

South Sleat Estate

Sleat peninsula, Isle of Skye



Click to play video

A unique opportunity to acquire ownership of the majority of a renowned and historic peninsula featuring a landscape of great ecological and geological variety together with more than 20 miles of Atlantic coastline on the world-renowned Scottish island of Skye

South Sleat Estate, Sleat peninsula, Isle of Skye

Broadford 15 miles, Kyle of Lochalsh 21 miles, Inverness city 99 miles,
Inverness airport 108 miles



Features:

Extensive areas of open moorland with pockets of remnant native woodland varying between sea level and 292 metres (973 feet) in altitude.

Over 20 miles (32 km) of rocky coastline wrapping around the southern tip of Skye at Point of Sleaf featuring a number of bays, inlets, coves and beaches.

About 1,055 acres (427 ha) of established and enclosed mixed species native woodland.

About 660 acres (267 ha) of enclosed forestry/woodland compartments planted in 2014 with grant support from the Scotland Rural Development Programme (SRDP).

The entirety of the *Loch a' Ghlinne* and *Allt Ghlinne* river system which, together with the native woodlands throughout *Gleann Meadhonach* form an important ecosystem and a truly spectacular landscape lying right at the heart of the estate.

Over 17,000 acres (6,880 ha) of peat-based soils of variable depth with a feasibility study identifying a 1,400-acre (566 ha) area with restoration and carbon accreditation potential under The Peatland Code subject to grant funding application.

Extensive potential for further native woodland enhancement and creation with associated carbon accreditation opportunities under the Woodland Carbon Code.

Potential for future wind development with an Exclusivity Agreement signed in favour of a Wind Developer.

A rich variety of terrestrial and marine flora and fauna including several rare and endangered species.

An environmental landscape recognised for its importance through four different Sites of Special Scientific Interest (SSSI), one Marine Protection Area (MPA) and one Special Area of Conservation (SAC).

A range of redundant 19th Century estate buildings together with other sites offering residential development and/or eco-tourism potential, subject to planning.

Traditional sportings including red deer stalking and rough shooting for mixed game including woodcock, snipe and wild duck together with sea trout and brown trout fishing.

Mixed land tenure including crofting and common grazings; a Limited Duration Agricultural Tenancy; Annual Grazing Agreements and land/woodland with vacant possession.

About 19,208 acres (7,773 ha) in total

For sale as a whole – offers over £6,750,000



Introduction

This introduction and these particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice.

Situation

South Sleat Estate occupies the majority of the Sleat peninsula at the south end of the world-renowned Scottish Hebridean island of Skye.

Whilst the geology of the majority of Skye results in a landscape of rugged mountain ranges and precipitous peaks best characterised by The Cuillin – the internationally recognised range of jagged peaks and famous Black Cuillin ridge which connects them – the Sleat peninsula has an altogether different character of lower and more rounded hills interspersed by a *cnoc* and *loch*an topography of peatland-based heath interspersed by ribbons and pockets of native woodland with numerous natural post glacial lochs of varying size.

With the isthmus between the heads of *Loch Eishort* and *Loch na Dal* marking the head of the peninsula, the tip lies about 15 miles to the south at Point of Sleat which lies within the subjects of sale and is marked by a lighthouse (owned and operated by the Northern Lighthouse Board and built in 2003 to replace the original tower lighthouse dating from the 1930s).

Access to the peninsula is excellent with the A851 leading south from Broadford being a two-way road which has benefitted from extensive upgrading during the last 20 years. The village of Broadford provides a range of basic amenities including shop, petrol station, hotel and restaurant and can be reached in about 15 minutes' drive from the northern end of the estate.

From Broadford, the A87 connects to Kyle of Lochalsh on the Scottish mainland via the Skye Bridge and is around 30 minutes' drive from the estate.

As an alternative form of arrival at and departure from the Sleat peninsula, Caledonian Macbrayne operate a daily ferry service from Armadale (which adjoins the subjects of sale) to Mallaig on the Scottish mainland where, in turn, ferry sailings to the 'Small Isles' of Eigg, Rum, Muck and Canna enable access to and exploration of these spectacular and idiosyncratic islands.

The journey time from the estate to Inverness (either via Kyle of Lochalsh or Mallaig) is between 1.5 and 2 hours' driving time depending on the time of day and season.

