

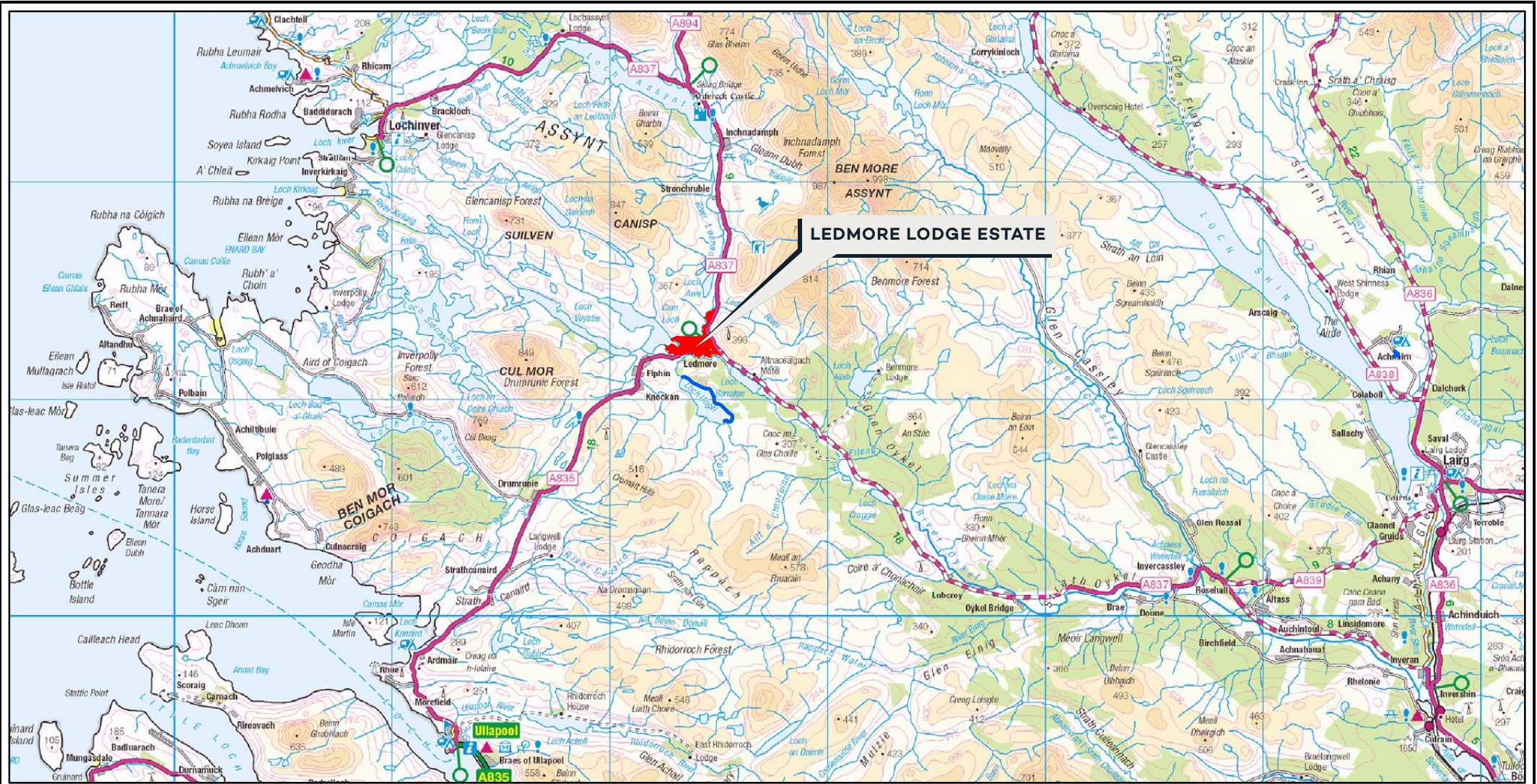
LEDMORE LODGE ESTATE

Ledmore, Sutherland



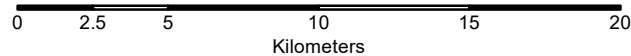
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Ledmore Lodge Estate, Elphin, Lairg, IV27 4HH
Location Plan

1:250,000



Centre of Map Coordinates:
Easting: 227,212
Northing: 910,100



 Ledmore Lodge Estate
 Loch Urigill Fishings



Map to be printed at size A4

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Highland Geomatics, part of Natural Resource
Services Group Date: 31/03/2022
Drawn by Miles Davis



LEDMORE LODGE ESTATE

210.02 Hectares / 518.96 Acres

For Sale as a Whole

- A compact and accessible rural estate set in the spectacular North-West Highlands.
- Immediately adjacent to the North Coast 500, with a traditional lodge, self-catering cottage, trout fishing and Deer stalking.

