

MULLARDOCH ESTATE  
GLEN CANNICH, BY BEAULY, HIGHLAND, SCOTLAND



**Galbraith**



# MULLARDOCH ESTATE GLEN CANNICH, BY BEAULY, HIGHLAND, SCOTLAND

**A HIGHLAND ESTATE SITUATED IN A BREATHTAKINGLY BEAUTIFUL SETTING.**

Cannich 9 miles    Inverness 35 miles    Beauly 25 miles

**About 4261.65 acres (1724.63 hectares)**

Extensive hill ground

Spectacular Caledonian Pinewoods with successful ongoing natural regeneration.

2 timber bothies

Currently run as a conservation area with further opportunities for enhancement

Scenic deer stalking (10 year average - 10 stags & 8 hinds)

Outstanding setting overlooking Loch Mullardoch

Genuinely splendid “get away” location

**For Sale as a Whole**

**Offers Over £2,000,000**

## Galbraith

Lynedoch House  
Barossa Place  
Perth, PH1 5EP  
01738 451111

[perth@galbraithgroup.com](mailto:perth@galbraithgroup.com)

Clark Thomson House  
Fairways Business Park  
Inverness, IV2 6AA  
01334 659 980

[inverness@galbraithgroup.com](mailto:inverness@galbraithgroup.com)

## SITUATION

Mullardoch Estate lies principally immediately to the south of Loch Mullardoch amidst some of the most iconic Highland scenery to be found anywhere in Scotland. This part of the country is the epitome of a landscape full of grandeur and majesty with an atmosphere of great peace and solitude. Set against a spectacular mountainous backdrop, Glen Cannich renowned for its striking scenery with dramatic mountains, ancient native woodlands and lochs.

Mullardoch Estate lies approximately 9 miles to the west of the village of Cannich and about 35 miles to the south-west of Inverness, which is considered to be the capital of the Scottish Highlands. The Highland village of Cannich sits close to the junction of three of Scotland's best known glens: Glen Cannich, Glen Affric and Glenurquhart and at the confluence of River Cannich and River Affric which converge to form the River Glass.

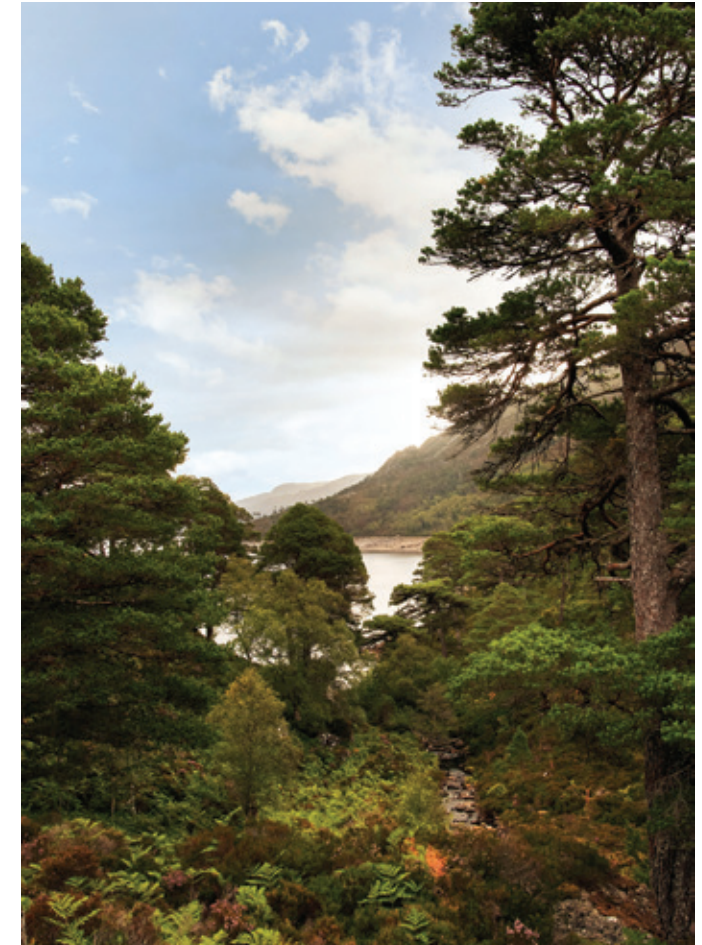
Cannich provides a well-stocked village store with Post Office, a primary school and village hall. There are more extensive services and facilities at Drumnadrochit, which lies about 15 miles to the east, with Inverness reached within approximately a 45-minute journey by car. Inverness provides a broad range of retail outlets including supermarkets together with excellent cultural and entertainment facilities. Inverness is well connected by road with good rail links to the rest of the UK including the Caledonian Sleeper service which runs between London Euston and Inverness. Inverness airport provides regular flights to London and other UK and European destinations.

