

THE KINRARA ESTATE

AVIEMORE, INVERNESS-SHIRE

Galbraith



THE KINRARA ESTATE, AVIEMORE, INVERNESS-SHIRE

AN OUTSTANDING, ALL ROUND HIGHLAND ESTATE OF GREAT AMENITY, ECOLOGICAL AND HISTORICAL IMPORTANCE, WITH SIGNIFICANT AFFORESTATION AND CARBON CAPTURE POTENTIAL, LYING ON THE EDGE OF THE CAIRNGORM NATIONAL PARK.

INVERNESS AIRPORT 39 MILES EDINBURGH 122 MILES

MOUNTAIN, MOORLAND, WOODLAND AND RIVERINE HABITATS

CONSIDERABLE AFFORESTATION AND POTENTIALLY VALUABLE
CARBON CAPTURE OPPORTUNITY

GREAT CONSERVATION POTENTIAL

400 ACRES LOW GROUND WITH PRODUCTIVE PASTURE, EXISTING
FORESTRY AND FURTHER PLANTING OPPORTUNITY

IN HAND FARM

PRODUCTIVE GROUSE MOOR WITH 10 YEAR AVERAGE OF 476 BRACE

RED DEER STAKING AVERAGING 20 STAGS AND 23 HINDS

CHALLENGING, HIGH BIRD PHEASANT SHOOT AND GOOD ROE
STALKING

EXCELLENT SHOOT ROOM, LARDER AND OUTBUILDINGS

SALMON FISHING ON RIVER DULNAIN AND TROUT FISHING ON
LOCH ALVIE AND LOCHAN DUBH

LYNWILG HOUSE WITH SIX BEDROOMS AND SEVEN FURTHER ESTATE
HOUSES AND COTTAGES

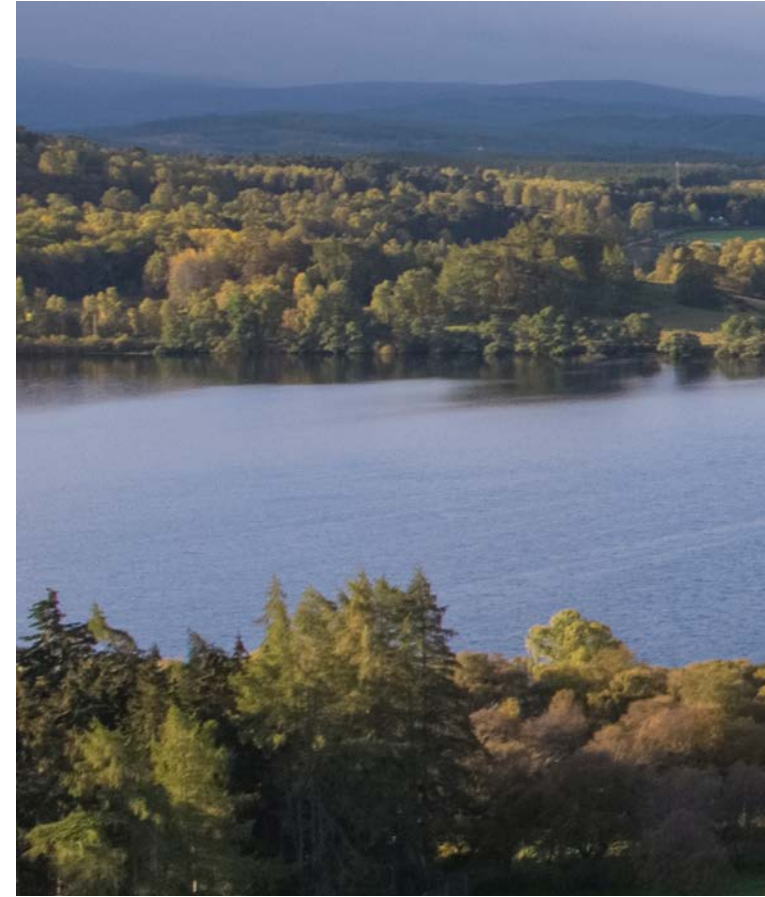
ACREAGE 9309 ACRES

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 **OnTheMarket**.com







SITUATION

Extending in all to some 9,309 acres, (3,767 hectares) Kinrara Estate lies in Upper Speyside and forms part of the renowned Monadhliath range of hills. The southern part of the estate lies within the Cairngorm National Park. The estate is complemented by the comfortable six bedroom Lynwilg House and seven further houses and cottages. It is a wonderful, mixed, all round estate, offering great amenity and scope, underpinned by good housing, farming, significant forestry and sporting activities.

