

# INVERGELDIE

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PERTHSHIRE • SCOTLAND

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# INVERGELDIE

PERTSHIRE • SCOTLAND

Comrie 4.5 miles • Perth 30 miles

Edinburgh Airport 62 miles • Glasgow Airport 64 miles

(Distances are approximate)

## Iconic Scottish Highland estate in a highly accessible & glorious setting

- Traditional Sporting Lodge (10 bedrooms)
- Georgian Farmhouse (5 bedrooms)
- Keeper's Bungalow (3 bedrooms)
- 7 further estate cottages
- Historic driven grouse moor (walked up 5 year average: 33 brace)
- Red deer stalking (10 year average: 31 stags)
- Trout fishing on a number of beautiful wild brown trout lochs
- Right to a boat on Loch Lednock
- Well-equipped hill sheep farm, in hand and run commercially
- 74 acres woodland with potential for commercial and native woodland planting
- Green energy and natural capital opportunities

**About 4,712 hectares (11,644 acres) in total  
For sale as a whole**



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The estate of Invergeldie is located in Glen Lednock, to the north west of Crieff and north of the highland line in the county of Perthshire, a county that has long been renowned as one of the most scenic and beautiful in Scotland. The land, with its gently rolling hills, notably rich in natural assets, graduates north towards the great mountains of Scotland. Since the 1930s, those in pursuit of traditional field sports have been attracted to these hills which today also reward those wishing to walk, climb or cycle with each season providing a variety of thrills and challenges. There are also a number of notable golf courses in the area including a popular 18 hole course on the edge of Crieff (11 miles) and an attractive 9 holes course just outside Comrie.

The location of Invergeldie is extremely private. Not only does the estate sit at the head of the glen but the entrance to the glen itself is discrete and tricky to spot, forking off the main road which runs through the village of Comrie. The single track tarred public road winds its way past beautiful woodlands, predominantly beech and oak, and on through a landscape which moments before was totally hidden from sight. It is a very fitting journey leading to this wondrous estate so greatly loved and cherished by the owners. Purchased in 1961, Invergeldie has now been a much used second home for four generations of the same family. The estate has been a setting to enjoy sport in season, a place for memorable holidays and a wonderful retreat to escape to when rest and relaxation have been required. It is offered for sale with a very heavy heart.

One of the beauties of Invergeldie is the privacy and peace afforded by its position yet it is not isolated being only a short drive to the charming village of Comrie and the many attractions of Perthshire beyond.

Comrie lies at the foot of the glen 4.5 miles from the heart of estate. It is a lively village and has a number of local amenities, including a primary school, a Post Office, a butcher, a number of

restaurants and several hotels. The Vale of Strathearn extends from Comrie and follows the River Earn until it joins with the famous River Tay, Scotland's longest river, 30 miles east below the county town of Perth often referred to as "The Gateway to the Highlands". Perth provides a wide range of essential shopping and professional services.

The estate lies almost equidistant of Edinburgh and Glasgow Airports both just over one hour's drive away. Quick access on to the motorway network of Central Scotland from both airports makes for an easy and swift journey with the second half of the drive from the A9 to Comrie being one of the most attractive approaches to any estate to enjoy. The sharp-eyed can spot a glimpse up Glen Lednock in the distance to the north west from the B827 just before the road starts to drop down towards Comrie.

There are railway stations at Dunblane and Gleneagles, the latter famed for both its golf courses and world class hotel from where it is possible to link into the Caledonian Sleeper to London (Euston Station).

Edinburgh, Scotland's capital city and venue for the world's largest arts festival, provides all the services expected of a major regional centre, with its airport (62 miles) offering direct services to all London and a number of UK regional airports, and a growing number of direct flights to many European and International destinations. Glasgow, 55 miles in the opposite direction provides a totally different vibe and is equally well positioned to offer top end retail, cultural and leisure opportunities served by its international airport with direct links to North America as well as the Middle East.

There are a number of private schools in Perthshire including Glenalmond and Strathallan (both co-educational), Kilgraston (girls only), Ardvreck Preparatory School and Morrisons Academy both based in Crieff where there is also a highly regarded secondary school.

## DESCRIPTION



**I**nvergeldie is a much loved family estate and the ultimate model of a working Highland estate, its role today being relatively unchanged since it was purchased almost 60 years ago.

The estate offers many of the requisites one might traditionally seek in a Scottish Highland estate: accessibility; privacy; a comfortable lodge to host family & friends and a variety of field sports. There are wonderful walks and challenging hills; glorious scenery and far reaching views; an abundance of wildlife including game, birdlife, flora, fauna and importantly, the estate also has the ability to generate income. The natural assets it possesses potentially open up a realm of new environmental opportunities including rewilding, peatland restoration, renewable energy and planting land for trees likely to be of interest to those wishing to offset their carbon footprint or mitigate the effects of climate change.

