

PITYOULISH ESTATE

PITYOULISH, SPEYSIDE

CKD Galbraith





Lot 1 Lodge



Lot 2 Factor's House

PITYOULISH ESTATE PITYOULISH SPEYSIDE

Aviemore 5 miles. Inverness 35 miles.

A beautiful low ground estate on the banks of the renowned River Spey.

- 146.87 hectares of farmland
- Pityoulish Lodge with superb views over the River Spey
- Salmon and seatrout fishing on the River Spey
- 3 further residential houses
- Steading with considerable development potential

About 152.43 Hectares (376.65 Acres) in all

For sale as a whole or in 9 lots

CKD Galbraith

Reay House

17 Old Edinburgh Road

Inverness

IV2 3HF

01463 224343

inverness@ckdgalbraith.co.uk



HISTORICAL NOTE

Pityoulish abounds with early archaeological remains and while the Pictish language has been lost, the prefix Pit, indicating a portion of land, portrays the early Pictish origins of the property. Later, during the clan period, the property was one of the Western most estates of the Dukes of Richmond & Gordon. Pityoulish was then sold between the two World Wars, eventually coming into the ownership of Sir Herbert Ogilvy of Inverquhar, Bart, who after the accidental death of his adopted son, a keen mountaineer, whilst climbing in the Cairngorms, left it in 1956 to his distant relation, the present owners' father.

GENERAL

Pityoulish Estate is located in the heart of Speyside amidst the spectacular scenery of the Cairngorm National Park. It offers a haven of peace and tranquillity yet is easily accessible from Inverness and Aviemore. At 210 – 220 metres above sea level, the estate nestles to the south of the right bank of the world famous River Spey. The residential property is set amongst established policies and a wide array of wildlife are found amongst the grounds. The farmland is gently undulating and offers excellent arable cropping and livestock grazing.

The estate marches with Kincardine to the north and Rothiemurchus to the south. The B970 runs through the estate and offers easy access to the popular town of Aviemore which lies some 5 miles to the south west. For a town of its size, Aviemore offers an excellent choice of shops and restaurants. Inverness lies 35 miles to the north and offers further leisure and amenity facilities together with national and international rail and air links.

DESCRIPTION

In order to allow as much flexibility as possible, Pityoulish Estate is being offered as a whole or in 9 lots. The lots are as follows:

Lot Number	Description
1	Pityoulish Lodge, Policies and Fishings. In total, 5.11 ha/12.63 acres.
2	Factor's House
3	Grieve's Cottage
4	Pityoulish Bothy and Steading
5	27.4 ha/67.71 acres of farmland
6	8.94 ha/22.09 acres of farmland
7	27.24 ha/67.31 acres of farmland
8	41.93 ha/103.61 acres of farmland
9	41.36/102.20 acres ha of farmland
THE WHOLE	

Offers for individual lots will not be considered until the whole property is under offer.

LOT 1 – PITYOULISH LODGE, POLICIES AND FISHINGS

Pityoulish Lodge is accessed via a private driveway leading from the B970. Built of harled stone and slate in 1897 (with later additions) the house occupies an unrivalled, elevated position overlooking the River Spey. In need of considerable modernisation, it provides the following accommodation:

Entrance Hall

Stairs to first floor

Sitting Room

Well proportioned room with bay window, open fire and recessed cupboard.

Sun Room

Beautifully bright and warm glass panelled reception area.

Drawing Room

Dual aspect principle reception room with bay window and an open fire.

Dining Room

Generously sized room with a triple aspect and open fire.

Rod Room

Fitted cupboards, space for rods and two WCs.

Hallway

Kitchen

With larder and utility room. Dual aspect.

Pantry

Fitted base and wall units with a stone and wooden floor.

Service Area and Servants Quarters

Includes boiler room, water tanks and servants quarters on ground floor and first floor above.

Split Level First Floor Landing leading to:

Bedroom

Fitted cupboards and fireplace.

Bedroom

Bathroom

Tongue and groove panelling.

Bathroom

Tongue and groove panelling, bath, sink and WC.

Bedroom

Fireplace, river view. Dressing room with fitted cupboards.

Bedroom

Fireplace, fitted cupboard and connected to a further bedroom/dressing room with a fireplace and bay window.

Bathroom

WC, sink and bath.

Bedroom

Fireplace, leads to a further bedroom/dressing room.

Attic Stairs leading to:

Servants Rooms and Attic Space

GARDEN AND GROUNDS

The house sits within mature wood land policies with a lawn and gravelled parking area to the front of the property. The remnants of a Victorian garden lie in front of the Lodge offering great potential and to the north lies the River Spey with the Monadhliath mountains beyond.

FISHINGS

Included within Lot 1 is approximately 1.5 miles of right bank fishing on the River Spey. The beat can be accessed on foot directly from the Lodge via a private track belonging to Pityoulish Estate, (appropriate access rights will be granted) or via a vehicular access track leading from the B970 (appropriate access rights will be granted). In addition to the fishing rights, a 10m riverbank strip will also be included in the sale. In recent years, the fishing has not been utilised to its full potential and detailed catch records have not been kept. However, the fishing offers an enthusiast marvellous potential to rejuvenate the beat's productivity and enjoy exciting salmon and sea trout fishing, for which Pityoulish was perhaps best known.



Lot 3 Grieve's Cottage

LOT 2 - FACTOR'S HOUSE

Situated to the south of the Lodge, the Factor's House is a traditional stone and slate property offering the following accommodation:

Ground Floor – Sitting room (open fire), Dining room (open fire), Hallway/Porch, Kitchen (with Rayburn), study, larder and WC.