With its combination of a majestic landscape including world famous features such as the Old Man of Storr and the Quiraing, the Fairy Pools and Kilt Rock; internationally renowned hotels and restaurants including Kinloch Lodge, The Three Chimneys and the Michelin-star Loch Bay, Skye is recognised as one of the most coveted holiday destinations in Europe.

Whilst the Sleat peninsula has its tourist attractions – the spectacular gardens at the ruined Armadale Castle being the most prominent – a notable feature of the peninsula, particularly during the busy summer holiday season which impacts much of the rest of Skye, is its peace and solitude. A walk through *Gleann Meadhonach*, at the heart of the estate, to the rocky inlet at Inver Dalavil is as beautiful as any of the more celebrated walks recommended for tourists elsewhere on Skye and beyond, yet encountering another human being at any time of year on this most picturesque of routes is the exception rather than the rule.

Geology and Natural History

Skye and the Sleat peninsula comprise a diverse range of landforms and drainage characteristics, mainly on account of their underlying geology. This is derived from sedimentary, metamorphic and igneous rock formations formed over millennia and the continual changes brought about by tectonic shift and volcanic activity.

The influence of the coast adds to the variety of landforms. The resulting microclimate and ground conditions support a wide range of flora and fauna, including rocky alpine areas which are home to golden eagles, to acid grasslands and blanket bogs.

From the higher outcrops on the estate, you can see both the west and east coasts of the peninsula. To the west lies the unmistakable and striking arc of the Black Cuillin as well as the small isles including Rum, Muck, Canna, Eigg and Soay.



South Sleat Estate, Isle of Skye

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey Vectormap mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Y21704-10 | Date 24.05.24



To the east are views of the mainland which comprise large ranges of hills and massifs including the remote Knoydart peninsula. The moorland plateaux of the estate often conceal an assortment of lochans and rocky outcrops with patches of blanket bog.

The area has generally poor fertility and is not well suited to intensive farming. Both the peninsula and the wider island of Skye have a cultural history of cattle and sheep rearing via subsistence farming and crofting.

Skye is subject to a mild maritime climate. Its latitude brings long daylight hours in summer, contrasting with short winter days and low light conditions. With the exception of the mountainous areas, typical average temperatures in January are around 3-4°C warmer on the Scottish west coast due to the influence of ocean currents.

The climate on Skye generally results in gradual changes of season. However, its exposure brings instability and unpredictability of weather conditions. Although the weather may never be reliable within the district, distinct seasons are illustrated with marked changes in flora, fauna and land use. Typical vegetation indicators, with their changing colours, flowers and fruits, are the heathers and grasses (particularly cotton grass and deer sedge), bracken, flag iris, rowan and birch.



Current Ownership, History and Background to Sale
South Sleat Estate represents the majority of the land ownership of the Clan Donald Lands Trust (CDLT). The estate once formed part of the traditional lands of Clan Donald, indisputably the most renowned of all the Highland clans of Scotland. In 1971 these lands came up for sale following the death of Alexander Godfrey Macdonald, 7th Lord Macdonald and High Chief of Clan Donald. A charitable trust, the CDLT, was founded by Clan Donald members local and worldwide in order to buy out part of the old Macdonald Estate to preserve and promote the history, heritage and culture of Clan Donald.

The Clan Donald has exercised a powerful influence on Highland history. For almost 400 years the Clan ruled the western seaboard of Scotland, controlling an empire big and powerful enough to challenge the Scottish kings.

Translated literally as ‘children of Donald’ it was named after Donald, grandson of the 12th century Gaelic hero Somerled. Donald gave his descendants and followers the name of Macdonald or the son of Donald. The Clan’s leaders were Lords of the Isles, ruling over a sea kingdom of the western islands and west coast of Scotland, virtually independent of royal control. Their home and the centre of the Lordship was at Loch Finlaggan, on the Isle of Islay, often referred to as the Cradle of Clan Donald.

They remained Lords of the Isles until the forfeiture of the Lordship in 1493, when the Scottish king took the title away. However, the influence of Clan Donald survived.

Clan Donald is the oldest and largest of the Highland clans with many other clans owing their existence to the ancient Clan Donald Lordship of the Isles. More than 40 tartans are associated with the name, and the histories of the various clan branches are intricately connected. The seven main branches – Antrim, Ardnamurchan, Clanranald, Glencoe, Glengarry, Keppoch and Sleat – once held extensive estates from Ulster to Skye.

Clan Donald itself encompasses over 400 surnames in addition to the commonly known Macdonald, McDonald and MacDonell. These are listed on the High Council of Clan Donald website, which is an excellent resource.