Invergeldie extends in total to about 4,484 hectares (11,080 acres) and is arguably one of the most accessible and attractive highland estates in Scotland. Located at the head of Glen Lednock the

estate lands form a natural bowl with Loch Lednock at its centre encircled by the high hills of Creag nan Eun (852m), Meall Dubh Mor (809m) and Creag Uchdag (879m) on the northern boundary, Ruadh Mheal (682m) and Creag Ruadh (712m) on the west, and Meall nam Fiadh (612m) to the south. Straddling the eastern boundary lies Ben Chonzie (931m) the only Munro on the estate with the Lurg Burn defining the extent of land ownership on that march (boundary). Ben Chonzie rises just sufficiently above its neighbouring hills to be the most prominent among them. Although classified as a Munro (a mountain over 3,000 feet) the meaning of its name (mossy hill) better depicts Ben Chonzie (Ben -y- Hone) as the highest point of an extensive tract of flat topped hills and high moorland between Strath Earn and Loch Tay. The summit itself is a long broad ridge which can be approached from either Glen Lednock (at Coshievachan) or Glen Turret.

Loch Lednock was artificially created by construction of the dam in 1956 in order to capture and control the flow of water through underground pipes to an electricity generating substation

at St Fillans which is operated by Scottish & Southern Electricity (SSE). The Lednock dam is a substantial structure, 133 feet high and 900 feet long. As a consequence of the dam being sited close to a fault line, the dam wall is constructed of hexagonal blocks which not only strengthen but enhance the engineering prowess of the structure. There are two tunnels or double outlet on the northern shore close to the head of the dam. One tunnel, about a mile long, intercepts the waters of the Invergeldie Burn which would otherwise flow out of the catchment area. The other tunnel, over three miles long, brings water from the River Almond from the glen to the north. There are two other intake points on the estate; one below the head of the dam beyond the Sput Rolla waterfall; the other about 750m upstream of the dam by a small white building which is the gatehouse for the tunnel to St Fillans. At the head of the loch is the small Breaclaich power station which takes water from a high level catchment to the south of Loch Tay and discharges into Loch Lednock. The solum below Loch Lednock is owned by the estate. The existence of several miles of metalled



tracks which are well maintained in order to facilitate the checking of the three water intake points on the estate are of significant benefit to the estate.

The River Lednock, fed by several contributory burns (or streams) coming off the hill ground to the west, flows into the western end of Loch Lednock before being released at the eastern end to continue its journey from the hydro dam down the glen past the lower lying pasture land (known as the in-bye land) above which Invergeldie Lodge and the farmstead are sited. In addition to the Farmhouse and Keeper's House there is a gate lodge at the foot of the tree lined drive (where the publically maintained road ends) which leads to Invergeldie Lodge. There are two further cottages just beyond the Lodge Cottage adjacent to the road leading up to the dam (a locked gate is maintained by SSE to deter unauthorised traffic). There are three cottages sited at Coshievachan from where a path leads from a small dedicated car park and follows the Invergeldie Burn in Glen Garron before tracking north east to the summit of Ben Chonzie. Adjacent to the glen road on the southern boundary is Fintullich a very attractive seventh estate cottage.

Invergeldie neighbours with no less than eight estates including Carroglen, and Fordie to the east; Auchnafree and Ardtalnaig to the north; Dall and Ardeonaig to the west; and Drummond Estates and Dunira to the south.

Invergeldie can be described as a fine stalking estate, a good hill sheep farm and historically an excellent grouse moor. From 1970 it was managed as a driven grouse moor and game records show annual bags of over 1,000 brace regularly being achieved with 1,820 brace being shot in 1974. The first two weeks of driven grouse shooting would have been let with the following three weeks of driven grouse shooting retained for family use. In good years this driven grouse would continue into October. Today the moor is not managed as a driven grouse moor but Invergeldie comfortably provides a few days walked-up shooting and some enjoyable days on the hill for the family. Some grouse butts are maintained and in 2020 driven grouse shooting took place. For those wishing to regenerate the grouse stock on a historically productive moor to once again provide driven grouse shooting, Invergeldie offers an exciting opportunity to reap the benefit of a compelling project.

The estate is currently run principally as a stalking estate supported by a commercial hill flock of 1,888 Blackface ewes. The vast majority of the stalking is commercially let with guests returning year after year. There is a good choice and range of places to stay locally which are well set up to look after sporting clients. The objective is for the estate to be managed in such a way as to pay for itself with rental income from stalking and let cottages, sheep, wool and venison sales and agricultural subsidies collectively covering the running costs. The owners do if requested make a modest annual contribution to provide funds for specific capital improvement projects such as the three modern agricultural buildings erected some 10 years ago.

The existing estate enterprises are interlinked being mutually beneficial to each other. The estate infrastructure has been maintained to a high standard and the estate itself has been well managed by Managed Estates for almost 50 years under the direction of the current owners. There is however scope for the next custodian of Invergeldie to develop or diversify the estate further and to make use of natural assets.



**I**nvergeldie Lodge enjoys a sheltered position beneath the lower northern slopes of the surrounding hills within the sound of the tumbling waters of the Invergeldie Burn. The Lodge could be described as a really genuine Scottish lodge with its pitch pine lined walls, wash basins, separate bathrooms, drying room and boot room, built to serve and accommodate sporting guests. Internally, little will have changed over the years but the Lodge still provides comfortable, functional and practical accommodation for the owners' family and friends.

