

# KINLOCHDAMPH ESTATE

TORRIDON, ROSS-SHIRE, SCOTLAND, IV54 8UY





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A West Highland Upland Estate with significant hydroelectricity income, established woodland and new native woodland creation opportunities, peatland and biodiversity/natural capital potential alongside traditional upland field sports.

Sheildaig	5 miles
Inverness	61 miles
Edinburgh	215 miles
Glasgow	227 miles

- 4-bedroom traditional sporting lodge in modernised condition.
- Adjoining garage housing a drying room, portable deer larder and games room
- Annual rental income from the Landlord's Interest in a 1MW hydroelectric scheme
- 91 Ha validated peatland restoration scheme
- Existing 375 acres (152 Ha) of established native woodland
- Potential for an additional native woodland planting scheme
- Natural capital and rewilding opportunities
- Red deer stalking with a five-year average of 12 Stags
- Additional sport including rough shooting and wild brown trout fishing
- Within easy reach of stunning coastline and world-renowned Torridonian mountainscape

In all 3,907 acres (1,581 Ha) or thereby  
For sale as a whole

Kinlochdamph Estate lies between Loch Torridon (to the north) and the Loch Kishorn (to the south) and occupies some of the most spectacular landscape in the Scottish Highlands. Set in an idyllic position overlooking Loch Damph, Kinlochdamph enjoys panoramic views of the dramatic scenery and majestic peaks of the surrounding mountains. Extending to 3,907 acres (1,581 Ha), the estate offers an exciting opportunity to restore habitats and improve biodiversity.





*The Fairy Pools - Isle of Skye*

## SITUATION

The Estate lies 5 miles south of the picturesque fishing village and popular tourist destination of Shieldaig. Sitting in an idyllic location with stunning views of the natural harbour Shieldaig is famed for its pretty seafront setting, small harbour island and its abundant wildlife. With a bistro restaurant, café, post office, village shop and a popular hotel pub it is well serviced for amenities considering its size.

10 miles south of Kinlochdampn is the village of Lochcarron which can cater for most day to day needs. It offers a well-stocked general store, post office, fuel station and cafes. There is a railway station at Strathcarron on the line between Inverness and Kyle of Lochalsh and Inverness can be reached by car within approximately 1 hour and 30 minutes under normal driving conditions. Inverness is the capital of the Highlands and boasts a wide selection of shops, bars, restaurants and also has an international airport.

Renowned for its dramatic scenery, the Torridon area is notably precipitous and forms part of the iconic Northcoast 500 route. The sparsely populated coastline is made up of a string of small fishing villages and is unspoilt by excessive development. The imposing peaks

that surround the villages form a stunning backdrop and offer a wealth of recreational opportunities for the avid walker, climber, artist or naturalist.

Take a trip to Ullapool to visit The Corrieshalloch Gorge, a 60 meter deep gorge, or Poolewe and the sub-tropical gardens at Inverewe. Alternatively, why not take a day trip to Applecross and enjoy a lunch at the famous Applecross Inn, highly acclaimed for its fresh seafood and warm hospitality. Applecross is home to a number of outdoor pursuits and offers kayaking, canyoning, sea-fishing and sea safaris. Alternatively, one could spend the day exploring the local scenery followed by a cup of tea at the Flower Tunnel or the Potting shed café.

Further afield lies the Isle of Skye, the largest and most northerly island in the Inner Hebrides. The island is noted for its spectacular scenery, vibrant culture and heritage and its abundant wildlife. Take a boat trip from Elgol to see the seals, porpoises, dolphins and whales, visit the Talisker whisky distillery and the Fairy Pools or simply marvel at the Cullin mountains. Whilst on Skye do not miss the opportunity to visit Kinloch House restaurant or hop on the Kylesha ferry to Glenelg.



## **KINLOCHDAMPN LODGE**

Kinlochdampn Lodge was built by the Earl of Lovelace in 1875 as a weekend refuge from the larger Torridon House, which was part of Lochcarron Estate. The Lodge was strategically positioned at the junction of four old droving routes at the southern shoreline of Loch Dampn. Almost one hundred and fifty years on, the Lodge still stands in this tranquil spot and has retained a much of its original character. Including panelled walls, open fireplaces and original built-in book shelves. The property has undergone a comprehensive renovation in recent years and has been modernised to offer comfortable accommodation for eight adults across four bedrooms. In addition to four bedrooms there are three bathrooms and one further one shower room, a spacious kitchen and a conservatory dining room. There is a recent extension housing the games room, garage, deer larder, drying room and the shower room. The property is currently let out on a self-catering basis and produces circa £30,000 per annum.