Gradually, these lands were sold or confiscated. In 1971, the last remaining lands to be held by one of the Clan chiefs came up for sale. These were the lands in Skye of which the subjects now for sale are the heart. Just under half of the lands were purchased by the CDLT with the remaining majority being purchased by prominent Scottish businessman, the late Sir Iain Noble. Clan Donald is still the largest clan in Scotland and the descendants of thousands of Macdonalds who emigrated also make it the largest in the world.

CDLT is a Scottish Registered Charity, Number SC007862, which is dedicated to promoting and preserving the history and heritage of Clan Donald, the Lordship of the Isles, and the unique culture of the western seaboard of Scotland and the Hebrides.

The focal point of the estate and the activities of CDLT is at Armadale Castle, Gardens and Museum on the east coast of the peninsula just north of the settlements of Armadale and Ardvassar.

In recognition of a desire to ensure the long-term financial stability of the charity as a custodian of the history and heritage of Clan Donald and local culture, the CDLT Trustees have taken the decision to offer the estate for sale as a whole.

It is the Trustees' intention that the proceeds of sale will enable the charity to complete its restructure as a grant-giving body, enabling investment in heritage and culture long into the future.

Description of Sale Subjects

The subjects of sale represent an extensive upland estate occupying a picturesque and richly varied landscape of which the majority is bound by a coastline extending to just over 20 miles in total.

The estate has been managed by the current owners as an upland estate with varying land uses including traditional field sports; low intensity livestock-based agriculture; forestry and woodland establishment/management; tourism and landscape enhancement.

Whilst this matrix of land use and enjoyment can continue under new ownership in future, the owners acknowledge that the motivations for land ownership and use in Scotland have evolved in recent years in accordance with a wider imperative to tackle the global climate emergency with opportunities for enhancement and restoration of natural landscapes and their component biological species – particularly at landscape scale – offering powerful attractions to purchasers of various types.



In common with most parts of the northern and western Highlands of Scotland, crofting communities are a feature of both the cultural heritage and 21st Century population of the Sleat peninsula and they have various rights enshrined within Scottish legislation.

With several crofting townships occupying parts of the north-western and eastern coasts of the peninsula, substantial parts of the estate are subject to both individual croft tenancies and common grazings rights necessitating a collaborative approach to current and future management.

On account of its scale and composition, together with its mix of stakeholders and future opportunities, South Sleat Estate offers exceptional potential for purchasers to embrace land management and nature restoration which provides extensive local, national and international community benefit and can create a legacy of which the future owner, the community of Sleat, the Isle of Skye and the wider Scottish public can be truly proud.

Existing Composition/Land Use
The existing composition and land use of the estate is summarised as follows:

Land Tenure Summary
The tenure of South Sleat Estate is summarised as follows:

Land Tenure	Area (acres)	Area (ha)
Land subject to crofting and common grazing rights.	10,983	4,444
Land Subject to a Modern Limited Duration Tenancy (MLDT).	2,400	971
Land Subject to Annual Grazings Leases.	3,850	1,558
Enclosed Forestry and Woodland (In-hand).	1,715	694
Miscellaneous unclassified land.	259	106
TOTAL	19,208	7,773

Farming

With land varying in elevation from close to sea level to 292 metres (660 feet) and with the vast majority comprising open hill land classified as grade 6 according to Scotland's Soils online mapping data ('land capable of use as rough grazings with a high proportion of palatable plants'), agricultural activity on South Sleat Estate – and the rest of Skye – is by means of low intensity grazing of sheep and cattle with the aim of producing lambs/calves for sale to be fattened ahead of slaughter on better land elsewhere.

Within South Sleat Estate, this type of farming is undertaken by a combination of crofters and common graziers, together with one farm tenant and five annual graziers.

Situated on the eastern side of the estate and occupying the land lying either side of the Ostaig to Achnacloch minor public road is Armadale Home Farm – an area extending to around 2,400 acres of mostly open hill and rough grazing but also including some better quality fields of in-bye on the lower lying areas close to the coast.

Having been farmed on an in-hand basis by CDLT for many years, the economics of upland farming were such that the Trustees took the decision to grant a tenancy over this land and, on that basis, it is currently let under a Modern Limited Duration Tenancy (MLDT) at an annual rent of £7,500. The lease was granted in November 2019 for a 15-year term until November 2032.