Built of stone under a pitched slate roof with dormer windows on the first floor; the accommodation, shown on the accompanying floor plans, comprises:

**Ground Floor** – drawing room, dining room, study, kitchen and adjoining pantry, laundry, games room, 3 bedrooms, 2 bathrooms and shower room.

**First Floor** – 7 bedrooms and 3 bathrooms

To the rear of the Lodge is a U shaped range of outbuildings with a central courtyard encompassing the following useful ancillary buildings:

- Keeper's Store
- Cook's Bothy
- Log Store
- Coal Store
- Gardener's Store
- Shoot Room
- Games Room
- W.C

Beyond and accessible from the vehicular track leading up to the Keeper's Bungalow is the timber clad Deer Larder which is equipped with a circular flow chiller unit installed in 2018.

# INVERGELDIE LODGE

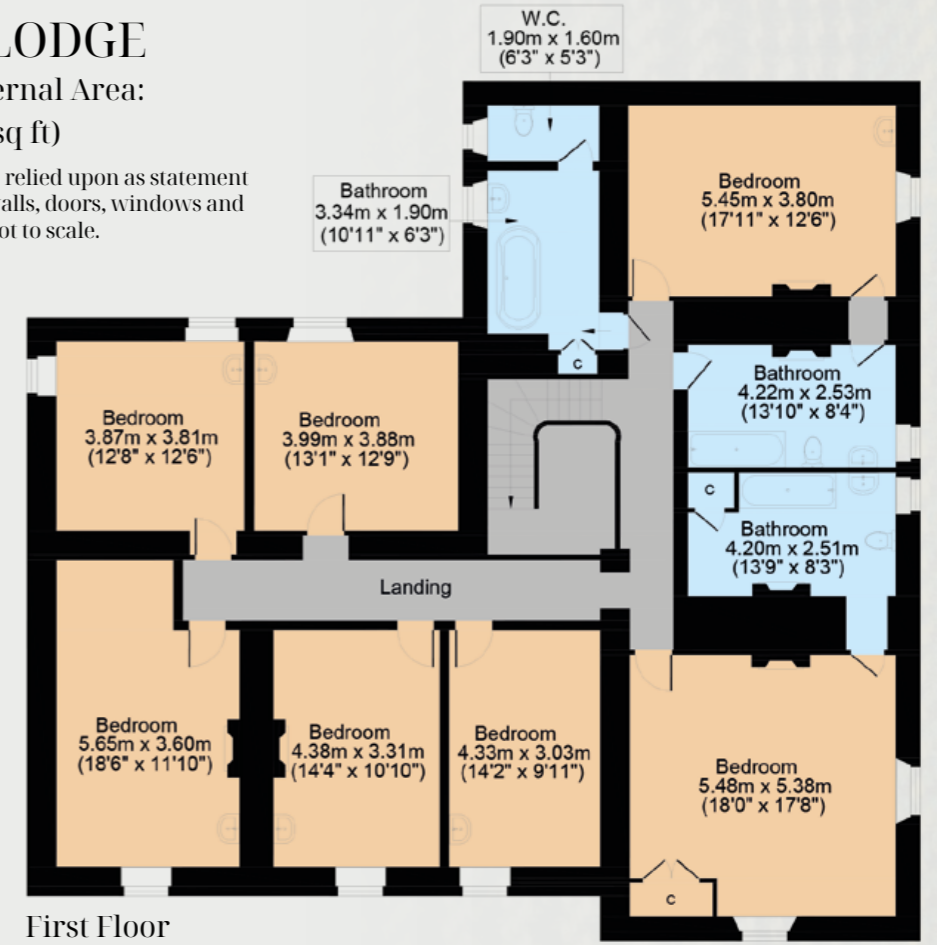


## INVERGELDIE LODGE

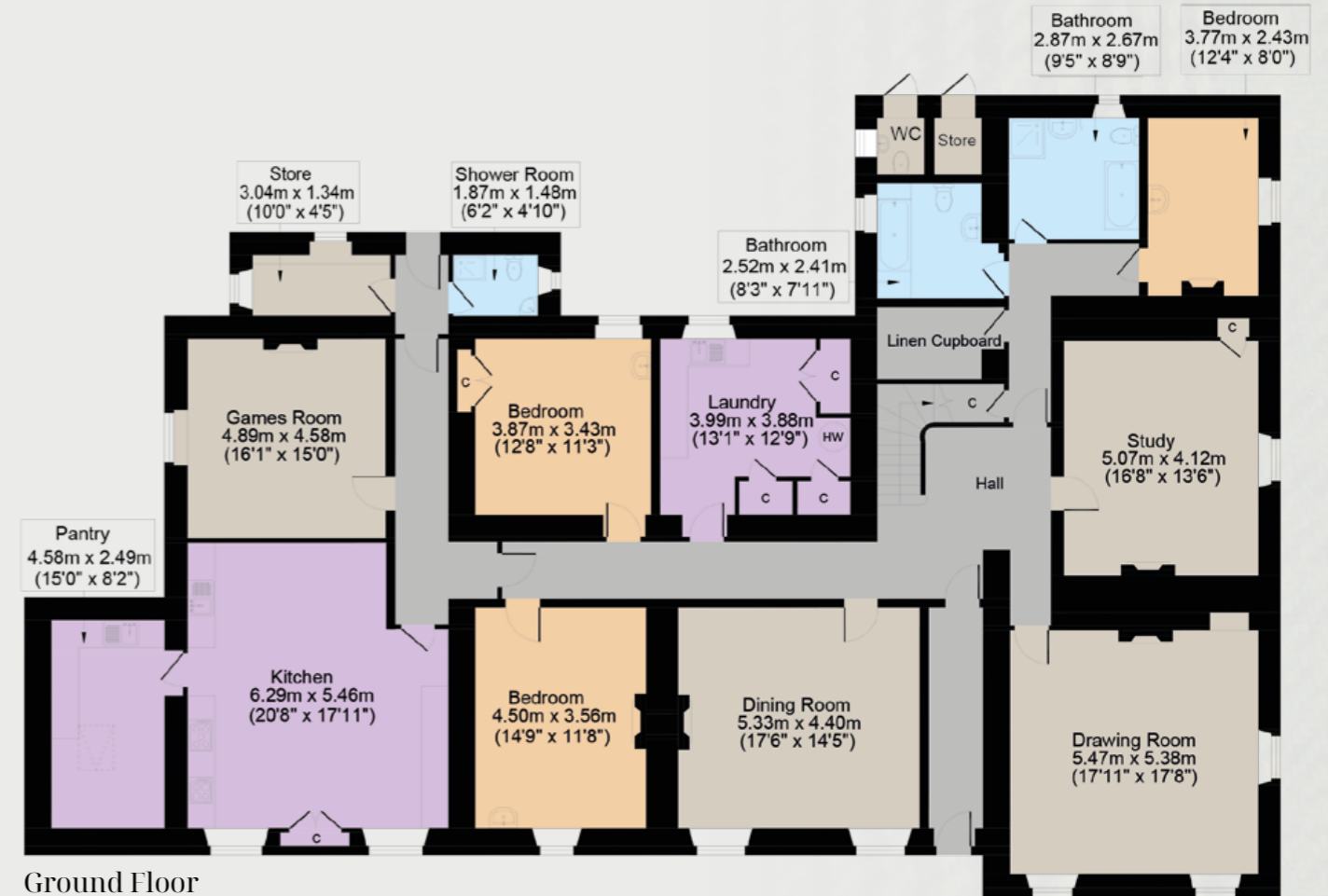
Approximate Overall Internal Area:

559.46 sq m (6,022 sq ft)

This plan is for guidance only and must not be relied upon as statement of fact. All measurements and placement of walls, doors, windows and appliances are approximate. Not to scale.



First Floor



Ground Floor



Invergeldie Farmhouse

### **Keeper's Bungalow**

Conveniently situated to the rear of the Lodge and benefitting from a sheltered south facing position, this attractive modern bungalow overlooks a small pond and is currently occupied by the Head Keeper who has been at Invergeldie since 2013. This bungalow is of timber frame construction with harled brick walls under a tile roof. The accommodation comprises: vestibule, hall, sitting room, kitchen, 3 bedrooms and a bathroom.

A range of outbuildings include a detached timber clad garage, traditional kennels and six recently constructed double kennels.

