

North Bunloit Estate

Bunloit, Drumnadrochit, Inverness-shire



A rare opportunity to acquire a small Highland estate set in a spectacular location close to Loch Ness

North Bunloit Estate, Bunloit, Drumnadrochit, Inverness-shire, IV36 6XG

Inverness 15 miles, Inverness Airport 40 miles, Dingwall 27 miles

Features:

Approximately 829.84 acres (335.83 Ha) in total

For sale as a whole or in 4-lots



Location

Situated just to the south of Drumnadrochit, the estate benefits from vehicular access to all of the local amenities nearby and is within easy commuting distance of the city of Inverness. The Drumnadrochit area is famous for its association with Loch Ness and is an excellent point from which to explore the Highlands, with its unspoilt hillsides providing a haven for plants, wildlife and excellent rural sporting opportunities. The village of Drumnadrochit has good local shops catering for daily needs and highly acclaimed primary and secondary schools as well as a new medical centre.

Transport links are improving to the Highlands with the ongoing duelling of the A9 trunk road, new Inverness city bypass and expansion of the airport, now providing regular flights to London and the continent.

Description

North Bunloit is a 336-hectare mixed habitat Highland estate in Inverness-shire. It is the northern part of an estate managed by Highlands Rewilding primarily for natural capital uplift—biodiversity and carbon-based projects, nature restoration and community prosperity. Ardachy is the main residence of North Bunloit. A magnificent four-bedroom contemporary house enjoying an elevated position and breathtaking views across Loch Ness and the Monadhliath mountain range.

North Bunloit largely comprises conifer plantations, peatland and bog, alongside large areas of ancient native woodland and heath. HRL

is felling and thinning forestry compartments and will mostly replace these plantations with mixed native tree species, boosting biodiversity and long-term carbon sequestration. Highlands Rewilding continues to carry out work to restore North Bunloit's peatland, with several areas where peat is at least four metres deep. This work will greatly stem carbon emissions and eventually increase the carbon sequestration potential of this peatland. Heathland and bog areas are being maintained through removal of self-seeded non-native conifers.

Bracken is also being controlled through mechanical rolling and rotational grazing of a small herd of Highland Cows (not owned by the estate). North Bunloit is home for an abundance of species. Mammals include pine martens, red squirrels, badgers, foxes, deer (Sika, Roe and Red) and wild boar. The wild boar are rarely sighted ecosystem engineers whose rooting activities can break up bracken domination and increase plant diversity.

The land is summarised as follows:

Habitat	Area (Ha)	Area (Acres)
Coniferous Woodland	166.3	410.93
Broadleaved Woodland	71.8	177.42
Heathland	52.3	129.23
Bog	37.0	91.43
Grassland	5.6	13.84
Other	2.83	6.99
Total	335.83	829.84