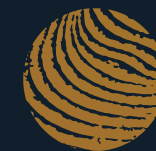


Selling Agent – Tom Chetwynd MRICS

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www.landfor.co.uk

Situation

The County of Sutherland is known for its beautiful coastline and stunning countryside, from the fertile straths to the dramatic mountains. The region enjoys continued growth and yet retains its unspoilt charm and sense of community.

Opportunities for the outdoor enthusiast include walking, climbing, photography, sailing, fishing and shooting, while the peaceful countryside is home to a variety of wildlife. Fishermen are regular visitors to this area attracted by the world class salmon fishing available on the Kyle of Sutherland and its four feeder rivers, the Carron, Shin, Oykel and Cassley and the Assynt loch system provide some of the finest wild trout fishing in Scotland. There are award winning beaches and the West Coast, with its beautiful coastline and excellent sailing, is within 30 minutes' drive.

The area is also a haven for hillwalkers with a range of well-known mountains, including Ben More Assynt, Stac Pollaidh, Sulven, Foinaven and Arkle in close proximity, all of which offer challenging climbs.

Golfing opportunities are exceptional and range from Ullapool Golf Club with a 9-hole links course to Royal Dornoch, formed in 1877, with an 18-hole championship course and further 18-hole course, both within one hour's drive.

The town of Ullapool, 25 minutes to the south, is well provided for with a supermarket, shops, hotels and pubs, Post Office, primary and high schools, swimming pool and leisure centre. A regular ferry service runs from Ullapool out to the Hebrides and Western Isles. Lochinver, Scotland's second largest fishing port, 25 minutes to the north-west, offers a small shop, fuel station and the famous Lochinver Larder, whereas Inverness, about an hour and half's drive away, has all the amenities of a modern city as well as its airport with regular flights to the south and Europe.



Location

Ledmore Lodge Estate is located at Ledmore Junction in Sutherland, approximately 18 miles north of the popular coastal town of Ullapool. It is located on the southern edge of the North-West Highlands Geopark, with Lairg approximately 27 miles to the east, Lochinver 19 miles to the north-west and Inverness 75 miles to the south-east. The property is shown on the location and sale plans and can be located via the following:

Postcode: IV27 4HH
OS Grid Reference: NC 24681 12436
What3words: opens.ember.hospitals

Access

From Ullapool, take the A835 north towards Ledmore and the entrance to the estate is located on the right-hand side just before joining the A837 at Ledmore Junction.

Description

Extending to 210.02 hectares or 518.96 acres, Ledmore Lodge Estate provides an interesting combination of an established and successful residential letting property, a traditional lodge in need of modernisation, grazing land and both wild trout fishing and deer stalking, all set in an accessible and stunning location, just to the north of the hamlet of Elphin in the North-West Highlands.

Ledmore Lodge is positioned at the eastern end of the estate, with far reaching views south and west over the Ledmore River towards Cul Mor in Drumrunie Forest, a striking peak classed as a Corbett and rising to 849m (2,785 feet). The surrounding area is the most sparsely populated corner of Europe, and the geology is amongst some of the oldest in Britain, which since the 19th century, has been a key site for geological research.

Ledmore Lodge and Shepherds Cottage lie in close proximity to each other and both are traditional stone-built properties, dating from the late 19th century.





Ledmore Lodge

Ledmore Lodge comprises an original, stone built, two storey section built in the 1890's, with more recent, single storey extensions at either end. The Lodge is in need of complete modernisation having not been occupied for a number of years. With stunning views southwards, over the Ledmore River, the accommodation comprises:

Ground Floor:

Family room, utility room with WC, sitting room, dining room, kitchen with Aga, front and rear entrance porches, further utility room, two bathrooms and six bedrooms.

First Floor:

Landing, two bedrooms and bathroom.

Ledmore Lodge has been supplied by a tanked gas supply from a tank located to the rear of the property.

Shepherds Cottage

Shepherds Cottage, a stone built, one and a half storey cottage, was renovated in 2016 and now offers accommodation as follows:

Ground Floor:

Living Room, Kitchen, Bathroom, Double Bedroom

First Floor:

Two double bedrooms and shower-room

The Shepherds Cottage has been successfully let as a holiday cottage in recent years, through this listing on [Airbnb](#).