The tenant owns the registered Entitlements to the Basic Payment Scheme and his current system of farming is based on a flock of c.700 Scottish Blackface ewes and



a small herd of around 26 suckler beef cows.

With no residential property included in the lease, the fixed equipment comprises a single general purpose shed with associated cattle handling facilities and sheep fank situated beside the minor public road.

Within the let subjects – with an attractive southerly aspect lying about 50 metres from the public road – is a stone and tile-roofed bothy which has potential for residential development subject to both resumption from the tenancy and planning consent.

In addition to the subjects of the MLDT, there are two areas of open hill land/rough grazing which are leased annually to two separate graziers. Lying on either side of *Gleann Meadhonach*, at the heart of the estate, and extending to about 3,850 acres in total. The rent payable under these agreements in 2025 is £2,500. In addition, there are three

further smaller areas of hill ground leased annually for grazing at a combined rent of £1,300 in 2025.

Each agreement is renewable annually with no obligation for a purchaser to renew any of these agreements beyond their current termination date.



Woodland and Forestry

The woodland and forestry element of the estate comprises a combination of native (mainly broadleaved) woodland some of which is enclosed to exclude deer and livestock and other parts of which are within the open hill ground, and young mainly coniferous plantations which were established with grant support within the last 15 years.

The enclosed native woodland lies within *Gleann Meadhonach* being Gaelic for ‘Middle Glen’. The larger area extends to about 796 acres (322 ha) and occupies the north side of

the glen together with part of the plateau above it.

This woodland is of national importance and is dominated by sessile oak and downy birch with a variety of other species including ash, rowan and hazel. The Woodland Inventory suggests that there has been a continuity of woodland cover on the site for at least 230 years and that the woodland is likely to contain modified remnants of Scotland’s original forest cover. The canopy is largely complete on the slopes to the north of the loch and

includes stands of mature beech and Scots pine.

At the head of the glen and lying on either side of the access track is the smaller enclosure extending to about 259 acres (93 ha). First enclosed in the 1990s to encourage natural regeneration of the remnant woodland, this has been successfully established as a rich woodland ecosystem of varying density with all native species including birch, ash, rowan, willow, Scots pine, alder, aspen, hazel and holly well-established and thriving.

With areas of open heath and water courses diving the thickets and stands of trees, this wood is alive with bird, animal and insect life with summer migrant bird species such as cuckoo, reed warbler, grasshopper warbler, stonechat and wheatear being present.

Beyond these enclosures, similarly attractive and important unenclosed woods exist in the valley of the Gillean Burn and around the settlement of Achnacloch; and also on the north-western coast of the estate around Tokavaig.

On the eastern side of the estate are five enclosures of in-hand young forestry/woodland which extend in total to about 660 acres (267 ha) combining the established crop and designed open ground within the enclosures.

Established under two separate contracts, these plantations were funded by the Scotland Rural Development Programme which ran between 2007 and 2013 with planting having taken place at the end of the scheme in 2014.



Based on a recent independent assessment of these woods, the estimated species composition of these enclosures is:

Species	Area (acres)	Area (ha)
Sitka Spruce.	267	108
Mixed Conifers.	75	30
Productive Broadleaves.	96	39
Native Woodland.	102	41
Designed Open Ground/Unclassified Land.	120	49
TOTAL	660	267

Approaching the end of the grant scheme contract, an independent assessment of these woods by a forest management consultant has been commissioned by the vendors and is available to review on request from the selling agents.





Carbon Sequestration

According to data published by PeatScope on-line environmental mapping tool, there are in excess of 17,000 acres (7,000 ha) of peat-based soils at South Sleat comprising:

- 3,857 ha of deep peat soils (>50 cm)
- 1,309 ha of shallow peat soils (15 – 50cm)
- 1,797 ha of variable depth with rock outcrops.

According to PeatScope data, the following peatland condition categories have been allocated to peatland areas on the estate.

Actively eroding bare peat (hectares)	Actively eroding hagg gully (hectares)	Drained hagg &/or drained artificial (hectares)	Modified undrained bog (hectares)	Near natural (hectares)
3.78	271.42	1054.99	2510.95	28.92

In order to understand and explore the opportunities for peatland restoration, a feasibility report was commissioned by Peatland Action over a c.1,500-acre (600 ha) site on the north-eastern part of the estate around Loch *Mhic Charmhiceil*.