### **Invergeldie Farmhouse**

A handsome stone built farmhouse under a slate roof conveniently situated in close proximity to the farm buildings just off the drive to Invergeldie Lodge thus providing an added degree of security. The farmhouse is currently occupied by the Shepherd who has been at Invergeldie since 2013. The accommodation is on two floors and comprises on the ground floor: two reception rooms, dining kitchen, utility, office and bathroom; on the first floor – four large bedrooms, box room and bathroom.

There are seven further dwellings on the estate which are currently all let on Short Assured Tenancies (SATs) with the exception of Roadside West which is a service occupancy.

### **Lodge Cottage**

A detached single storey stone cottage under a pitched slate roof. Strategically located at the end of the drive the accommodation comprises: sitting room, kitchen, three bedrooms and a bathroom.

### **Roadside Cottages East and West**

A pair of harled semi-detached two storey cottages situated between the entrance to the drive and the SSE gate leading up to Loch Lednock. The accommodation in each comprises: sitting room, kitchen, three bedrooms and a bathroom. Roadside Cottage West is currently occupied by the Beat Keeper.

Lying either side of the estate track leading up Glen Garron are the following:

### **Coshievachan**

A small traditional stone built farmhouse under a slate roof with the following accommodation over one and half storeys: porch, sitting room, kitchen, two bedrooms, box room and bathroom.

### **Coshievachan Cottages Nos 1 & 2**

A pair of semi-detached single storey harled brick cottages under concrete doomed roofs with slated pitch over each comprising sitting room, kitchen, two bedrooms and bathroom.

### **Fintullich**

This delightful stone built cottage is enclosed by its garden well situated just off the glen road at the southern end of the estate. It enjoys far reaching and open views down the glen and comprises the following accommodation: sitting room, kitchen, three bedrooms and a bathroom. There is a useful range of traditional buildings to the rear providing garaging and useful storage.