## KINLOCHDAMPH LODGE

The property benefits from double glazing throughout and is spread over two storeys as follows:

### DOWNSTAIRS LIVING ACCOMMODATION

**Hallway** - A spacious hallway leads in to the main house and provides access to the boot room and drying facilities.

**Drying Room** - The drying room comes complete with a washing machine, tumble dryer, fridge/freezer and gun cabinet. It also offers access to the garage/deer larder and games room.

**Downstairs Bathroom** - with w/c and wash hand basin, walk in electric shower and heated towel rail.

**Lounge** - The panelled lounge has an open fire and stunning views over the countryside through the double aspect windows. The room benefits from an inbuilt cupboard and corner cabinet.

**Dining Kitchen** - Fully equipped kitchen with wood burning stove, views to Loch Damph. Electric oven and hob, fridge/freezer, microwave, dishwasher and all the usual kitchen appliances. Extra storage off kitchen.

**Dining Room** - The dining room sits in the conservatory with stunning views from all windows. The vaulted ceiling and roof lights flood the room with light and the room can easily accommodate a table sitting 8 people. The patio/ barbeque area can be accessed directly.

**Downstairs Bedroom** - dual aspect room sleeping 4 in one double bed and a set of full sized bunk beds.

**Cold Room.**

Back stairs leading to the master bedroom and adjacent bathroom. The master bedroom offers stunning views out across Loch Damph to the Bealach mountains. The bay window offers character and a lovely seating area to sit and enjoy the view. The adjoining bathroom includes a bath, w/c, wash hand basin and a heated towel rail.

Front stairs leading to two further bedrooms. One twin room, and one double bedroom. The coombed ceilings and wooden panelling offer lots of charm and the windows offer lovely views out across the river towards Loch Damph. The two bedrooms share a bathroom with a shower over bath, w/c and a wash hand basin.

**Garage** - The garage area is a useful multi-purpose area currently used as a games room with table tennis table and skittles. The garage is large enough to park two vehicles or store bikes, canoes etc. The games room has a separate toilet and shower and also homes the portable chilled deer larder.

Access to the estate is via a private access track (shared use with the adjoining estate) off the public road and across a small bridge (recently renewed) the track culminates in a generous parking area to the side of the Kinlochdamph Lodge. The white painted traditional lodge sits in a small cluster of Scots Pine trees offering a sense of privacy and seclusion and enjoys views of the river, Loch Damph and the mountains. The house is constructed of stone beneath a pitched slate or Marley tile roof.