The study was undertaken and a report produced in 2021 by MNV Consulting Ltd. The main findings of the report were:

A gross area extending to approximately 568 ha could be restored.
Erosion features included:

- c.14km of small hags (<1m tall)
- c.6km of medium hags (1-2m tall)
- c. 2km of gullies
- c. 2km of peat cuttings and c. 65ha of bare peat area.

The estimated cost of restoration works was c. £420,000.

In addition to this, a desktop analysis has been undertaken to understand the peatland extent and condition on other parts of the estate. This has been partially supplemented by a site visit.

From this research, it is noted that outwith the feasibility study area assessed by MNV Consulting Ltd, there are several pockets of deep and degraded peat elsewhere on the

estate but these are fairly limited in extent and isolated. In some areas, it was noted that peat had become so degraded that it was unlikely to be capable or economic to restore.

The total volume of carbon that this project could sequester and therefore the estimated number of carbon credits that may be accredited under the Peatland Code has not been formally determined but is anticipated to be reasonably significant. Prospective purchasers are advised to seek independent advice in this regard.

Renewable Energy

In order to enable the charity, together with the crofting and wider local community, to benefit in the event of a wind energy development on the estate being both feasible and approved by the Highland Council/ Scottish Ministers, the vendors have entered into an Exclusivity Agreement with a developer – GGE Scotland Ltd.

The area subject to this Agreement extends to approximately 10,000 acres (4,000 ha). The developer is undertaking due diligence surveys but has not submitted a Scoping Report.

The Exclusivity Area incorporates land subject to varying tenure and therefore – in the event of a successful planning application for development and the commissioning of a constructed wind farm – the revenue under the lease will be shared (subject to negotiation and agreement) amongst the various stakeholders in addition to the landowner.

The Exclusivity Agreement for feasibility work comes to an end on 31 May 2025 and there is no commitment to a wind energy development. After completion of

sale, the purchaser will have the option to explore options with the developer, including negotiating terms.

With regard to hydroelectricity generation, there are no existing installations at present nor any recent feasibility studies. There are various watercourses throughout the estate which may offer the opportunity for hydroelectricity generation in future, subject to appropriate due diligence and planning consent.

Planning and Development

While there are no existing dwellings forming part of the subjects of sale, there are several sites which offer the potential for the development of residential, commercial or quasi-commercial facilities in future, subject to due diligence and planning consent. These include:

Armada Home Farm Steading

This is an extensive range of stone and slate farm buildings including a former dwelling arranged around a courtyard with a more recent general purpose shed adjoining part of the range to the rear. In dilapidated condition and functionally obsolete, this site is located close to the eastern edge of the estate with an elevated setting with magnificent views to the North Morar and Knoydart peninsulas.

The site is served by mains electricity and water together with private drainage and offers rich potential for development for a variety of uses including as a future principal house serving the estate or for several residential units and/or retail/commercial space.

Whilst the vendors have sought opinions from local builders regarding the integrity of the existing buildings, no formal feasibility studies nor development plans have been commissioned.

Land within the Kilbeg Village Development Plan

Situated between the A851 public road and the eastern shoreline of the estate/peninsula – a short distance from the campus of Sabhal Mor Ostaig (the National Centre for the Gaelic Language and Culture forming part of the wider University of the Highlands and Islands) – is an area of land that lies within the Kilbeg Village Development Plan.

Launched in 2014 with key funding bodies including Highlands & Islands Enterprise, The Scottish Funding Council, the European ERDF Programme, Highland Council and the Sabhal Mor Ostaig Development Trust, the Kilbeg Initiative was designed to enable the creation of the first new planned village on Skye in almost 100 years.

The early phases of this project have seen the building of new academic and research facilities serving Sabhal Mor Ostaig with future phases of the project aimed at providing a range of housing, retail and enterprise units, a small hotel and sports and recreation facilities for both the college and wider community.

With part of the subjects of sale lying within the overall site of the Kilbeg Village Development Plan, there is a particular site with good access from the public road and a fine outlook which lends itself to a residential and/or commercial development subject to due diligence and planning.



Sites in Gleann Meadhonach

Situated in the heart of the glen close to the eastern shore of Loch a' Ghlinne with vehicular access (via ATV) over the track leading from the Kilbeg to Achnacloich road, is the remnants of a former dwelling. This has the potential to be an outstanding site for the development of a single dwelling in future, subject to planning.

Lying to the west of Loch a' Ghlinne overlooking the shore at Inver Dalavil is the ruin of a former bothy which presents another superbly located potential development site.