A short video can be seen at: <https://vimeo.com/370354822/e6bfcc6ca4>

The local area includes habitats designated as both special areas of conservation and special protection areas, given the outstanding flora and fauna. The estate also includes areas designated as sites of special scientific interests for upland birch woodland and moth assemblage and wetland and breeding birds. There is considerable scope for potentially valuable carbon capture opportunity.

The nearest town is Aviemore, about 3 miles to the north east, which has a wide range of facilities including a mainline railway station with a sleeper service to London. Inverness, about 33 miles to the north, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

Rothiemurchus, Loch Insh and the Cairngorms Ski Centre are nearby and offer diverse activities throughout the year as does the surrounding countryside and the numerous mountain ranges.

HISTORICAL NOTE

In the 1700s, Kinrara formed part of the Duke of Gordon's empire. The estate at that time included Kinrara House which was built in the late 1700s by the Duchess of Gordon.

A loyalist to the monarchy and said to be popular with King George III, when in 1793 the army was short of recruits, the Duchess is reputed to have had a bet with the Prince Regent that she could raise more men than he could.

She duly toured the villages of Scotland, organising Scottish dances and donned in a military uniform complimented by a large black feathered hat. Those that danced joined the army and are said to have received the King's shilling from between the Duchess's lips. The Duchess is reputed to have recruited some 940 men and this is believed to have been the beginning of the famous Gordon Highland regiment.

The Duchess died in 1812 and she is buried in the grounds of Kinrara House. The estate was inherited by her son, George, the fifth Duke of Gordon, passing in turn to his nephew, the Duke of Richmond. It remained in the Richmond family until 1928 when it was bought by the renowned former showgirl and philanthropist, Lady Lucy Houston, who is said to have inherited a fortune from her shipping magnate husband.

Renowned as the saviour of the spitfire engine by giving much needed finance to the government for the project during the Second World War, Lady Houston also funded expeditions to Everest and gave generously to charity. She died in 1935, and the estate was bought by a Glasgow businessman. The house and the estate were divided in 2005 when the estate was bought by the current owners who have invested substantially in the infrastructure of the property.

DESCRIPTION

Kinrara is an all-round estate, offering great amenity, recreation, conservation, forestry, farming and sporting opportunities.

Speyside is of significant ecological and environmental importance characterised by great biodiversity and extensive areas of ancient native woodland. Iconic species include a wide variety of flora and fauna - such as blackcock, capercaillie, red squirrel, wildcat and the very rare freshwater pearl mussel.

Occupying some of the UK's most sensitive and important habitats, Kinrara offers a rare opportunity to own and play a key role in the ongoing stewardship of this stunning landscape. It also offers very considerable afforestation potential, and its extensive areas of peatland, could be a significant asset in the quickly developing carbon economy.

The low ground is gently undulating and sits at around 250m above sea level. It extends from pasture to the south and east of Loch Alvie to the farmland around Ballinluig to the north of the A9.

The moorland stretches from the lower slopes of the Monadhliaths in a north westerly direction towards the central part of the Monadhliath hills, rising to the 824M summit of the ridge between the valleys of the Spey and the river Dulnain, an important tributary of the river Spey. Much of the grouse shooting and red deer stalking takes place on either side of this picturesque spate river.

The estate is some 9 miles long and 3 miles wide at its widest point and it has an excellent network of well-maintained internal farm and hill roads which allow easy and speedy access to all parts.



SPORTING

THE GROUSE MOOR

The Kinrara moor is one of the finest driven grouse moors in the Highlands and with its gullies, ridges and undulating terrain, it provides the most challenging and exciting driven grouse shooting.