First Floor – 4 Double Bedrooms, Family Bathroom and Hallway with linen cupboard.

LOT 3 - GRIEVE'S COTTAGE

Located to the south of the Lodge, this charming single storey stone and slate cottage offers comfortable accommodation as follows:

Ground Floor – Utility Room, Bathroom, Sitting Room, Kitchen, Box Room, Hallway and 2 Double Bedrooms.

Outside there is a stone and slate outbuilding comprising a log store and outhouse.

LOT 4 - PITYOULISH BOTHY AND STEADING

Pityoulish Steading is a large traditional stone and slate steading with a converted bothy within one wing. In its entirety, the steading extends to approximately 1000m² and offers significant development potential for residential housing or a tourism proposal subject to gaining the appropriate consents. The west wing of the steading is laid out over two storeys whilst the remainder is single storied. Internally, there is a mixture of stalls, stables, livestock pens and general storage areas. Accommodation in the bothy comprises:

Ground floor – Kitchen, hallway, Bedroom, Sitting Room, Box Room and Bathroom.

Externally there is a wooden clad store currently used for firewood.



Lot 4 Bothy and Steading



Lot 4 Bothy and Steading

LAND

The farmland at Pityoulish extends to approximately 146.87 hectares (362.92 acres) and is predominantly classed as 4(1) by the James Hutton Institute. It is all IACS registered. It is presented for sale in five lots as follows:

LOT 5 – 27.4 HECTARES (67.71 ACRES)

This land lies immediately adjacent to the River Spey and offers excellent improved grassland capable of arable production. It is currently used for both livestock production and arable farming and is stock proof throughout. It is accessed by a well maintained track which leads from the B970; an access right will be granted over this route.

LOT 6 – 8.94 HECTARES (22.09 ACRES)

Located immediately beside Factor's House and the Lodge policy grounds, this arable field offers excellent agricultural or amenity value.

LOT 7 – 27.24 HECTARES (67.31 ACRES)

Located adjacent to the River Spey, this Lot is predominantly arable ground with smaller areas of shelter belt woodland.

LOT 8 – 41.93 HECTARES (103.61 ACRES)

This Lot lies to the south of the B970 and is predominantly arable ground with smaller areas of permanent and improved pasture and woodland shelter belts.

LOT 9 – 41.36 HECTARES (102.20 ACRES)

This Lot lies to the south of the B970 and is accessed via a private track over which appropriate access rights will be granted. The land comprises arable and grazing ground together with smaller areas of woodland.

GENERAL

SGRPID
AFRC - RPID
Government Building
28 Longman Road
Longman East
Inverness
IV1 1SF

FARM CODE

The farm code for the holding is 438/0001. The farmland is registered for IACS purposes and a claim has been made in 2015. The area is designated as a Less Favoured Area.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included in the sale of the property but may be available by separate negotiation.

ENTRY AND POSSESSION

The farmland is currently let on a seasonal grazing licence or farmed under a contract farming agreement. Both forms of occupation will expire on 30th November 2015.

SPORTING RIGHTS

Sporting rights are in hand.

MINERAL RIGHTS

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

ACCESS, WATER & SERVICE RIGHTS

Where access routes are not sold, or where the property is sold in multiple lots, appropriate vehicular and pedestrian access rights will be granted to the relevant purchaser(s). A right will be reserved to the sellers to allow a mains water pipe to be laid and maintained across part of the ground to be sold. Appropriate electricity and drainage wayleaves/servitudes will also be granted to purchasers if required over remaining parts of Pityoulish Estate. There will be reserved in favour of the sellers as proprietors of the remainder of Pityoulish Estate and those deriving right from them and their predecessors in title, a heritable and irredeemable servitude right to use all existing pipes (including water), cables, wires, sewers, drains, conduits and all other service media and equipment situated within the property together with a servitude right of access to inspect, maintain, repair, renew, enlarge and upgrade the same, subject to making good all damage to the surface of the property.



SERVICES

Electricity: Mains to all properties

Water: Private to all properties. Further details are available from CKD Galbraith.

Drainage: Private

Heating: Electric in all properties other than Pityoulish Lodge which is oil fired central heating.

COUNCIL TAX/RATEABLE VALUE

Pityoulish Lodge: Rateable value of £2,400

Factor's House: F

Grieve's Cottage: B

The Bothy: A

ENERGY PERFORMANCE CERTIFICATES

Pityoulish Lodge: F

Factor's House: G

Grieve's Cottage: G

The Bothy: F

DIRECTIONS

The postcode for Pityoulish Lodge is PH22 1RD. From Boat of Garten, follow signs for Nethy Bridge. Shortly after crossing the River Spey you will come to a T junction. Turn right here. Follow the B970 through Street of Kincardine and Pityoulish Lodge is approximately 3 miles on the right.

MOVEABLES

All fitted carpets, curtains, blinds, light fittings and white goods in the kitchen are included within the sale.

VIEWING

Viewing is by prior appointment only through the Selling Agents, CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of CKD Galbraith.

HEALTH AND SAFETY

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the B970. Viewers should also be aware that Pityoulish Lodge and the steading are in a poor state of repair and vigilance should be exercised when taking access.

MORTGAGE FINANCE

CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.

IMPORTANT NOTICE

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of the services and appliances.

3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4. Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5. Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF.

6. Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