Land at Gillean Park

Overlooking Tarskavaig Bay on the northwest coast of the estate is the small crofting township of Gillean and Achnacloich. At its edge is a small field enclosed by substantial drystone walls, which offers the potential for a new dwelling with fine sea views to the Black Cuillin mountain range, subject to planning.



Traditional Sporting

Red Deer Stalking

The primary form of sporting activity that takes place on the South Sleat Estate is red deer stalking with the wide expanse of open hill ground and woodland supporting a sustainable population of red deer. Red deer and roe deer are native to Sleat and Skye and play an important part of the island ecosystem.

Although not currently operated for traditional field sports the estate has a long history of exceptional deer stalking and wild game shooting, together with wild fishing.

Current management practice with regard to deer stalking is to undertake culling on a non-commercial basis to both maintain the welfare of the deer herd and for the health of the natural environment.

Delivering its sustainable deer management responsibilities, the estate has conducted significant culls in recent years. The estate now has relatively low red and roe deer densities, which are well below Forestry and Scotland recommended densities. As a benefit of good management within the carrying capacity of the land, the estate benefits from some exceptional deer.

Target densities are 3-5 deer per square kilometre in impact sensitive areas and 7 per square kilometre in traditional hefted areas. The estate operates the 'Clutton Brock Isle of Rum Block 3' management model, maintaining lower deer densities for a healthier and better-balanced herd.

The estate has a modern larder and carcass handling/chiller facilities which are located on land at Armadale outwith the subjects for sale. The Trust is happy to reach agreement with the purchaser for use of these facilities.

Fishing

The scenic *Gleann Meadhonach* at the heart of the estate is drained by the *Allt a' Ghlinne* ('river of the glen') river system which both feeds and drains *Loch a' Ghlinne* at the heart of the glen.

A more picturesque setting is hard to imagine and for the angler – particularly in spate conditions – the river and loch represent a piscatorial paradise. Historically the *a' Ghlinne* system was prized as a sea trout fishery and, in common with other small west Highland and island spate streams, a good deal of Victorian labour was spent in re-engineering and canalising parts of the lower river to maximise the quality and productivity of the fishing.

For the duration of the CDLT ownership of the estate, the system has been left to naturalise with very little fishing activity, river/riparian management nor any supplementary stocking taking place.

As a consequence, there are no recent formal fishing records and the system has slipped from the Scottish angling fraternity's consciousness. There are, however, one or two angling enthusiasts who know of the quality of the fishery and the bounty it can provide when season and water conditions combine perfectly and they keep it to themselves as a closely guarded secret.



Dotted throughout the estate and varying in size and depth, there are over 20 named naturally occurring hill lochs. With Gaelic names which evocatively translate as names including *Loch of the Kelpie* (water horse in Gaelic mythology), *Loch of the Willows*, *Loch of the Black Trout*, and *Loch of the Cave* almost all of them hold populations of wild brown trout (of similarly varying size) which are self-sustaining and can provide wonderful sport for those who are fit and able enough to walk to them.

As ecosystems in their own right, rare bird, plant and invertebrate species are supported by these lochs including white-tailed sea eagles, red throated divers, greenshank and several species of caddis and dragonflies.

Game Shooting

Whilst no game shooting has taken place on the estate for many years, the combination of woodlands and wetlands throughout the estate attract substantial migratory populations of snipe and woodcock during the autumn and winter months. This offers the opportunity for energetic sport for a small number of guns with dogs.

With a variety of lochans, pools and splashes throughout the estate, there is ample opportunity for wild duck flying in future if of interest to a purchaser.



Crofting and Communities

South Sleat Estate is primarily a crofting estate where a substantial extent of the land is occupied by crofters and common graziers. Crofting is a mixed agricultural system based on small-scale occupation of land. Unique to the Scottish Highlands and Islands, crofting is an important part of indigenous culture.

Whilst crofting has no impact on the landowner's use and enjoyment of the traditional sportings (the deer stalking, fishing and game shooting) on the land under crofting tenure, the enshrined legal rights of the crofters and common graziers are such that activities including renewable energy development, peatland restoration and new woodland establishment (together with associated carbon accreditation) rely on a collaborative approach between the landowner and crofting communities so that the benefit accruing from them financially is shared.

There are several crofting townships lying within the overall boundaries of the estate along its eastern and north-western fringes.

The sale plan accompanying these particulars of sale shows these areas in pink shading.