With 19 drives, all butted and in good order, easily accessible and mostly built of stone, the moor can be shot in all wind directions and in a good season can provide three separate days driving.

The moor has been well managed by the three estate keepers who manage the estate not just with sporting in mind but for all round habitat and wildlife management. Due to very adverse weather in the breeding season, the last two seasons have however been disappointing and the owners have sensibly elected to conserve stocks and not to shoot. Despite this and given a record day of 164 brace in 2012, the 10 year average stands at 476 brace. Kinrara marches with Clune and Dalmigavie to the north, Alvie to the west and Eil and Slochd to the east, importantly all well managed and generally productive grouse moors. Kinveachy also marches and brings in part an interesting conservation neighbour.

STALKING

The estate is a member of the Monadhliath Deer Management Group and with a five-year average annual cull of 20 stags and 23 hinds, it provides some enjoyable stalking. Historically this has been carried out in the latter part of the season, usually from late September when the grouse shooting has finished.

The principal area of the deer forest lies on the north western side of the river Dulnain where a number of south-facing corries provide good shelter and feeding for the deer. There is ample ground to allow for two separate stalking parties.

The woodlands on the low ground provide some enjoyable roe stalking and a small number of bucks and does are shot annually.

THE PHEASANT SHOOT

The low ground pheasant shoot is exceptional and a number of drives provide some very challenging birds. The conifer woodlands and the extensive areas of natural woodland, along with strategic areas of game crop, hold the birds well and the undulating ground provides some very enjoyable sport. Typically, the vendors shoot 10 days per season and the bags are usually around 200 a day.

Kinrara also offers some good rough shooting and wildfowling and there are a number of productive flight ponds around Ballinluig.

FISHING

The river Dulnain, an important spawning tributary of the renowned river Spey. Although a spate river and while no formal records have been kept, there are a number of holding pools that can provide good sport for salmon and sea trout in the right conditions.

Loch Alvie and the hill loch, Lochan Dubh can both offer enjoyable trout fishing.

SPORTING RETURNS

Year	Brace Grouse	Stags	Hinds
2010	1156	12	11
2011	329.5	15	11
2012	1056	21	10
2013	217	32	32
2014	985	28	30
2015	0	30	32
2016	885.5	24	37
2017	128	22	40
2018	0	7	17
2019	0	11	14
10 year average	476 brace	20	23

WOODLAND, FURTHER AFFORESTATION AND CARBON CAPTURE POTENTIAL

A significant proportion of the low ground at Kinrara, some 254 acres (103 hectares) is woodland, mainly being natural woodland with species such as silver birch, rowan and native Scots Pine. Much of the woodland is noted within the Ancient Woodland Inventory. These woodlands are open and can be grazed. In addition to the native woodlands, there are around some 12 acres (4.86 hectares) of conifer plantations, which offer shelter and cover for the farming and sporting enterprises. A particular feature of the estate is the natural and ancient oak woodlands situated on the north side of the A9.

There are a number of hill woodlands, the largest being a scheme known as Craigellachie. This extends to approximately 213 acres (86 hectares), including open spaces, of native woodland which was planted under an historic woodland grant scheme. The area is designated as part of the Craigellachie woodland SSSI.

The "Cut Wood" is also a sizeable native woodland scheme which lies adjacent to Craigellachie and extends to about 113 acres (46 hectares). There are also a number of smaller hill plantations which have been planted by the current owners. While these are not yet of a size to offer significant value, in time they will provide excellent shelter and amenity.

While some of the plantations were grant funded, there are no remaining grant payments to be made in relation to existing or established woodlands.

There is considerable further woodland creation potential on both parts of the hill and the low ground. An initial site survey suggests that very approximately 3,700 acres (1500 ha) might be suitable for the planting of native broadleaved woodland.

The information used to assess this was the default data provided within the FCS Climatic Suitability programme, Ecological Site Classification (ESC) modelled data and The Hutton Institute Soil Maps. A full site survey would however be required to identify this potential more accurately along with any constraints such as archaeology, peat depth, vegetation, soil conditions, local breeding birds and preferred fence lines.