The Lodge itself is surrounded by an area of garden ground, part enclosed by old stone walls and screened from the main road to the north by an established shelter-belt of Scots Pine and mixed broadleaves.

A borehole has been installed behind Ledmore Lodge, providing a private water supply to both the Lodge and Shepherds Cottage.

Adjacent to Shepherds Cottage, the Old Wool Shop, a tin clad single storey building has previously been used as a workshop and for storage purposes and may have potential, subject to planning consent, for conversion to residential/bothy type accommodation.

The Old Byre, adjacent to the drive leading to Ledmore Lodge and Shepherds Cottage, is a stone building with slate roof and tin clad extensions at either end. The first floor has, in the past, been used as a bothy and may have potential, subject to planning consent, for conversion to residential style accommodation.



Land

The land surrounding Ledmore Lodge & Shepherds Cottage comprises a mix of pasture, rough grazing and a pocket of native woodland, leading down to the Ledmore River, which meanders from Loch Borrallan in the east to Cam Loch in the west and forms the southern boundary to the estate.

A further area of hill land is located on the north side of the A835, extending from Cam Loch in the west and running northwards between the Ledbeg River and the A837 to the road bridge at Lyne.

The land ranges in elevation from 130m – 200m above sea level and is classified as a 6(3) according to the National scale land capability for agriculture map and F6 according to the National scale land capability for forestry. It has been farmed for sheep and cattle in recent years and is predominantly classed as rough grazings.

With the exception of the woodland providing shelter at Ledmore Lodge, there is no further woodland on the estate. Whilst commercial scale afforestation is unlikely, there may be opportunities to establish areas of native woodland, such as riparian woodland to help improve the overall biodiversity on the estate.

A small dutch barn and stone walled yard is also located in the southern section of land, close to Ledmore Junction, and this has been used for agricultural livestock housing for many years.

Sporting

Sporting rights are held but have not been actively exercised by the owners in recent years.

The fishing rights include trout fishing on Loch Urigill to the south east and Cam Loch to the west, as well as on



the Ledmore and Ledbeg Rivers. These lochs and rivers provide exciting and challenging trout fishing over the summer months, particularly between mid-May and mid-July. Although no formal records have been kept, catches of between 20 – 30 brown trout per day have been achieved when fishing from boats in either loch, together with occasional Arctic char and Ferox trout.

The owners have had an arrangement with James Curley, a local fishing guide, who hosts visitors to the area over the summer months and further details can be found at: <https://www.jamescurley.org/>

A 20' strip of ground along the north-east shore of Loch Urigill is included within the sale and is accessed via a track running through a neighbouring estate. Cam Loch is accessed directly from Ledmore Lodge Estate ground and the owners of Ledmore Lodge Estate have a right to use a boat on both lochs.

The Brown trout season runs from the 15 March to 30 September.

Red deer are present on the Ledmore Lodge Estate, and it is possible to stalk a small number of stags annually. The owners have had an arrangement with Marcus Munro, The Highland Shooting Centre, who hosts visitors to the area throughout the year and further details can be found at: <https://www.highlandshootingcentre.com/>

Crofting

A section of land to the north of the A835 is registered as crofting common grazing and a further section of land to the south of the A835 is registered as apportioned croft land.

Further details are available from the selling agents and prospective purchasers are advised to familiarise themselves with the crofting legislation and make appropriate enquiries, if necessary, with The Crofting Commission: <https://www.crofting.scotland.gov.uk/crofting-register>



North Coast 500

Launched in 2015, the North Coast 500 is a 516-mile iconic coastal touring route, linking many features in the North Highlands of Scotland. Also known as NC500, the route starts and ends at Inverness Castle and has been growing in reputation and popularity, providing exciting opportunities for tourist-related ventures close to the route.

The NC500 runs through Ledmore Lodge Estate, along the A835 and A837, and further details can be found at: <https://www.northcoast500.com/about-nc500/>

Northwest Highlands Geopark

The local area is home to Scotland's first UNESCO endorsed Geopark. Established in 2000, the Northwest Highlands Geopark is driven by local communities seeking to celebrate their internationally significant geological heritage and to encourage sustainable development through geo-tourism and cultural tourism.