Within these townships, there are a number of dwellings with associated outbuildings and apportioned field enclosures which form a number of individual crofts. Some of these crofts form part of the estate with the tenants paying a modest annual rent. Others have been sold in the past and are owner-occupied crofts.





Environmental Designations

The ecological importance of the estate, the Sleat peninsula and the wider area is recognised by the following Environmental Designations (including extracts from the NatureScot Site Management Statements):

Bagh Tharsgabhaig Site of Special Scientific Interest (SSSI)

This lies on the north-western coast of the estate and comprises a coastal section and an area of moorland. The predominantly rocky, coastal section is backed by steep cliffs, except in the area of Tarskavaig itself, where it opens out into a bay. South of Tarskavaig is an area of craggy moorland. This site lies entirely within the boundary of the estate.

Bagh Tharsgabhaig SSSI contains excellent exposures of the Tarskavaig Thrust, which can be seen in the coastal cliffs. Rocks of both the Tarskavaig Nappe, above the thrust, and the Kishorn Nappe, below the thrust, are well exposed throughout

the SSSI. The Tarskavaig Nappe consists of a thin band of highly deformed Lewisian gneisses directly above the thrust, overlain by rocks of the Tarskavaig Group. Much of the vital information necessary for an appraisal of the true geological affinities of the Tarskavaig Group is located within this SSSI. The site also allows the structural relationships of the Tarskavaig Nappe to the Kishorn Nappe to be clearly appreciated. The Bagh Tharsgabhaig SSSI is therefore of national importance for the understanding of this unique area of the Moine Thrust Belt. The feature is currently in favourable condition with good access and visible exposures.

Coille Thogabhaig SSSI

Situated at the north-western corner of the estate, this comprises two adjacent areas and is notified for both its geological and biological interest. Approximately 19% of this site lies within the estate boundary.

There are two geological interests represented within the site: the Moine and the Cambro-Ordovician. Around Ord the rocks have been folded and domed upwards; the upper layers have then been eroded away to reveal the rocks beneath in a structure known as the 'Ord window'. The 'Ord window' is regarded as one of the best examples of such a window in the British Isles. The Cambro-Ordovician interest comprises the sedimentary rocks which are visible through the 'Ord window'.

One of the key biological features of the site is the ancient deciduous woodland. Continuity of tree cover, combined with varied soils and a humid microclimate has resulted in a diverse flora and fauna.

The *Allt an Leth Bheinn* gorge is one of only four sizeable gorges on limestone in northern Scotland. It supports a diverse range of flowering plants, ferns, mosses and

liverworts which inhabit the gorge's ledges, screes and rocky slopes.

The woodland, gorge and coastal habitats all contribute to the diverse lower plant communities which are amongst the richest in Britain. The lichen interest of the site is concentrated on the older trees such as ash and oak, and those with base-rich bark such as hazel. Notable lichens include a number of nationally rare species. There are moss and liverwort species of note too, some of which are nationally rare, such as the liverwort *Lejeunea mandonii* for which this is the most northerly locality in the world.

The woodlands also support a variety of dead-wood beetles, including the nationally notable *Schizotus pecticornis*, a conspicuous scarlet beetle. However, it is the range of species which is important and the beetle assemblage at Coille Thogabhaig is the most diverse in Skye and Lochalsh.

Coille Dalavil SSSI

This occupies the sides and floor of *Gleann Meadhonach* in the heart of the estate with native broad-leaved woodland and heath on the slopes, running down to open water and fen, adjacent to a large area of blanket bog. It is of national importance for its woodland, bog and fen habitats, and associated assemblages of dragonflies and lichens. The site contains a fine example of flood-plain fen, which is a scarce habitat in Skye and Lochalsh. There is an unusually intact example of the transition from flood-plain fen to blanket bog. The flood-plain fen supports a variety of plants, including the uncommon slender sedge.

The deciduous woodland is of national importance and is dominated by sessile oak and downy birch with a variety of other species including ash, rowan and hazel. The Woodland Inventory suggests that there has been a continuity of woodland cover on the site for at least 230 years and that the woodland is likely to contain modified remnants of Scotland's original forest cover. The canopy is largely complete on the slopes to the north of the loch but to the south, woodland cover is sparse and confined to the gullies. There are stands of mature beech and Scots pine on the north shore of the *Loch a' Ghlinne* and beech is seeding throughout the woodland, threatening its naturalness.

The woodland has a rich 'Atlantic' flora, particularly of lichens, and 16 nationally scarce lichens have been recorded on the site.