## Grouse Shooting

*12th August – 10th December*

Whilst today there is a nice balance of both walked up grouse shooting and stalking to be enjoyed with one season leading conveniently into the other, it was for the estate's grouse shooting that Invergeldie was renowned in the past. A prime driven grouse moor rather than as a deer forest with four beats spanning the grouse ground as depicted on historic estate plans depicting the position of the drives and butts:

- Coshievachan
- Dry Loch
- Bowwalker
- Glen Maik

There is good access to the butts by virtue of the estate's hill road network which is of great benefit to the general management of the estate. With a current tightening by planning authorities and restrictions on development in the hills, good hill roads have become an invaluable estate asset best acknowledged by the keepers and shepherds who use them on a daily basis to keep on top of their heavy workload. Whilst grouse moor management continues on Invergeldie in the form of predation control, muirburn and the distribution of medicated grit, the keeper workforce is such that it is now many years since it has been possible to shoot a sustainable surplus of driven grouse. However, with the infrastructure in place, for an ambitious owner willing to invest there is considerable potential to revive grouse stocks and to enjoy driven grouse once more. Today, a few walked up grouse days with bags generally in the order of ten brace per day are enjoyed by the family in August and September. Whilst this is current policy, a glance at the old game books reveals that between the 1960s and 1980s, the estate was still being managed for driven grouse with the aim of providing five full weeks of sport of five driven days followed by one day of walking up. Even more inspiring are the records in game bags from the 1920's



and 1930's when bags of 1,000 brace were the norm.

The larger swathes of heather ground lie to the south of Loch Lednock and is the main area for grouse. Here it would be possible to have three or four return drives over one beat. High grouse counts are recorded in particular over Glen Maik with the Coshievachan beat being very productive and returning heavier birds possibly as a result of the nutrients derived from the minerals in the rocks. The current ten year average is 32 brace.

The butts are predominantly traditional in design being of stone and heather.

Some have been replaced with treated timber framed walls and dry flat bases with a useful dog hook on the outside.

### Red Deer Stalking

*Stags: 1st July – 20th October;*  
*Hinds: 21st October – 15th February*

The stalking on Invergeldie is one of the great attractions of the estate. At the peak of the season there is capacity for two rifles to head for the hill on the same day, one to the north of Loch Lednock, the other to the south. The ground is interesting and varied with a hinterland of peaks and ridges, corries



and glens to challenge the stalker and provide some magical day's stalking of the highest quality. On days on the hill in the autumn when the colours are changing, it may occur to the stalker that nothing has changed for centuries; the air is still clean, the smells are the same, the hills are no less steep and those memorable sounds of grouse, the gurgle of the burns and not least the roar of the stags are the same and remain in the memory forever. Since Invergeldie is predominantly a hind forest, sportsmen eagerly await the 'Day of the Roaring', a day in mid-September that denotes the start of the rut. This is when stags start to break out from the neighbouring forests to seek out hinds hefted to the wild lands beyond Loch Lednock, itself cradled in a fastness of untouched hills.

The deer population has fallen back a little over the past 20 years as evidenced by NatureScot's count figures, the most recent taken from the count carried out in 2018 showing a population of 310 head. This in itself is not a concern as the habitat and sheep grazings have benefitted and besides Invergeldie is still able to achieve a respectable cull, the current 5 year average being 29

stags and 61 hinds with an average weight of just over 14.5 stone but notably with some much heavier beasts taken in recent times. Today it is all about balance and ensuring sustainability to benefit the varied habitat, wildlife and livestock. Deer are extracted from the hill by an ATV but on occasion taken down to the north shore and brought back to the game larder by boat across the length of Loch Lednock.

The estate is a participating member of the South Perthshire Deer Management Group which comprises 32 members and facilitates a collaborative approach to deer management in the area.

Besides the stags, there is also roe stalking on the estate particularly in the woodland on the lower ground with some bucks shot each year.

### Pheasant & Partridge Shooting

*1 September (Partridge) /*  
*1 October (Pheasant) –*  
*1 February*

The topography of the ground, particularly in the south eastern corner of the estate, with its warm south facing slopes and the creation of some cover

would lend itself well to a pheasant and partridge shoot.

Towards the end of autumn, duck, woodcock and snipe do come in to the estate and add to the variety of shooting which can be enjoyed at Invergeldie.

### Salmon Fishing

*1st February – 31st October inclusive*

Whilst salmon in the River Lednock do not make it up past the natural barrier of The Deil's Cauldron at the foot of the glen, fishing for salmon and sea trout is readily available and affordable on both the River Earn (5 miles) and the River Tay.

### Wild Brown Trout Fishing

*15th March – 6th October*

Brown trout fishing can be enjoyed on the River Lednock and Lochan Mhaoina Meidhe overlooking Loch Lednock to the south. There is a right to fish either from the shore or from a boat on Loch Lednock itself which holds a very pure and ancient strain of wild brown trout. It is thought that the average annual catch from both these lochs is about 50 fish.



The ground currently carries a flock of 1,888 Blackface breeding ewes and gimmers with ewe hogg replacements being away wintered. There is considered to be some capacity to increase stock numbers to a maximum of 2,800 ewes (without compromising the sport).

The sheep stock is hefted\* to the estate in four hirsels. \*Hefted stock is bound to the ground, knows where to shelter, is tick acclimatised and can hold neighbours sheep off the estate (which is an advantage as there are no boundary fences except on part of Auchnafree and part of Dunira). In days gone by there were four shepherds on the estate each looking their own hirsels of 700 ewes and 25 cows.