Beginning at The Summer Isles in Wester Ross, the Geopark takes in around 2,000 sq.km of mountain,

peatland, beach, forest and coastline across West Sutherland and on to the north coast. The park features the Moine Thrust Zone, an internationally significant geological structure that helped 19th century geologists work out how the world's great mountain ranges were formed.

Ledmore Lodge Estate lies within the Northwest Highlands Geopark and further details can be found at: <https://www.nwhgeopark.com/>

General Remarks & Information

Basic Payment Scheme

The farmland is registered for IACS purposes.

Environmental Designations

A section of land to the west of the estate falls within the Cam Loch SSSI, designated for geological and biological features as well as the Inverpolly, Loch Urigill & nearby Lochs SPA, designated for breeding Black-throated Diver.

A section of land to the north of the estate, adjacent to the Ledmore River falls within the Loch Borrallan Intrusion Geological Conservation Review site.

The western section of the estate falls within the Assynt-Coigach National Scenic Area, designated for its spectacular scenery of lone mountains, rocky topography, extensive cnocan landscape, intricate multitude of lochs and lochans, landscape of vast open space and exposure and still, quiet landscapes under a constantly changing sky.

Further details for these various designations can be found on the NatureScot SiteLink: <https://sitelink.nature.scot/home>

Scheduled Monuments

There is a chambered cairn listed as a Scheduled Monument; this is located to the south of the A835 and is listed as Chambered Cairn 900m west of Ledmore (SM1804). The listing records it as a large circular chambered cairn on low-lying ground near the Ledmore River, extending to about 18m in diameter and 2m in height. The area of the passage and a lintel stone are visible, although there are now no obvious standing stones marking the walls of the chamber.

Further details can be found on Historic Environment Scotland: <http://portal.historicenvironment.scot/designation/SM1804>



Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

The property is sold subject to and with the benefit of all existing servitude and wayleave rights (including rights of access and rights of way, whether public or private). The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

The Sporting Rights

The sporting rights are in hand.

Mineral Rights and Timber

The mineral rights are included in the sale except as reserved by statute or in terms of the title.

All standing and fallen timber are included in the sale.

Agricultural and Forestry Grant Schemes

There are no grant schemes in place and no transfer of obligations required.

Services, Council Tax & Rates

Copies of the Energy Performance Certificates are available on request.

Moveables

All fitted carpets, curtains and light fittings are included in the sale.

Ingoing Valuation

The purchaser(s) of Ledmore Lodge Estate, in addition to the purchase price, will be obliged to take over and pay for a valuation to be agreed between two valuers (one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All oils, fuel, wood and sundries at cost.
2. Any estate and farm equipment as appropriate.

Note: If the amount of the valuation has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Chetwynd Rural shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payment on outstanding monies at 5% over Bank of Scotland borrowing rate.

Local Authorities

Highland Council

County Buildings, 84 High Street Dingwall, Ross-shire IV15 9QN
Tel: 01349 868507

Scottish Government, Agriculture and Rural Economy

The Links, Golpsie Business Park, Golpsie, KW10 6UB
Tel: 0300 244 0064 Email: sgrpid.golpsie@gov.scot

Scottish Forestry

Highland & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, Ross-shire, IV15 9XB
Tel: 0300 067 6950
Email: highland.cons@forestry.gov.scot



Health & Safety

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection, particularly in reference to Ledmore Lodge, the farm buildings, farmland and water courses.

Viewing

Viewing is strictly by appointment with the Selling Agents.

Joint Selling Agents

Tom Chetwynd
 Chetwynd Rural
 Calfermoss, FORRES,
 Moray, IV36 2RN
 Tel: +44 (0)7977 516088
 Email: tom@chetwyndrural.co.uk

Patrick Porteous
 Landfor Chartered Land & Forestry Agency
 16 William Street South West Lane,
 EDINBURGH, EH3 7LL.
 Tel: +44 (0)7444 559510
 Email: patrick@landfor.co.uk

Seller's Solicitor

Harper Macleod LLP
 Alder House
 Cradlehall Business Park
 INVERNESS, IV2 5GH
 Tel: 01463 21725
 Ref: Calum MacLeod

Offers & Closing Date

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property at any time and it is vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Anti-Money Laundering Regulations

Prospective purchasers will be required to produce identification sufficient to comply with anti-money laundering, terrorist financing and transfer of funds regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the Seller. Further information can be obtained via the following link: <https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>. The Selling Agents accepts no liability of any type arising from your delay or other lack of co-operation. We may also hold your name on our database unless you instruct us otherwise.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

Entry & Possession

Entry will be by mutual agreement.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser 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 or entitle either party to compensation in respect thereof.