The Hutton Institute land capability for forestry shows the ground as a mix of F4 and 5, soil data indicates a mix of peaty podzols, peaty gleys and areas of deep peat.

The current Forestry Grant Scheme has allocated 'Target Areas' to achieve a higher rate of grant for planting native woodlands within the Highland area and the Cairngorm National Park. Kinrara Estate sits within the Highland Native Woodland Target Area and the Cairngorm National Park Woodland Expansion area, attracting new planting rates of £2790-3600/ha. Based on these current grant rates such a planting project could achieve grant income of £1.8m - £3.2 million.

Newly planted woodlands are also eligible to enter into the Woodland Carbon Code. This allows the owner to sell carbon credits accrued during the lifetime of the woodland. An average native woodland can sequester approx. 350 tonnes of co2/ha. Such a scheme as this over its lifetime could generate very considerable carbon capture income.

The Galbraith forestry team are on hand to discuss the forestry potential in more detail with interested parties.

THE FARM LAND

The low ground extends in all to approximately 479 acres (194 hectares). About 142 acres (57.5 hectares) is pasture, the majority of which is cut for silage. The remaining low ground comprises a mix of rough grazing with open grazed woodland. The land is well suited to livestock production and is in good heart. It does have the potential for further afforestation and an initial survey suggests that some 94 acres (38 ha) could be planted with commercial crops. Fencing is generally good and access to the low ground is via the public road or good internal tracks.

The farm is in hand and runs around 1000 breeding ewes over the low and high ground where they are very effectively used as "tick mops" with a regular dosing regime.

The estate is self-sufficient in silage and this is used to over-winter sheep on the estate. There are two sheep handling facilities; one on the low ground near Ballinluig Farm and one north of the river Dulnain, on the hill ground.

POTENTIAL HYDRO SCHEME

The vendors researched the possibility of a hydro scheme off the Allt na Criche burn in 2008. While they did not pursue this at the time, there is potential for such a proposal. Further information is available in the data room.

HOUSES AND COTTAGES

There are eight houses and cottages in all, the principal house being Lynwilg House, which is currently a successful holiday let. Three houses are occupied by the estate keepers under service tenancies, one is let on an Assured Tenancy, and four, including Lynwilg house are currently vacant.

LYNWILG HOUSE

Lynwilg House is a bright and spacious Edwardian house with wonderful views to the Cairngorms. The accommodation is of a high standard with welcoming reception rooms and comfortable en-suite bedrooms; only the single bedroom does not have its own bathroom.

The accommodation on two floors comprises: front hall, sitting room, dining room, games room, kitchen with Aga, breakfast room, pantry, utility room, boot room, gun room, two WCs, six bedrooms (three en-suite) and two separate bathrooms.

CARETAKER'S COTTAGE

Situated in the garden of Lynwilg House, Caretaker's Cottage is a single storey property of timber clad construction.

The accommodation comprises; living room, kitchen, two bedrooms (one en-suite) and separate bathroom.

LYNWILG FARMHOUSE

Lynwilg Farmhouse is situated north of the A9 in an elevated position with a south easterly aspect. Of harled brick construction under a pitched slate roof, the house has been refurbished to a very high standard.

The accommodation on two floors comprises; hallway, sitting room, dining room, kitchen with Rayburn, utility room, downstairs WC, and four bedrooms (one en-suite) and separate bathroom. An enclosed garden surrounds the property and within the grounds is a wooden garage.

LYNWILG GARDEN COTTAGE.

Situated to the side of Lynwilg House on the road up to the moor, the cottage is of modern, single storey construction and is in good order throughout.

The accommodation comprises; kitchen, utility room, living room, 3 bedrooms (one en-suite) and separate bathroom.

A small garden surrounds the house where there are kennels.

LYNWILG FARM COTTAGE

Situated to the north of Lynwilg Farmhouse with a westerly aspect, the cottage is single storey and of timber construction with a corrugated iron roof. The property has been renovated to a very high standard and is in excellent condition.

The accommodation comprises; kitchen, sitting room, bathroom and two bedrooms.

A small garden surrounds the house where there are kennels.