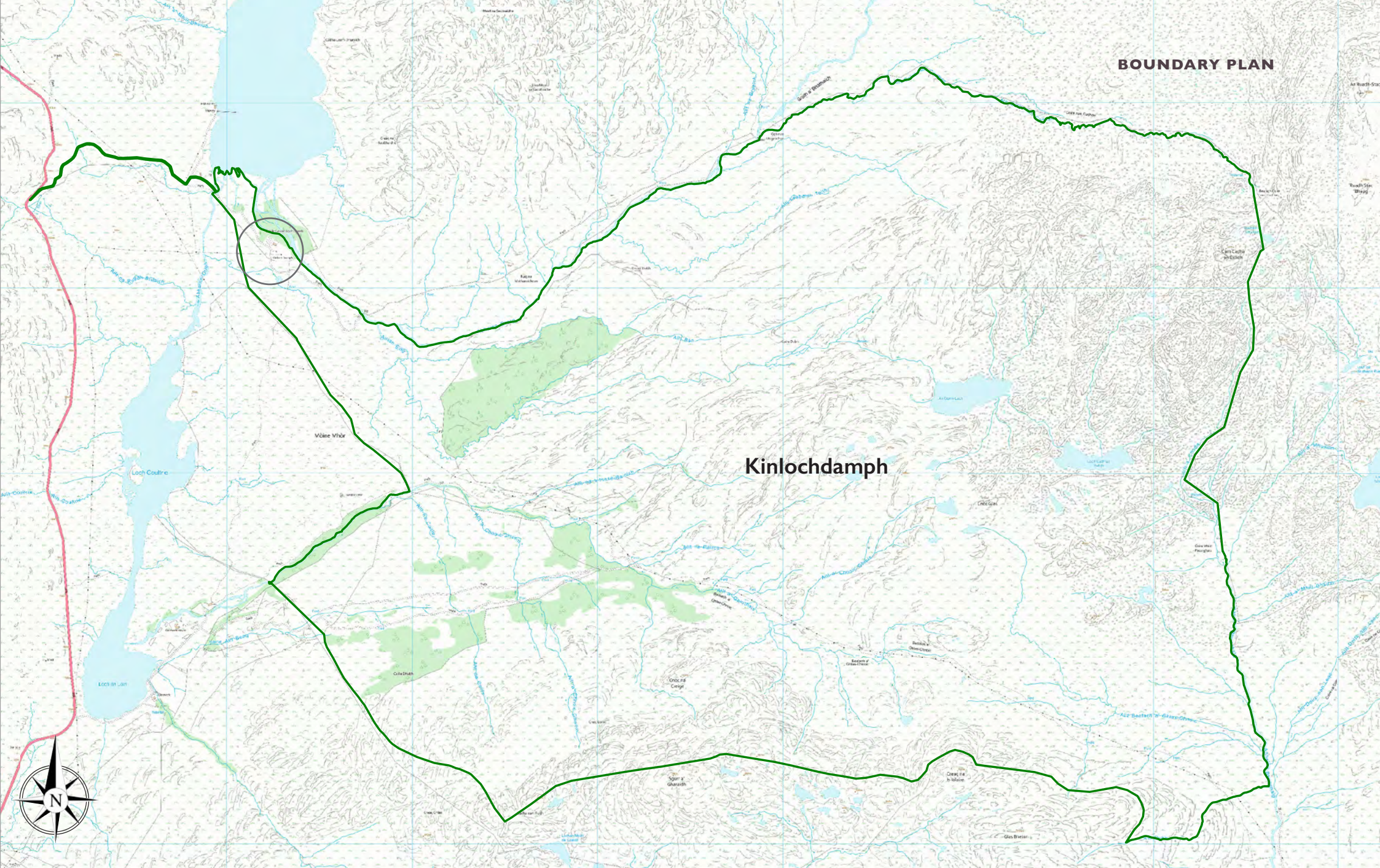








**BOUNDARY PLAN**



**Kinlochdamp**



## **LAND**

Kinlochdamp Estate lies within an Area of Outstanding Natural Beauty with dramatic rugged peaks, rocky mountain passes and extraordinary geological formations. The ground rises steadily from 250 feet above sea level to almost 2,300 feet at its highest point at Sgurr a Gharaidh, providing varied terrain on which to stalk.

Extending to around 3907 acres (1581 Ha), the Estate offers natural capital opportunities including native woodland creation, peatland restoration, habitat improvement and biodiversity prospects. The estate also offers mixed sporting opportunities and excellent holiday rental potential. The diverse Highland estate is perfect for those looking for a manageable modern mixed use estate with an established annual income from the newly constructed hydroelectricity scheme and some sustainable sporting opportunities.







## **NATURAL CAPITAL**

The effects of climate change are considered to be far reaching and being felt on a global scale resulting in a drive to invest in long term environmental protection of assets via nature-based solutions. As a nation, Scotland hopes to achieve Net Zero by 2045 with focus keenly on renewable electricity, new woodland creation, peatland restoration projects and biodiversity enhancement. Kinlochdamph presents a great opportunity to restore and enhance internationally important habitats to increase carbon sequestration and increase biodiversity levels whilst also providing additional potential for improving water quality and decreasing air pollution.

## **PEATLAND RESTORATION**

There is a 91.5 Ha (224-acre) peatland restoration scheme which was validated in December 2022. The feasibility project and validation process (in accordance with the UK Peatland Code) has to be undertaken by Land Carbon Ltd on a Joint Venture basis with the owner. The restoration works are due to be undertaken during the course of 2023. The project will potentially yield 16,470 tCO<sub>2</sub>e of carbon credits and these are potentially available to the purchaser by separate negotiation. The project consists of 3 areas extending to 91.5Ha and further details can be obtained on the UK Land Carbon Registry <https://www.woodlandcarboncode.org.uk/uk-land-carbon-registry> (project reference number 104000000028290).

## **WOODLAND**

The Estate has approximately 375 acres (152 Ha) of recently planted woodland. The woodlands are largely native broadleaves interspersed with some productive Sitka spruce. These provide good shelter for the deer in inclement weather and serve as a long-term investment. The areas of the estate at lower elevations offer the better planting potential with fertile soils and better natural drainage.