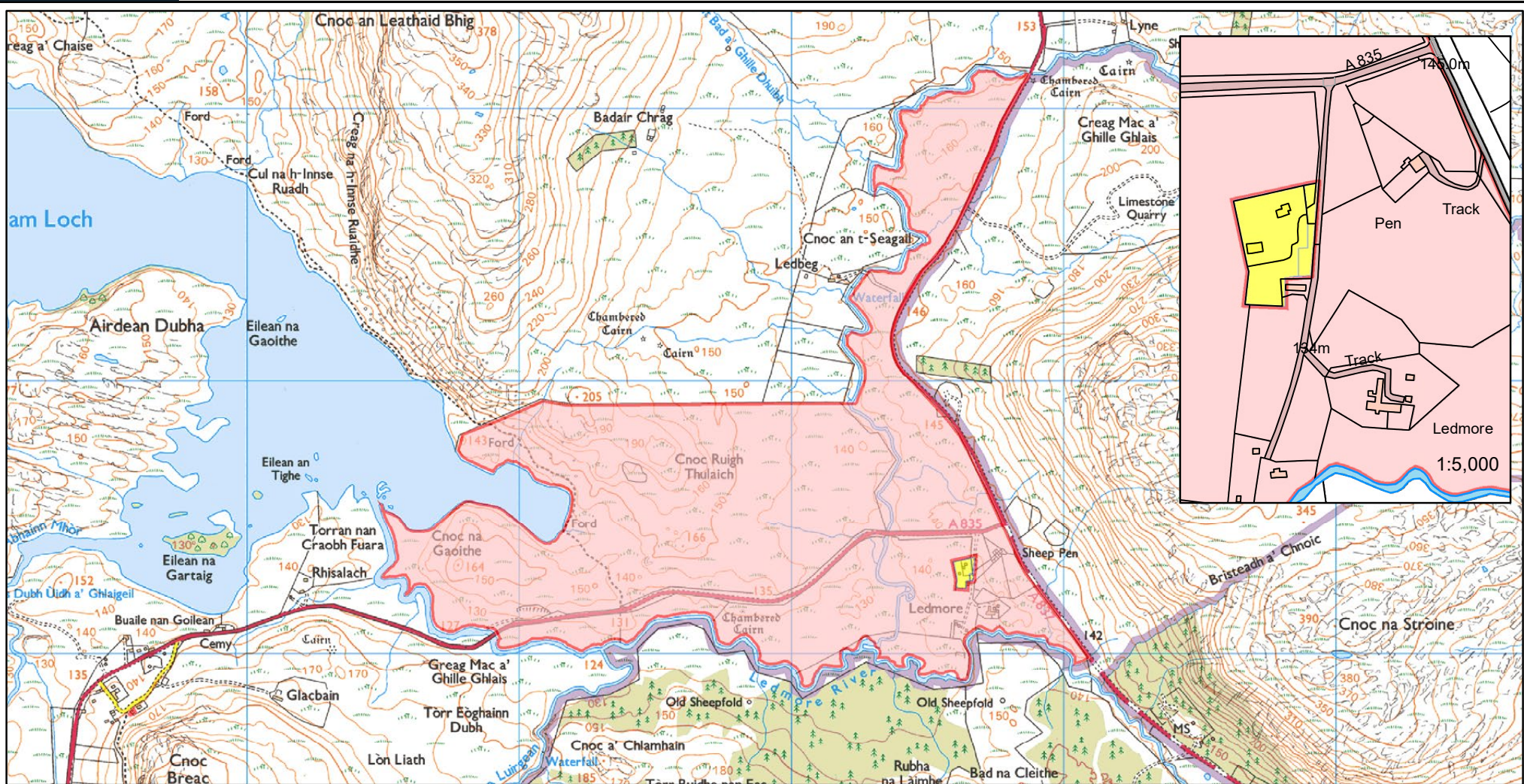
Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Important Notice

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Ledmore Lodge Estate, Elphin, Lairg, IV27 4HH

1:20,000



Centre of Map Coordinates:
Easting: 223,901
Northing: 912,941

- Ledmore Lodge Estate
- Excluded Property

Map to be printed at size A4

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Highland Geomatics, part of Natural Resource
Services Group Date: 31/03/2022
Drawn by Miles Davis





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