Today lambing of the Blackface ewe flock starts in mid April for a period of 4 - 5 weeks with the aim of achieving a 100% lambing rate at weaning. Ewes are scanned to identify those carrying twins which can then be lambed indoors with any gimmers. Ewes in good condition carrying singles will lamb on the hill. Lambs are sold as stores straight off the hill or fat having been finished off the in-bye land or indoors through United Auctions in Stirling (33 miles). The extensive fenced hill parks are ideal for gathering, tugging, post lambing and holding stock. There is a hill park to hold each hirsels and further pens at Fintullich, Lochside and Glenmaik which also benefits from two adjacent hill parks. The Fintullich hirsels was a standalone hirsels in days gone by. Today with

its enclosed hill park and the best hill ground on the estate, half the hirsels is crossed with a Blackface tup to breed replacement ewes with the other half crossed with a Texel tup to produce a cross lamb and lift lambing percentages.

The land at Invergeldie can be summarised as follows:

	Hectares	Acres
In-bye	71	177
Permanent Pasture	306	757
Rough Grazing	456	1127
Hill	3544	8758
Woods	28	69
Lochs	184	456
Other	123	300
<b>Total</b>	<b>4,712</b>	<b>11,644</b>

A rotation of **grass - brassica - grass** is followed on the in-bye fields with haylage being produced off the previous year's re-seed. All the in-bye land is deer fenced with the exception of one field (Island Field). Hard feed, straw and hay are bought in although the dry south facing fields are ideally suited to growing a full range of fodder crops including hay.



An exceptionally well sited and designed open span general purpose building erected in 2010 is ideal for lambing, shearing, fattening lambs or wintering hogs. The internal layout of the shed and its construction have been carefully considered in creating a facility and handling system that will be the envy of many a shepherd. The fence lines of the surrounding hill parks all funnel down directly into the holding pens making the movement and handling of stock as easy and efficient as possible. A perimeter race in conjunction with the layout of the adjoining buildings assists in the loading of artic lorries arriving in the farmyard to collect/deliver livestock. In practical terms it also allows for all stock to be handled under cover if necessary.

**Sheep Shed (2010)** – 50m x 20m Steel portal frame with box profile roof, Yorkshire boarding and adjustable gale breakers at gable ends. Removable internal gates and pens with drive through concrete feed pass. Capacity to hold 600 ewes for lambing.

**Algo Shed** – 3 bay single span shed with lean-to. Steel roof trusses and wooden beams with cement fibre roof. Internal pens.

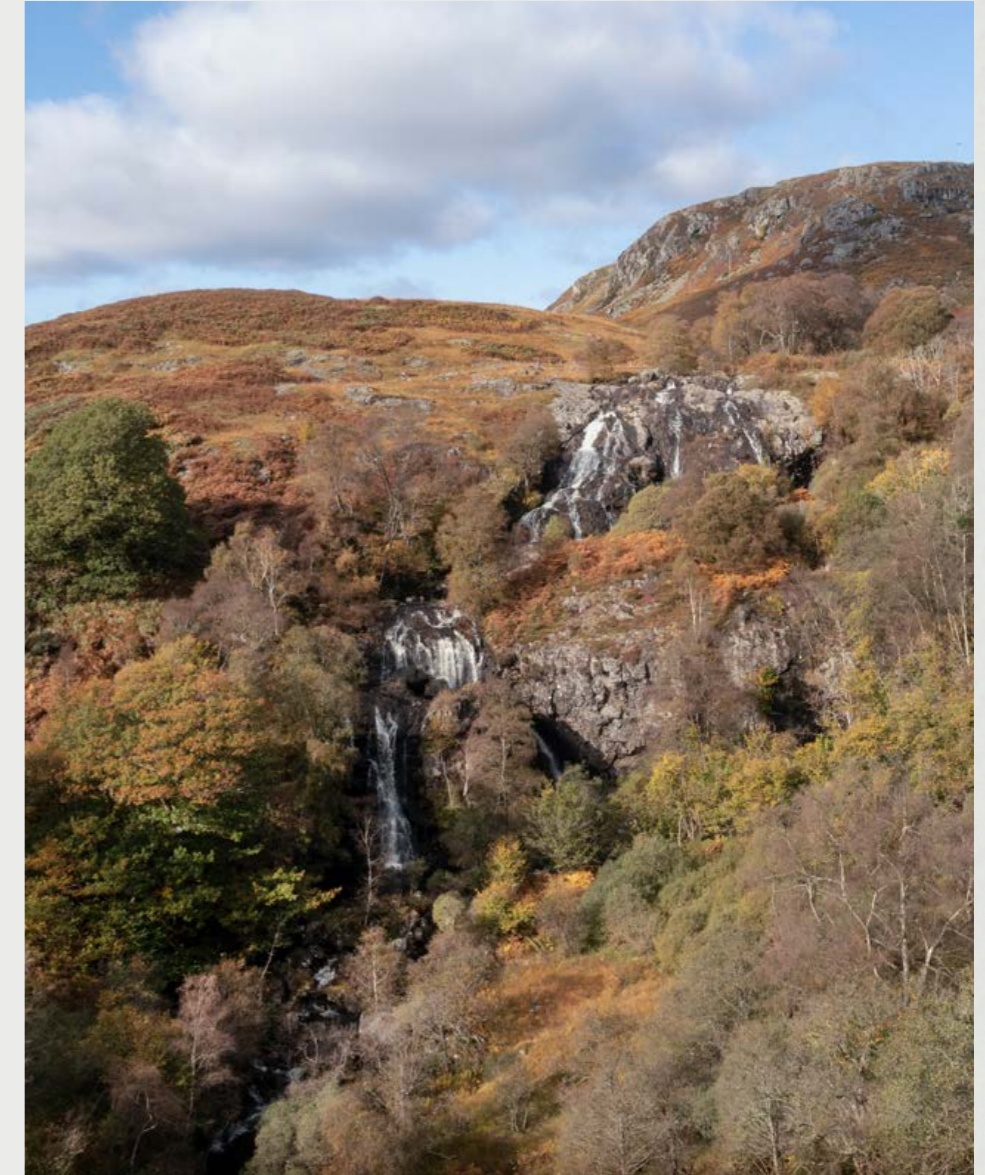
**General Purpose Shed (2011)** – 3 bay steel portal frame with box profile roof and side cladding on three sides currently used for hay/straw/feed storage.