Land use in the area is undergoing a change with an emerging emphasis on new native woodland creation. There is a collective will amongst several neighbouring owners who are planning to expand their native woodland and accordingly there is potential to work with adjoining landowners to achieve this.

The Climate Change Committee (CCC) aims to expand the UK's forestry cover from 13% to at least 17% over the next 30 years. For Scotland, this has resulted in an annual tree planting target of 18,000 hectares by 2025. Kinlochdamph Estate lies within the Highland Council Woodland Strategy Plan area and has been identified as having some land outwith the designated area with the potential for further afforestation. This is supported by the land capability for forestry map series that shows the land as having F5 capability along the lower slopes reducing through F6 in the higher regions. Basic analysis of the soils present, on the site show a range of organic soils, predominantly peaty gleys with areas of deeper peat and peaty podzols scattered throughout. Based on desktop mapping and an initial field survey, it is considered that circa 55Ha hectares of the estate may offer potential for new woodland creation. Furthermore, an additional 22Ha has been highlighted for enrichment and natural regeneration, subject to detailed constraints, mapping and the requisite application process.

New woodland creation provides the opportunity to expand native woodland with attendant biodiversity gains but furthermore new woodland creates the potential for the owner to benefit from woodland carbon credits.

## **RENEWABLES**

There is a newly completed 1MW run-of-river hydro-electricity generation scheme lying on the Abhainn Dearg Burn on the northern boundary of the estate.

The estate benefits from lease granted in favour of the third-party developer of the scheme. The developer has completed the installation of the infrastructure such as the pipeline, penstock and turbine/turbine house and is evaluating the electrical export connection to the National Grid. The third-party developer is currently paying a base rent which is £57,885 per annum which was calculated assuming that the development could have received subsidy support under the Feed-In Tariff Scheme.

## **ESTATE BUILDINGS**

In addition to the lodge the Estate benefits from a modern storage shed, chilled portable deer larder and stone bothy.

## SPORT

The varied ground at Kinlochdamph provides exciting stalking no matter what the weather conditions or wind direction. The steep ground to the northeast, known as 'the Moonscape', affords spectacular views whilst the more gentle central section known as 'the Greenhills' offer more accessible terrain to explore. With the dramatic Gorm lochs and steep north facing slopes of Sgurr a Gharaidh in the south the ground is diverse and varied providing exciting stalking for all abilities and the range of topography lends itself to stalking in most weather conditions.

The Estate currently take around 12 stags and up to 30 hinds/calves per year. Sizes are commensurate with West Coast stags and often weigh in excess of 13 stone. Large trophy beasts are also frequently seen. The lower ground is largely all accessible by a tracked ATV with the peaks more suited to pursuits on foot or with a Garron pony.

The undulating terrain combined with several natural bowls, corries and low ground not only embellish the sport but also provide an excellent habitat for holdings hinds. Kinlochdamph is a member of the Wester Ross Deer Management Group.



## **OTHER SPORT**

The Estate benefits from access to Loch Damph and is permitted to launch and fish from one boat. In addition, both Gorm Loch, as well as several smaller hill lochs, hold good stocks of wild brown trout and offer endless sport for the keen fisherman. Weights typically running to half a pound with the occasional larger fish being caught.

On the hill ground there is a small population of grouse and ptarmigan on the higher ground as well as woodcock and snipe on the lower ground.

Sea fishing is available locally with boats available to be chartered from nearby Kishorn or Shieldaig.





[www.goldsmith-estates.com](http://www.goldsmith-estates.com)

### **TRAVEL DIRECTIONS**

From Inverness take the A835 signposted to Ullapool. After 25 miles turn left onto the A832 heading towards towards Gairloch. Continue on the A832 for 24 miles to Kinlochewe before turning right onto the A896 signposted Torridon and Shildaig. Continue on the A896 towards Shildaig at Shildaig continue on the A896 for a further 5 miles before making a sharp left hand turn to enter the Estate. Continue on the track and stay right, crossing a bridge before arriving at the lodge.

Inverness Airport has daily scheduled flights to and from Edinburgh, London Luton, Gatwick and Heathrow. There are sleeper services (nightly, except Saturday) from Inverness to London, as well as services to other destinations throughout the country.