The dramatic mountains, rugged moorlands, lochs and rivers, for which the Highlands are so famous, makes Mullardoch Estate very special, lying so squarely within this area of Scotland and an ideal place in which to escape modern life. In addition to the

those offered on the estate itself, the region provides a wide range of sporting and leisure opportunities including extensive hillwalking routes, climbing and mountain biking routes all in the surrounding hills and glens, with sailing, fishing, low ground shooting and further stalking also may be taken on the surrounding estates.

## DESCRIPTION

Mullardoch Estate sits in a magnificent setting at the heart of the Scottish Highlands. Extending to about 4261.65 acres (1724.63 hectares) the estate lies immediately to the south of Loch Mullardoch and comprises hill ground of mixed topography; native woodlands of principally Scots Pine and Birch along with further naturally regenerating woodlands, all resulting in a rich and varied environment offering superb conservation and biodiversity enhancement opportunities.





This combination of land uses and its splendid wilderness setting provides the ideal setting to escape the hustle and bustle of modern life on one of Highland Scotland's jewels in the crown. Under the current ownership, which now extends to over 40 years, Mullardoch Estate is a secluded haven where the creation of four separate timber bothies (with no services) has given four distinct hideaways from where to enjoy the estate with outstanding hill walking and deer stalking. The estate is home to a wealth of Scottish wildlife including red deer, pine martins, mountain hares, black grouse, occasional ptarmigan, golden eagles, dippers, goshawks and crested tits. Conservation has formed the principal focus of Mullardoch Estate by the current owners with the presence of diverse native wildlife being of great merit. In addition, the flora and fauna of the estate has also been key with a botanist enjoying visits to the estate over many years and spotting an interesting range of hill species. Further, Mullardoch Estate is a Registered Seed Source of Scots Pine.

Mullardoch Estate rises from the southern boundary of Loch Mullardoch at 250 metres above sea level to 1101 metres above sea level at its highest point being at 745m. The munro Toma Choirnich sits partly on Mullardoch Estate, along with 3 other estates with the munro Toll Creagh also sitting on part of the estate. The land is predominately classified as Grade 6:3 by the James Hutton Institute. Access is taken from the public road leading from Cannich village on to the road leading to Loch Mullardoch Dam car park with a track to Mullardoch Estate leading to the first bothy.

Mullardoch Estate has a number of burns feeding Loch Mullardoch, with a principal one sitting just to the west of the main bothy. Subject to investigative surveys and necessary consents, it may offer an opportunity for a small hydro scheme.

Mullardoch Estate is surrounded by other land holdings including East Benula South lying immediately to the west, Glen Tannoch to the south and Glen Cannich to the east.

## LOCH MULLARDOCH

Mullardoch Estate has under the current ownership, enjoyed the amenity of Loch Mullardoch. Stretching 9 miles westwards from the Mullardoch dam, it is a beautiful loch, which was formed in 1951. The present owners of the estate have an informal arrangement with both the Hydro Board and all the surrounding estate owners to use a boat on the loch and launch it from the north eastern corner of the loch.











## SPORTING

The sporting rights are in-hand. The stalking opportunities have been greatly enjoyed by the current owners since they bought the estate some 40 years ago.

The 10 year average is 10 stags and 8 hinds. However recently stalking has not been undertaken.



## GENERAL REMARKS AND INFORMATION

### **Basic Payment Scheme**

The estate is registered for IACS purposes, but no agricultural activity is undertaken by the current owners and no BPS entitlements are held.

### **Less Favoured Area Support Scheme (LFASS)**

The land is designated as severely disadvantaged but has not been claimed.

### **Nature Scot Annual Payment**

Nature Scot pay an annual amount of £580 to the current owners for maintenance of a strip of ground by the lochside.

### **Environmental Designations**

Mullardoch Estate lies within the Affric- Cannic Hills Site of Special Scientific Interest, the Strathglass Complex Special Area of Conservation and the Glen Affric to Strathconon Special Protection Area.

### **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.

### **Sporting Rights**

The sporting rights are in hand.

### **Mineral Rights and Timber**

The mineral rights are included in the sale so far as belonging to the seller. All standing and fallen timber are included in the sale.

### **Fixtures and Fittings**

All fixtures and fittings currently present on the Estate are included in the sale price. The boats, outboards and life jackets may be available by separate negotiation.

### **Services**

Please note there is no electricity, water, internet or drainage systems at Mullardoch Estate.

### **Deer Management Group**

Affric and Kintail Deer Management Group

### **Viewings**

Strictly by appointment with the Selling Agents.

### **Offers**

Offers in Scottish Legal Form are to be submitted to the selling agents Galbraith. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.





**Directions**

From Inverness, head west along the north side of Loch Ness on the A82 to Drumnadrochit. Immediately after the Loch Ness Centre, bear right onto the A831 and follow this through Glen Urquhart to Cannich. At the T-junction in Cannich turn left then immediately right onto the unclassified public road sign posted Glen Cannich and Mullardoch. Follow this road for about 9 miles and Mullardoch Estate lies to the immediate south of the loch.