BALLINLUIG COTTAGE

Ballinluig Cottage is located beside the B9152. The cottage is single storey and of timber construction, subsequently harled, under a slate roof. It has been renovated to a very high standard and is in excellent condition.

The accommodation comprises; kitchen, breakfast and laundry room, three bedrooms (one en-suite) and separate bathroom.

BALLINLUIG FARMHOUSE

Ballinluig Farmhouse is located on Ballinluig Farm to the north of the A9. Of stone and slate construction, the two storey property has been renovated to a very high standard.

The accommodation comprises; entrance vestibule, large kitchen/breakfast room with Aga, sitting room, bathroom, four bedrooms (two en-suite) and a large basement. A small garden surrounds the house and there are kennels with housing for 7 dogs.

THE CAGGAN

The Caggan is a traditional stone and slate property, situated in an idyllic situation in the very heart of the moor on the banks of the river Dulnain. Offering great privacy and seclusion, it has been completely renovated and provides comfortable accommodation with solar panels and an oil fired generator which provide heating and hot water.

The accommodation comprises; sitting room, kitchen/breakfast room and four bedrooms (three en-suite).

RESIDENTIAL PROPERTY SUMMARY:

Property	Occupancy	Services	Council Tax/Rating	EPC Rating
Lynwilg House	Vacant (holiday let)	Mains water, mains electricity, electric storage central heating and private drainage.	G	F
Caretaker's Cottage	Vacant	Mains water, mains electricity, electric heating and private drainage.	B	F
Lynwilg Farmhouse	Vacant	Mains water, mains electricity, oil fired central heating and private drainage.	E	F
Lynwilg Garden Cottage	Service Tenancy	Mains water, mains electricity, oil fired central heating and private drainage.	D	D
Lynwilg Farm Cottage	Service Tenancy	Mains water, mains electricity, electric heating and private drainage.	A	C
Ballinluig Cottage	Assured Tenancy	Mains water, mains electricity, oil fired central heating and private drainage.	A	E
Ballinluig Farmhouse	Service Tenancy (Head Keeper)	Mains water, mains electricity, oil fired central heating and private drainage.	D	G
The Caggan	Vacant	Private water, solar panels, oil fired generator and private drainage.	N/A	E

NEW LODGE

The vendors previously obtained planning consent subject to entering into a s75 agreement and have detailed plans for a new 14 bedroom, 1,500m² Lodge on a spectacular site overlooking Loch Alvie. While they did not pursue this, the opportunity remains subject to planning permission.



ESTATE BUILDINGS

SHOOT LUNCH ROOM

Adjacent to Ballinluig Farmhouse, there is a stone and slate, single storey building which has been renovated to provide very comfortable lunch accommodation for pheasant shoot days. The building is open plan, providing one large kitchen, separate dining room with wood burning stove and separate toilets. There is mains electricity, mains water and oil fired central heating.

BEATER'S BOTHY

The traditional steading has been converted to provide a shoot room with wood burning stove for the beaters and a toilet. Adjacent to this is a fully compliant game larder and chiller and separate storage.

FARM BUILDING

To the north of Ballinluig is a recently built, general purpose portal framed agricultural building of steel construction clad with galvaprime, about 18m x 15m (60' x 50').

LYNWILG WORKSHOP

The workshop is near Lynwilg Farm Cottage and is a modern building of concrete block construction with corrugated iron cladding and a pitched roof. It is served by mains water and electricity.

RED BOTHY

This small bothy is located on the north side of the river Dulnain. It is of stone construction with a corrugated iron roof. The Bothy offers shelter for hill walkers and shooting parties and has an open fire. Next to the Bothy is a shed for hill vehicles.

HILL LUNCH HUTS

To the north of the river Dulnain, there is a large wooden lunch hut, with wood burning stove and enjoying spectacular views over the estate.

A second smaller lunch hut overlooks a main tributary to the river Dulnain.

LOCH ALVIE BOATHOUSES

There are two boathouses on the northern shore of Loch Alvie which are accessed off a minor public road connecting the A9 and the B9152. The boathouses are of timber construction with corrugated iron roofs and are held with vacant possession.