### **KINLOCHDAMPH LODGE**

Water Supply: Spring fed private water supply  
Electricity Supply: Mains  
Heating: Electric storage heaters and multi fuel fires

### **SERVICES**

The non-domestic rates including sporting rates along with all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

LOCAL AUTHORITY: The Highland Council

NON-DOMESTIC BUSINESS RATES: Kinlochdampn Lodge (S/C) Rateable Value £4,000 Per Annum -Reference (03/05/031408/0)

TENURE FREEHOLD

### **ENERGY PERFORMANCE CERTIFICATE**

EPC RATING: Kinlochdampn Lodge Band G

A copy of the Energy Performance Certificate is available upon request from the selling agents.

### **SPORTING RIGHTS**

The sporting rights are all in hand and are included within the sale in so far as they are owned. The rateable value of the deer forest is £4,000 and is payable to the Highland Council.

**FISHERY BOARD LEVY** - N/A

### **TUPE**

There is one self-employed Head Stalker and he falls outwith the TUPE regulations 2006. Further details are available from the selling agents.

### **TIMBER**

All fallen or standing timber will be included in the sale.

### **MINERALS**

The mineral rights are included within the sale in so far as they are owned.

### **DESIGNATIONS**

Kinlochdampn Estate lies in a National Scenic Area (NSA), with the south-eastern sections also forming part of the Rassal SSSI and Special Area of Conservation. This area largely encompasses the peak of Sgurr a' Gharidh extending East to the Creag na h-Iolaire and flats of the Greenhills to the north. These areas are designated to protect a number of flora and fauna species including the alpine and subalpine calcareous grassland, mountain willow and the limestone pavements that are evident in this localised area. The key objective of the Special Area of Conservation and SSSI is to avoid the deterioration of habitat and ensuring the integrity of the site is maintained. This iconic upland moorland habitat comprises heather and species-poor acidic grassland. This sale offers the purchaser the opportunity to deliver significant nature-based solutions through the restoration and management of peatlands, creation of new woodlands and to conserve and enhance this important upland habitat.

The designation may have implications on land use and management techniques and the purchaser(s) should satisfy themselves with the management agreement and site conditions.

### **SERVITUDES, BURDENS WAYLEAVES, ROW**

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 the public access under the Land Reform (Scotland) Act 2003. It is up to the purchaser(s) to satisfy themselves as to the nature of all such servitude rights and others following their solicitors examination for the Title deeds.

### **BASIC PAYMENT SCHEME**

The land is registered with SGRIPD for Basic Payment Scheme. The purchasers will have the option to acquire the entitlements insofar as they are owned by the sellers.

### **ENVIRONMENTAL SCHEME**

The selling agents are not aware of any current environmental schemes, other than the Peatland Restoration Scheme referred to above.

### **FIXTURES AND FITTINGS**

All fitted carpets, curtains, lights fittings and white goods in Kinlochdamph Lodge are included in the sale.

### **CONTENTS**

The contents of Kinlochdamph Lodge may be available by separate negotiation.

### **MACHINERY AND EQUIPMENT**

The Estate machinery and equipment is available by separate negotiation. For more details please contact the selling agents.

### **LIVESTOCK**

The purchasers will have the opportunity to acquire the small flock of 40 Blackface Ewes with lambs at foot.

### **VIEWING**

Strictly by appointment only.

### **OFFERS**

Offers to be made in Scottish Legal Form and submitted to the selling agents Goldsmith & Co. at 48 North Castle Street, Edinburgh, EH2 3LU.

### **CLOSING DATE**

A closing date for offers may be set. Therefore, prospective purchasers are encouraged to register their interest with the selling agents following a viewing.

### **DATE OF ENTRY**

To be mutually agreed by both parties.

### **CONDITIONS OF SALE**

On conclusion of the missives a non-refundable deposit of 10% of the purchase price is payable by the purchaser(s). The balance being due at the Date of Entry (regardless of whether entry is taken or not). Please note interest will accrue thereafter at a rate of 5% above the Royal Bank of Scotland base rate.

The seller reserves the right to divide the property in to lots or withdraw the property or exclude or remove any part of the property shown in these particulars.

The selling agents reserve the right to request a guarantee from a bank confirming necessary funds are in place and available to support any offer made ahead of viewing or at the time of an offer being made.