**General Purpose Shed** – 5 bay iron post shed with stone gable end under corrugated iron roof with timber trusses perpendicular to a U-shaped traditional range of stone buildings under slate roofs incorporating :

- Beaters' Bothy – harled walls under a profile sheet roof currently used as stores;
- Granary
- Hay Store

An area of hard standing provides ideal storage of wrapped haylage which can be rolled out in the shed or easily transported to the hill. There are additional useful storage sheds in the front field and at Coshievachan.





The woodlands at Invergeldie extends to about 28 hectares (69 acres) and comprises a mixture of native woodland and shelterbelts of mature conifer plantations.

### Planting

There are a number of suitable sites across the lower slopes of the estate which are suitable for tree planting. In particular, at the south eastern corner of the estate there is understood to be scope to plant up either commercial forestry or native woodland without compromising the sport or the viability of the existing sheep operation. With sensitive planting, both rough shooting and amenity could be enhanced.

An environmental survey undertaken in February 2022 suggests that a total of c

5,500 acres (2,227 ha) might be suitable for native woodland creation across the estate.

### Peatland

Above the green face of the hill overlooking the northern shore of Loch Lednock is an area of peat hags. This area known as the Dry Loch has a number of open hags (a form of erosion that occurs at the sides of gullies where the peat surface has been exposed) which would be ideal for a peatland restoration project. Such projects are currently being funded by the Scottish Government in support of achieving net zero carbon emission targets.

In contrast the blanket bogs at Coshievachan are already sequestering carbon.



**Wind**

Some attempt has been made to explore renewable energy opportunities in conjunction with neighbouring estates. In the early 2000s, a 24 wind turbine project was considered but did not progress to submission of a planning application on account of the potential impact on golden eagles and subsequently, five years later, on landscape grounds. Most recently fresh interest has been expressed by a wind farm development company who has made an approach to the estate looking for suitable sites to develop and assist the Scottish Government in achieving its target of producing 50% of Scotland's energy requirements from renewable sources by 2030

**Hydro**

A desk top feasibility study was prepared in collaboration with Carroglen Estate in 2010 to assess the potential for a hydro scheme located on the Lurg Burn. The study indicated that a 250 kW scheme, which could serve the residential properties on the two estates, was feasible at that time.

**Minerals**

Geological surveys have revealed that there are deposits of gold, zinc and quartz on the estate but despite renewed interest in gold prospecting in Perthshire by a mineral exploration firm, no attempts have been made to carry out research. It is understood that gold from Glen Lednock differs from

other types principally in the presence of molybdenite inclusions.

There are a number of borrow pits on the estate which are an ideal source of road surfacing material for internal roads and tracks.

**Sites of Special Scientific Interest (SSSI)**

There are two SSSIs on the estate: one near Fintullich on account of the geological features; the other to protect the alpine vascular plants near the top of Ben Chonzie.





# GENERAL REMARKS AND STIPULATIONS

## Services, Occupancies & Council Tax

- All rents and all outgoings including council tax shall be apportioned between the sellers and the purchaser(s) as at the date of entry.
- All properties are served by a private water supply. There is a chlorinating house to the north of Invergeldie House in which the private hill supply is treated before being gravity fed to the various residential properties on the estate.
- All properties have oil fired central heating and, with the exception of Invergeldie Lodge, have a wood burning stove.
- All properties have private drainage.
- Standard broadband to Invergeldie Lodge.

Property	Occupancy	Council Tax Band	EPC	Services
Invergeldie Lodge	Owner occupied	H	E	Single glazing; Open fire
Keeper's Bungalow	Service (head keeper)	E	D	Propane gas; Partial double glazing
Invergeldie Farmhouse	Service (shepherd)	G	E	Partial double glazed
Lodge Cottage	SAT	B	E	Fully double glazed
Roadside Cottage East	SAT	C	E	Fully double glazed
Roadside Cottage West	Service (beat keeper)	C	E	Fully double glazed
Coshievachan	SAT	C	F	Fully double glazed
Coshievachan Cottage 1	SAT	A	E	Fully double glazed
Coshievachan Cottage 2	SAT	A	E	Fully double glazed
Fintullich	SAT	D	E	Fully double glazed

In 2021/22 the actual council tax payable for a Band D property is £1,318.