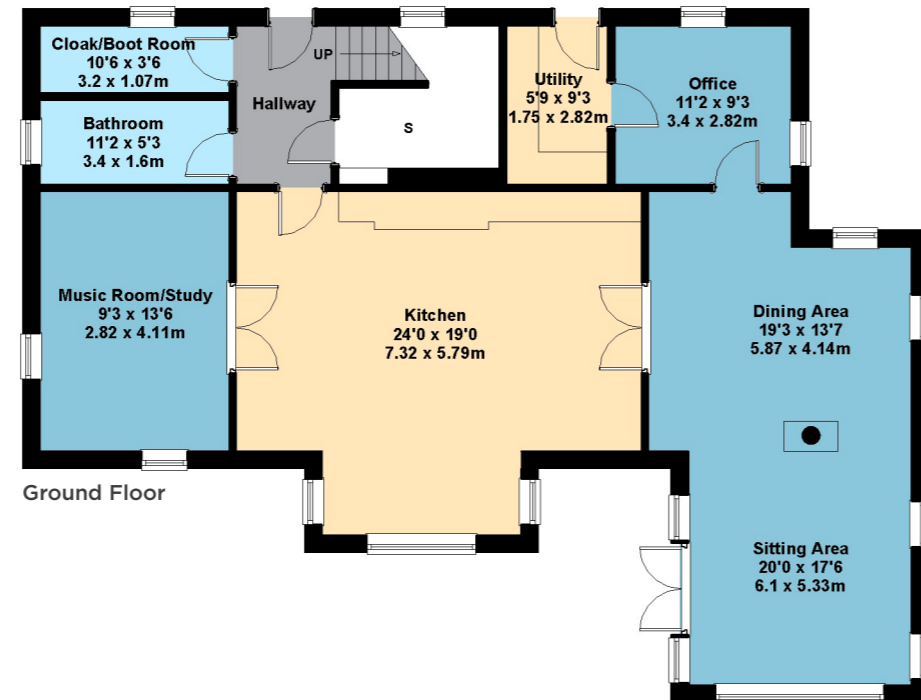
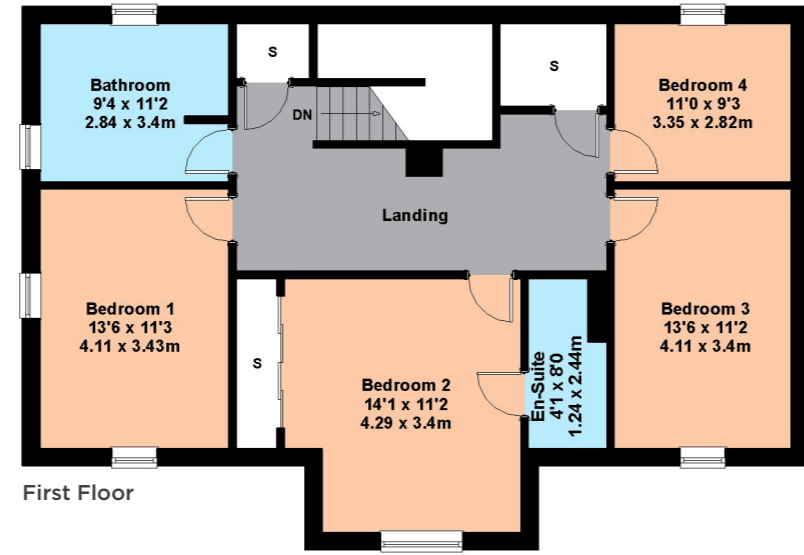
Lot 1 – Ardachy House
Approximately 2.03 Ha (5.02 acres)
Ardachy House enjoys an elevated position and breathtaking views across Loch Ness and the Monadhliath mountain range. The large living space on the ground floor combines a relaxed sitting room space and one of the two ground floor dining areas. Flooded with light, this area also provides spectacular views over the loch, leading out to the timber decked terrace and lawn area. These

indoor areas have solid oak flooring throughout and the sitting room has both underfloor heating and a double-sided wood burning stove.

The bespoke kitchen comes with a comprehensive range of wall and base storage units, Aga, centre island, granite worktops and a host of integrated appliances. There is a music room/study located off the kitchen. On the upper level the broad landing leads to the master bedroom which has a storage area

with hanging space as well as an en-suite shower room. There is a large family bathroom complete with bath with shower over, WC, wash hand basin, heated towel rail and a further three well-proportioned bedrooms. There is ample parking in front of the house for several vehicles, and a variety of useful outbuildings including a small summerhouse. The property is currently used for team gatherings, company retreats and is rented out on Cottages.com.





Lot 2 – Borlum Woods & Strone Grazings
Approximately 102.95 Ha (254.40 acres)

Borlum Wood covers an area of approximately 40 hectares. It was previously a block of productive conifer, planted in 1963 and felled in 2016 by a previous owner.

It was restocked in 2019 before Highlands Rewilding took over management and this planting was carried out with a productive woodland in mind. The area is now a block of even-aged Sitka spruce and Scots pine with naturally regenerating birch throughout, the growth of which has been enabled

by the deer-fence that surrounds this area.