A9 IMPROVEMENTS

The A9, which is the main trunk road between Perth and Inverness, is in the design stages of being dualled. This is being done in stages over the next five years. Work is scheduled to start on the small section that runs through Kinrara in 2021/2. While during the period of construction this will inevitably cause a degree of disruption, the

vendors have worked closely and constructively with the roads authority to mitigate the impact on the estate and they have established a good working rapport.

The purchaser will be eligible for all compensation.

It is thought that on completion of the improvements there may very well be development opportunities adjacent to the road and indeed the vendors have been approached by and have been in discussion with a number of interested parties about this opportunity.

Full plans and details of the road improvements are available for inspection by request.

RIGHTS OVER FIELD BY A9

The field shaded blue on the estate plan (extending to 1.49 Ha) does not currently form part of the estate title but is occupied by the estate on a rent free licence. Following any land take by Transport Scotland for the A9 dualling, this field will revert to the vendors for no consideration. There is also a longstop date whereby if agreement has not been reached with Transport Scotland by April 2022, the field will revert to the vendors. A standard security is in place to ensure that the field cannot be sold to a third party.

EMPLOYEES

The purchaser will be obliged to continue the employment of the three estate staff in accordance with the Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

FIXTURES, FITTINGS & EQUIPMENT

Fitted carpets, curtains, light fittings and white goods in Lynwilg House and other estate houses where they are owned by the vendors are included. Additional house contents, vehicles, boats, trailers and other estate equipment are available in addition by separate negotiation. An inventory is available.

INGOING VALUATION

The purchaser may, in addition to the purchase price, be obliged to take over and pay for at valuation all peat, oils, sprays fuel and silage on the estate at the date of entry.

AGRICULTURAL GRANTS & SUBSIDIES

The estate land is registered for IACS purposes. Basic Payment Entitlements pertaining to the estate will be available for purchase at market value.

Less Favoured Area Support Scheme (LFASS) - the land is classified as being in a Less Favoured Area and is therefore eligible under the Less Favoured Area Support Scheme. Further details are available to interested parties.

ENVIRONMENTAL DESIGNATIONS

There are a number of environmental designations across the estate. The southern part of the estate is located within the Cairngorm National Park.

Loch Alvie is covered by the Alvie SSSI designation relating to woodland, wetland and breeding bird conservation and a S15 management agreement with SNH over some four acres which runs until 2037.

The area of woodland at Craigellachie is covered by the Craigellachie SSSI, designated for the upland woodland features and the moth assemblage.

The Lynwilg Burn and river Dulnain are included within the river Spey SAC, internationally important for its stocks of Wild Atlantic Salmon and Freshwater Pearl Mussels.

THIRD PARTY RIGHTS & SERVITUDES

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.

A right to lay a pipe, extract water and discharge between the points A - B on the sale plan from the Allt na Criche burn in favour of Kinrara Distillery, will be reserved along with all necessary rights of access and there will be restrictions on any action or development that might contaminate the river catchment area.

MINERAL RIGHTS & TIMBER

The mineral rights together with all standing and fallen timber are included in the sale.

DATE OF ENTRY

By mutual agreement.

PARTICULARS

While these particulars give a fairly detailed description of the estate, further information on certain matters will be available online in the Data Room to parties who have viewed and formally expressed their interest. Details on how to access this are available from the selling agents.

SOLICITORS

Shepherd and Wedderburn, 1 Exchange Crescent, Conference Square, Edinburgh, EH3 8UL.
Tel: 0131 228 9900.

DEPOSIT

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 & 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 nor entitle either party to compensation in respect thereof.