## Travel arrangements

### Airports

Edinburgh  
Tel: 0844 448 8833  
www.edinburghairport.com

Glasgow  
Tel: 0344 481 5555  
www.glasgowairport.com

### Train Services

General Information  
Tel: 08457 48 49 50  
www.nationalrail.co.uk/stations

### Car Hire

(from Edinburgh & Glasgow Airports)  
Edinburgh Airport  
<https://www.edinburghairport.com/transport-links/car-hire>  
Glasgow Airport  
<https://www.glasgowairport.com/at-the-airport/airport-services/car-hire/>

## Entry & Possession

Entry by arrangement with vacant possession subject to any residential lets. A date of entry of 30th November 2022 would be favoured by the sellers.

## Fixtures & Fittings

All fitted carpets, curtains, light fittings, white goods will be included in the sale. Some items of furniture and some of the paintings will be excluded from the sale.

## Employees

There are three staff employed on Invergeldie whose employment will fall to be transferred to a purchaser under the TUPE regulations 2006:

- Shepherd
- Head Keeper Stalker
- Beat Keeper

Further details are available from the selling agents.

## Local Authority

Perth & Kinross Council  
[www.pkc.gov.uk](http://www.pkc.gov.uk)

## Energy Performance Certificates

Available on request from the selling agents.

## Sporting Rates

The rateable value on the shooting rights is £6,400. Small business relief applies with the result that no rates are currently paid.

## 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.

- SSE has a right of access over the estate road from where the estate drive leads off the public road to the head of the dam and all the associated internal roads to the intake points.
- There are two core paths on the estate: one follows the Invergeldie Burn northwards before heading in a north westerly direction to meet the River Almond; the other follows the track running along the southern side of Loch Lednock to its western extremity.

## Ingoing Valuation

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at 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:

- All oils, fuel, fertilisers, sprays, chemicals, hay, feedstuffs and sundries at cost.
- The sheep flock at hefted and acclimatised value on the farm.
- The estate machinery, vehicles and equipment.
- BPS entitlements.

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

## Basic Payment Scheme

Any entitlements will be made available to the purchaser(s). Payments in respect of 2021 and in relation to any previous years will be retained by the sellers. Payments in respect of 2022 will be apportioned between the sellers and the purchaser(s) on a calendar month basis.

**Region 1** 107.05 entitlements

**Region 3** 3817.38 entitlements

## Less Favoured Area Support Scheme (LEASS)

The estate lies wholly within a Less Favoured (Severely Disadvantaged) Area and therefore qualifies for LEASS payments. Payments in respect of 2021 and in relation to any previous years will be retained by the sellers. Payments in respect of 2022 will be apportioned between the sellers and the purchaser(s) on a calendar month basis.

## Environmental and Archaeological Designations

- There are two SSSIs both with statutory conditions attached.
- Invergeldie Bridge over Invereldie Burn is Category B Listed. – ask lawyer.

## Sporting Rights

Rights for one boat on Loch Lednock from which to fish exist in favour of the proprietors of Invergeldie Estate. The sporting rights are in hand.

## Mineral Rights

The minerals are included within the sale insofar as the sellers' right thereto.

## Timber

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

## Offers

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

# GENERAL REMARKS AND STIPULATIONS

## Solicitors

Turcan Connell, Princes Exchange,  
1 Earl Grey Street, Edinburgh EH3 9EE.  
Tel: 00 (+44) 131 228 8111  
Email: jmr@turcanconnell.com

## Purchase Price

On 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 misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. Prospective parties are asked to satisfy themselves on inspecting the titles.

## Purchasers

Any offer by a purchaser(s) must be accompanied by a guarantee from a bank which is acceptable to the sellers.

## Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.



## 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 outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

## Viewing

Strictly by appointment with the selling agents.

## Directions

From Edinburgh Airport head west and join the M9. Continue for about 30 miles onto the A9 south of Dunblane signposted to Perth. Take the A822 signposted to Braco/Crieff and continue on to the B827 to Comrie. After crossing the River Earn in the village, turn left

on to the A85 and follow the main road around to the right before forking right off the main road (past the Deil's Cauldron Restaurant). Follow the Monument Road into the glen and continue all the way to Invergeldie (about 4 miles).

From Glasgow Airport take the M8 onto the M80 and then on to the A9 at Stirling (and follow direction as above).

The postcode for navigational purposes is PH6 2LY



stone.gobbling.alerting

## Estate Factors

Managed Estates  
The Old Laundry, Touch Business Centre, Stirling, FK8 3AQ.  
Tel: 01786 849272  
email: me@managed-estates.co.uk



## Important Notice

Savills and Managed Estates and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the selling agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Neither these particulars nor any subsequent communication relative to the property shall be binding upon the selling agents or the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers 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.

22.03.31.EC. Capture Property 01225 667287.





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