A section is registered Common Grazing land, extending to about 47.36 hectares/117.02 acres, situated at the northern end of the estate and known as Strone Grazings. The estate is entitled to

one seventh share of the grazing. Two areas have been apportioned by the Crofters Commission between the Estate and adjoining neighbours. These apportioned areas have been fenced off, but the estate retains the sporting rights.

Crofted Common grazings means there are various parties who have 3rd party grazing rights over the majority of the land (further details on these parties and the common grazings from the selling agent).



Lot 3 – Upper Lennie woods, Craig Bhallich Woods & Bills Planation
Approximately 92.52 Ha (228.63 acres)
 Lying at the South West portion of the estate this lot comprises an attractive mix of woodland and open spaces which enjoy far reaching views over loch Ness to the

Mondaliath Mountains. This is an attractive lot which lies at the North East of the estate and comprises an attractive mixture of ancient native woodland and conifers as well as some open ground

Lot 4 – Lon Mhor Moor & Clunebeg Woodland
Approximately 138.33 Ha (341.83 acres)

Lon Mhor Bog, 35 hectares of which is currently classified as blanket bog in a moderate condition. A further 8 hectares are currently dwarf shrub

heath, and a conifer plantation of just under 8 hectares at the western end has been clear-felled as a long term forest-to-bog restoration plans. The area is therefore part of the peatland restoration plans, which are being carried in liaison with Peatland ACTION.

Clunebeg woodland covers an area of approximately 78.5 hectares and is comprised of several different forestry sub-compartments of different age and species mixes. An access track splits the Clunebeg Woods in two and the Great Glen Way currently passes through the woods.



General

Directions

If travelling from Inverness, drive south along the edge of Loch Ness on the A82 and continue through the village of Drumnadrochit, heading south to reach Lewiston. Just south of Lewiston, cross the road bridge and turn right on to the minor public road, signposted Bunloit. Follow this road in a southerly direction up the winding road to reach the north of Bunloit Estate on either side of the public road, as shown on the sale plan.

What3words///brightly.costly.moon

Method of Sale and Tenure

The Property is offered for sale as a whole or in 4-lots.

Viewing

Strictly by appointment with the selling agents, Strutt & Parker (Tel: 01463 719171).

Closing Date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the joint selling agents. The seller reserves the right to conclude a bargain for the sale of the subjects ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents, Strutt & Parker, Castle House, Perth Suite, Fairways Business Park, Inverness euan.maccrimmon@struttandparker.com

Entry

The entry will be by mutual agreement between the purchaser and seller.

Pricing

Lot 1 – offers over £700,000
Lot 2 – offers over £325,000
Lot 3 – offers over £375,000
Lot 4 – offers over £800,000
The Whole – offers over £2.2m

Rights of Way and Access

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Sporting Rights

The sporting rights are in hand.

Mineral Rights

These are included in the sale in so far as they are owned by the vendor.

Services

Private water (bore hole), private drainage, oil fired central heating.

EPC

Band D

Council Tax

Band F

Timber

All standing and fallen timber is included in the sale.

SGRPID

Longham House
28 Longman Road
Inverness
IV1 1SF
Tel: 0300 244 4968
Email: sgrpid.inverness@scotland.gsi.gov.uk

Local Authority

Highland Council
Glenurquhart Road
Inverness
IV2 5NX
Tel: 01349 886606.
www.highland.gov.uk

Crofting Commission

Great Glen House
Leachkin Road
Inverness
IV3 8NW
Tel: 01463 663439

Solicitors

Brodies
Clava House
Cradlehall Business Park
Inverness
IV2 5GH
Tel: 01463 214390
Contact: Gary Webster/
Emily Flett-Grant

Plans, Areas and Schedules

These are based on the Ordnance Survey and title deeds and are for reference only. They have been carefully checked and computed by the selling agents and the vendor's solicitor 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.

Strutt & Parker Inverness

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