### **BOUNDARY PLAN, AREAS AND SCHEDULES**

The Estate plan was produced in good faith and based on the Ordnance Survey. However, all plans are for guidance purposes only. Purchaser(s) must satisfy themselves with the Title Deeds and the description of the property. Any error or miss statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## GENERAL REMARKS AND STIPULATIONS

### INTRODUCTION

1. These particulars have been prepared and are intended to provide a fair and substantially accurate overall description purely for the guidance of potential purchasers and do not constitute part of an offer or contract, either express or implied. No responsibility is assumed for the accuracy of individual items within these particulars and prospective purchasers ought to seek their own professional advice.

2. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Goldsmith & Co. strongly recommend that you discuss any particular points, which are likely to affect your interest in the property with them, in order that you do not make a wasted journey.

3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase and may wish to instruct an independent survey.

4. The photograph/s depicts only certain parts of the property. It should not be automatically assumed that all contents/furnishings/furniture, etc. photographed are included in the sale. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

5. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Certain measurements have been taken using a sonic measuring apparatus. If such details are fundamental to a purchase, purchasers are asked to contact the office for further verification, particularly if travelling some distance to view the property. All descriptions, dimensions, areas, reference to condition, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

6. IMPORTANT NOTICE - Neither these particulars nor any subsequent communication by us on behalf of the vendors relative to the property shall be binding upon 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 or is granted in pursuance of any such document.

7. ENTRY - Entry will be as mutually agreed.

8. CLOSING DATE - A closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Goldsmith & Co in writing, will receive a letter drawing their attention to the closing date. 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.

9. OFFERS - Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to the selling agents, Goldsmith & Co., 48 North Castle Street, Edinburgh, EH2 3LU. Tel: 0131 476 6500 Fax: 0131 476 6501 E-mail: info@goldsmith-estates.com Offerors, particularly those from England, should satisfy themselves, through their Scottish Lawyer, that they fully understand the implications of offering under Scottish Law.

10. 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.

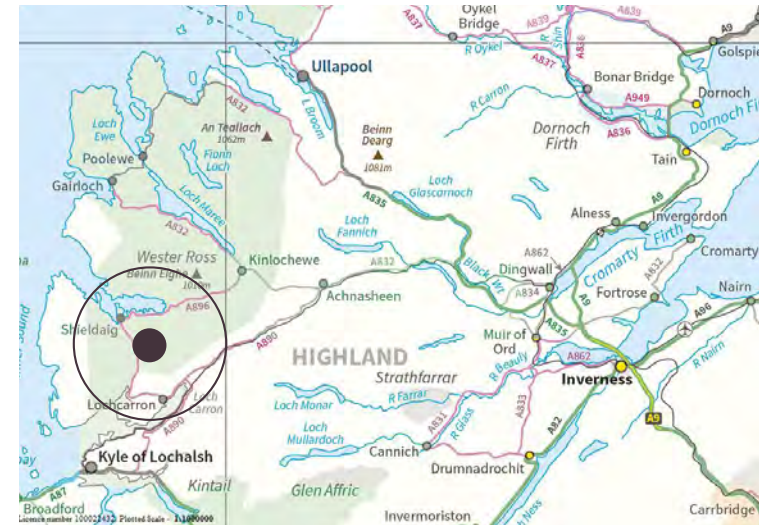
11. CONDITIONS OF SALE - A deposit of 10% of the purchase price shall be paid within seven days of completion of missives, which deposit will be non-returnable in the event of the purchaser failing to complete the purchase for reasons not attributable to the Seller or their Agents. The balance of 90% will become payable on entry. Interest will be payable on the balance at the date of entry until paid at a rate of 5% over the Bank of Scotland basic rate, notwithstanding consignment.

12. MOVEABLES- Fitted carpets and floor coverings in the Lodge and Cottages are included in the sale. Certain items of furniture in Kinlochdamp Lodge are included in the sale at an additional price by separate negotiation. An inventory of these items will be available from the selling agents.

13. HEALTH AND SAFETY - Given the potential hazards of a rural estate, we ask you to be as vigilant as possible for your own personal safety, particularly around farm buildings and water.

14. Solicitors – Christopher Lindley, Partner, Thorntons Law LLP, 53 East High Street, Forfar DD8 2EL.

15. VIEWING - Viewing is by prior appointment only, through the Selling Agents, Goldsmith & Co., 48 North Castle Street, Edinburgh EH2 3LU, Tel: 0131 476 6500.





**GOLDSMITH&CO.**  
CHARTERED SURVEYORS & ESTATE AGENTS

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