**what3words**

To find this property location to within 3 metres download and use What3Words and enter the following 3 words:

///masking.anchovies.moods

**Entry & Possession**

Entry will be by mutual agreement.

**Solicitor**

Shepherd and Wedderburn, 9 Haymarket Square, Edinburgh EH3 8FY

**Local Authorities**

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX  
Tel: 01349 886606

**STIPULATIONS****Purchase Price**

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

**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.

**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.

**Generally**

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

**Apportionments**

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

**Anti-Money Laundering (AML Regulations)**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes. Failure to provide this information may result in an offer not being considered.

**Health and Safety**

The property is situated in a remote part of Scotland and bounds Loch Mullardoch. Appropriate caution should be exercised at all times during inspection particularly in reference to accessing the subjects on foot and adjacent to water courses and the loch.

**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 as satisfied themselves in respect thereof.







#### IMPORTANT NOTES

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 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.

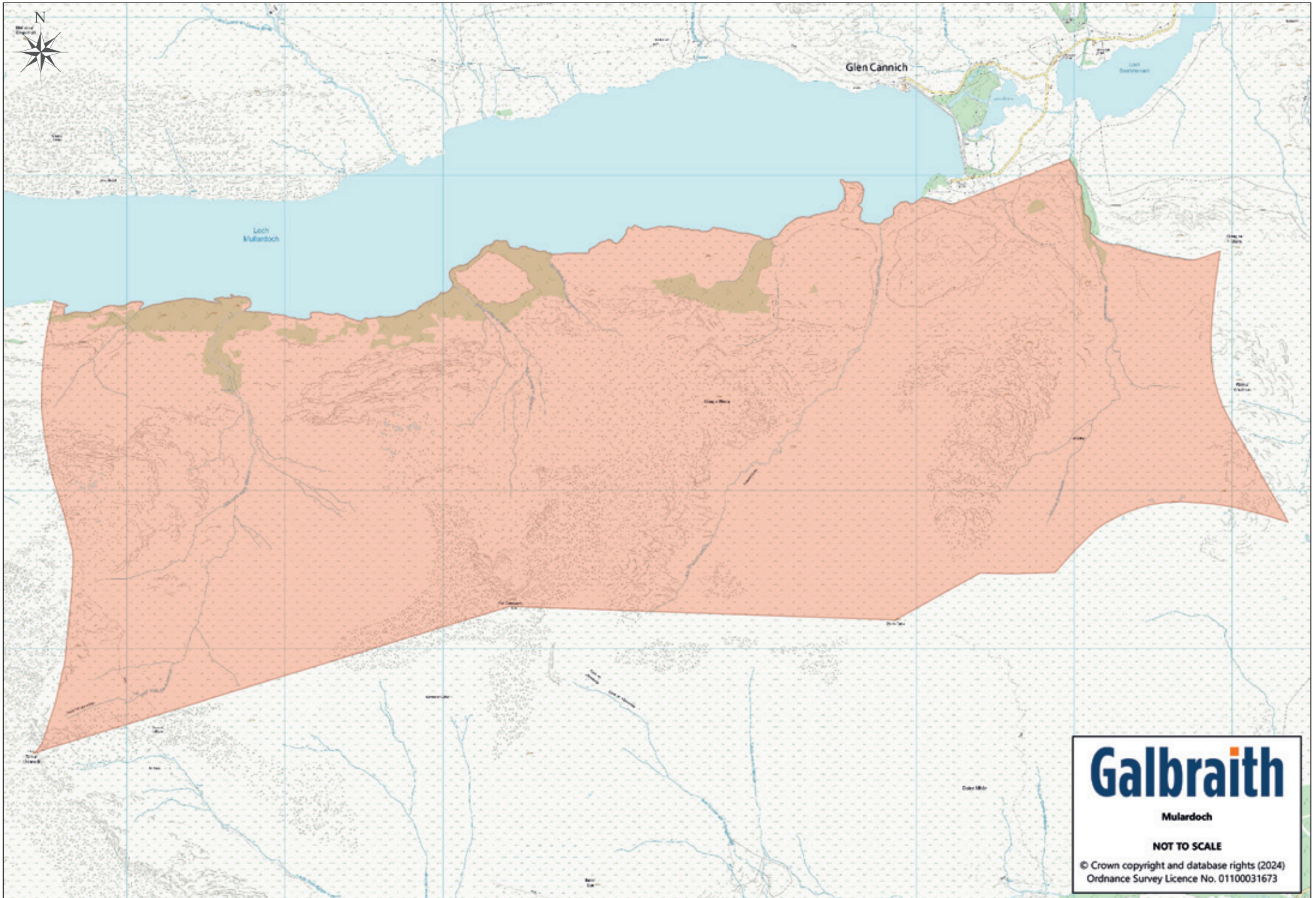
4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

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.

7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

8. Photographs taken in August 2024.



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