OVERSEAS PURCHASERS

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who 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

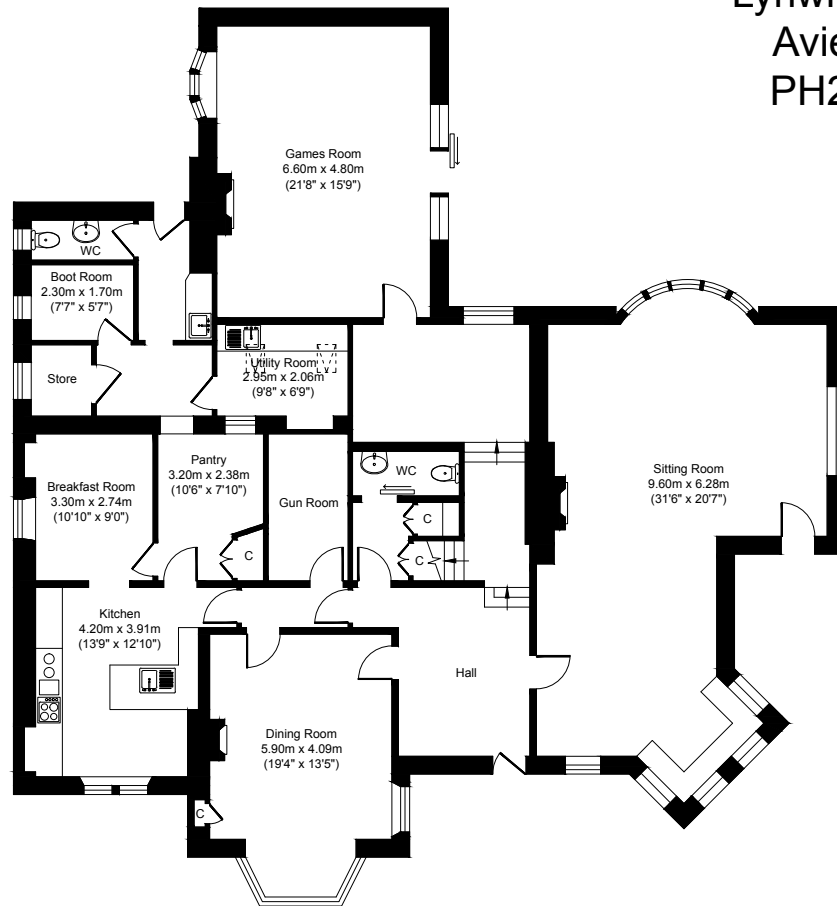
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

APPORTIONMENTS

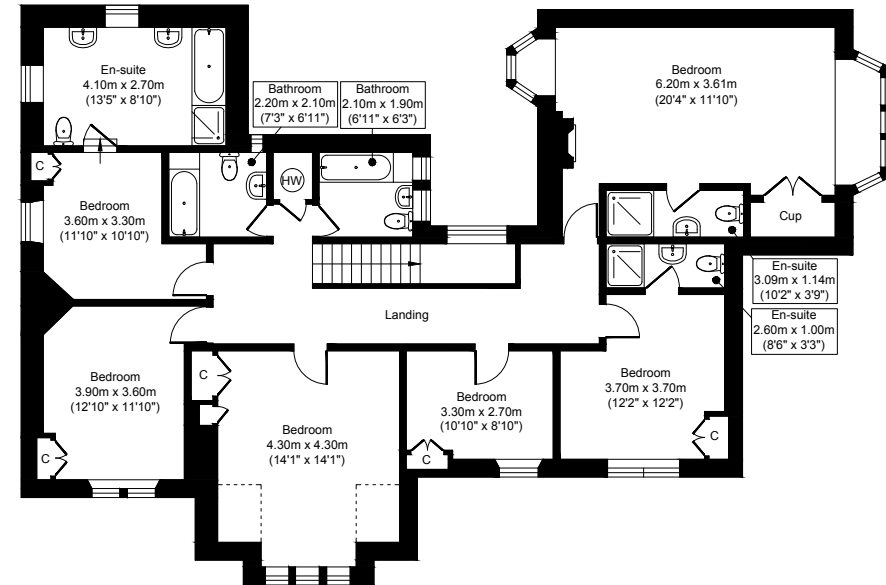
Council Taxes and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.



Lynwilg House Aviemore PH22 1PZ



Ground Floor
Approximate Floor Area
218.49 sq. m
(2351 sq. ft)



First Floor
Approximate Floor Area
146.09 sq. m
(1572 sq. ft)

Overall Internal Area: 364.58 sq m (3923 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.

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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 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 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 Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF. 6 Particulars prepared May 2020. 7. Photographs taken in 2019.



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