are some exceptional drives that provide some extremely challenging shooting including the signature high bird Coigach drive.

Red Deer Stalking

Approximately 12 stags and 20 hinds/calves are culled annually to both maintain the welfare of the deer herd and for the health of the natural environment. The stalking is currently in hand and provides exciting sport in a very special landscape.

Salmon Fishing

The estate includes the double bank ownership of the River Canaird, an extremely productive west highland spate river which is very private and nestled between the sea at Ardmair and the high mountains of Ben Mor Coigach. There is an attractive timber fishing hut on the lower reaches of the river whilst the river itself is accessed by excellent quality tracks from the lodge.

There are also owned salmon fishing rights on the River Runie and lochs and off-shore around Isle Martin and Ardmair Bay (shown on the sale plan included).

The catch records are as follows: 2025 - 87, 2024 - 163, 2023 - 124.

Trout Fishing

The estate enjoys some spectacular wild brown trout fishing on numerous hill Lochs including Loch Eadar dha Bheinn and Loch a' Chlaigainn. The estate is also a riparian owner of Loch Lurgainn at the far north west boundary and also the Lochanan Dubha at the far northeast boundary.

Woodland Creation / 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. There have been no studies done of this potential on the estate.

For the areas which are designated as crofted common grazings, prospective purchasers should note that any such opportunity would require to be done in collaboration with the crofting grazing committees.

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.



General Information

Method of sale: For sale as a whole

Designations/listings: The estate is covered by the following designations: National Scenic Area – Coigach
Special Scenic Area – Inner Hebrides & The Minches
Nature Conservation – Marine Protected Area

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

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

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

Forestry & Land Scotland:
Email - enquiries.north@forestryandland.gov.scot
T. 0300 067 6100

Council Tax / Rateable Value:

Keanchulish Lodge	G
North Keanchulish	B
Glutton Cottage	£4,600

EPC:

Keanchulish Lodge	Band G
North Keanchulish	Band D
Glutton Cottage	Band E

Services:

	Electricity	Water	Drainage
Keanchulish Lodge	Mains	Mains	Private
North Keanchulish	Private	Private	Private
Glutton Cottage	Mains	Mains	Private

Private drainage is SEPA registered.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

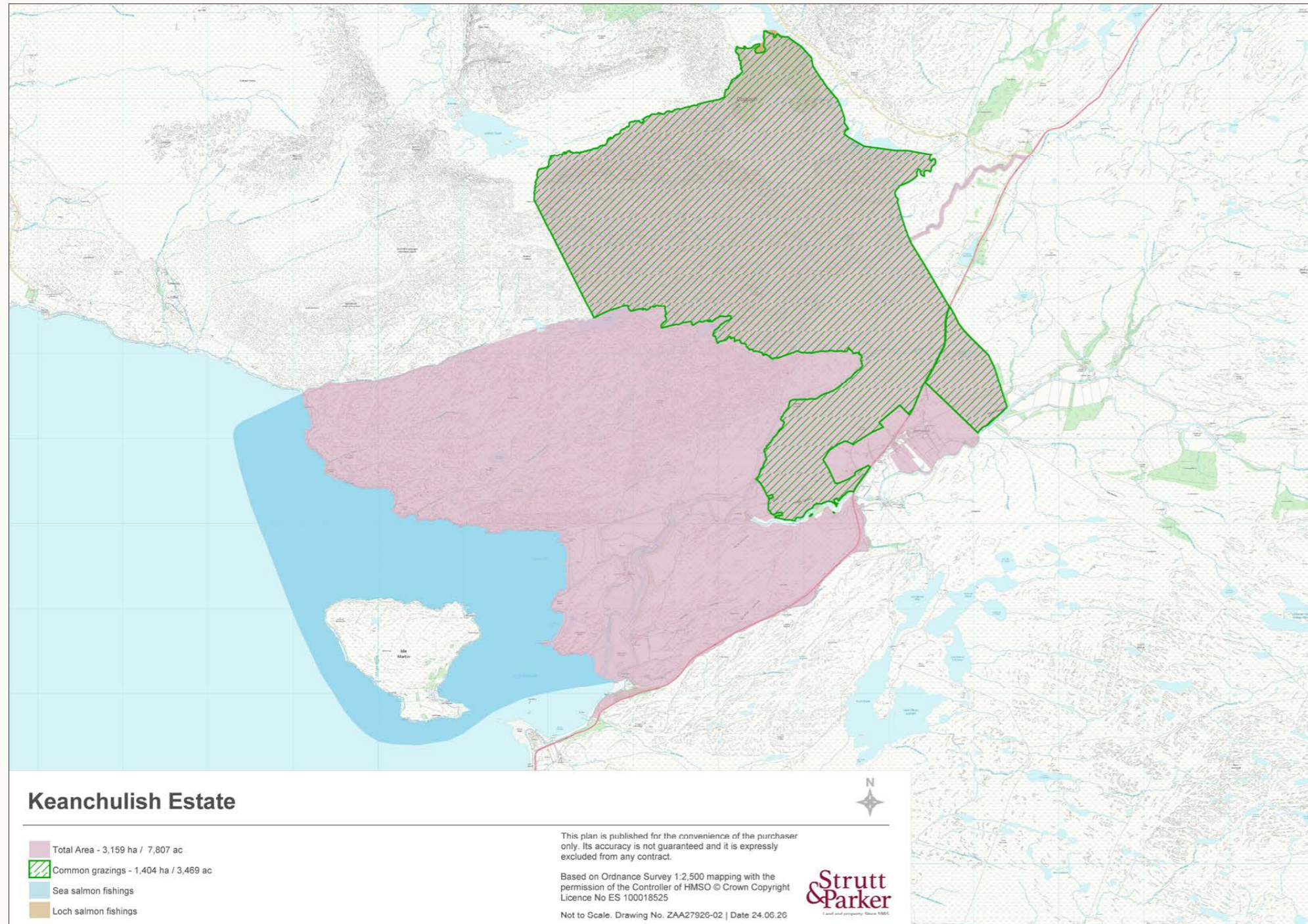
Timber: All standing and fallen timber, insofar owned, is included in the sale. We understand that there is an area of crofter forestry towards the north end of the estate.

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

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

Sporting rights: The sporting rights are in hand.

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



Viewing: Strictly by appointment with the selling agents:

Strutt & Parker
Castle House
Fairways Business Park
Inveness
IV2 6AA
Tel: 01463 723 593
euan.maccrimmon@struttandparker.com
claire.macdonald@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.

Guide price: Offers over £4,500,000

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.

Financial Guarantee/Anti Money Laundering: All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or appropriate form of reference from a bank which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

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

Travel directions: From the village of Ullapool take the A835 north through Ardmair. After approximately one mile a left turn is taken into the estate.

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.

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 Inveness

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Inveness IV2 6AA

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