The wetland as a whole is used by an exceptional variety of dragonflies,

and 10 species have been recorded, including two unusual species, the keeled skimmer and the beautiful *demoiselle agrio*.

Aird Thuirinis – Port na Long SSSI

This is a predominantly intertidal site, dominated by rocky shore, which lies near the Point of Sleat at the southern tip of the estate.

It is important because it contains the most southerly exposure of the Moine Thrust in Scotland and also provides evidence of periodic movement on the Moine Thrust. In the east of the site, around *Ard Thurinish*, there are pink and dark-greenish finely layered rocks which were formed when Lewisian rocks were crushed and ground up by movement on the Moine Thrust. The western part of the site contains exposures of greyish Tarskavaig Group rocks. The Moine Thrust, which separates the two rock units, runs through the small beach at the back of the bay. The site is currently in good condition with good access and visible outcrops.

Inner Hebrides and the Minches Special Area of Conservation (SAC)

The sea around the Sleat peninsula is designated as part of the Inner Hebrides and the Minches Special Area of Conservation (SAC). The site has been designated as an area of international importance for harbour porpoise.

Sea of the Hebrides Marine Protected Area (MPA)

The sea off the southeast tip of the Sleat Peninsula is designated as a Marine Protected Area (MPA) as an area of international importance for Minke Whale and Basking sharks which frequent the area.

General Information

Viewing

Viewing is strictly by appointment with the selling agents, Strutt & Parker's Inverness Office (01463 719 171) or Edinburgh Office (0131 226 2500).

Government Bodies

- The Highland Council – www.highland.gov.uk
- Forestry and Land Scotland – www.forestryandland.gov.scot
- NatureScot – www.nature.scot
- Historic Environment Scotland – www.historicenvironment.scot

Timber and Minerals

All standing and fallen timber and mineral rights are included in the sale insofar as they are owned.

Date of Entry

By mutual agreement between purchaser and vendors.

Rights of Way and Access

The estate will be sold subject to all rights of way, rights of access, wayleaves, servitudes, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise, and whether formally constituted or not affecting the subjects of sale.

We draw your particular attention to the following:

The sale subjects benefit from a servitude right of vehicular access leading through land/forestry owned by Sleat Community Trust from the minor public road south of Calligarry to the open hill ground lying to the south of *Gleann Meadhonach*.

The purchaser will be granted a servitude right of access by the vendors from the A851 to Armadale Home Farm Steading via the track which approaches the steading from the north.

There is a Core Path leading from the Kilbeg to Achnacloich road to Inver Dalavil via *Gleann Meadhonach*.

Prospective purchasers should be aware that, as a result of freedom of access to the countryside legislation in Scotland, members of the public have the right of responsible access to most parts of the Scottish countryside.

Employees

The estate is currently managed by staff from the neighbouring Armadale Castle Estate, which the Trustees of the Clan Donald Lands Trust are also offering for sale.

Armadale Castle Estate

To enable restructuring of the charity as a heritage and culture grant-giving body, the Trustees of the Clan Donald Lands Trust are also committed to selling the adjoining Armadale Castle Estate, which comprises various assets including a visitor centre, living accommodation, heritage and commercial buildings, together with surrounding land and woodlands.

The vendors are open to discussion about collaboration with the purchaser regarding the future management of the estate by its existing employees – at least on an interim basis following completion of the sale.



Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or alternative form of reference from a bank which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Health and Safety

Given the potential hazards of a working estate, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Special Conditions of Sale

The purchaser of the estate shall within five working days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten percent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a material condition of the contract. In the event that such payment is not made timeously, the sellers reserve the right to resile without further notice. The balance of the purchase price will be paid by Bankers Draft at the date of entry and interest at five percent above the Bank of Scotland base rate current from time to time will be charged thereon from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at the date of entry, payment of the balance

of the purchase price on the due date being of the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers, in that event, reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten percent herein before referred to which shall be set off to account for any loss and expense occasioned to them by the purchaser's failure and in the event of the loss and expenses being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.

The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry.

Strutt & Parker Edinburgh

76 George Street, Edinburgh EH2 3BU

+44 (0)131 226 2500
robert.mcculloch@struttandparker.com
struttandparker.com

Strutt & Parker Inverness

Perth Suite, Castle House, Fairways Business Park, Inverness, IV2 6AA

+44 (0)1463 719171
euan.maccrimmon@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. The majority of the photographs were taken in May 2024. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



JOHN CLEGG & CO

Forestry | Investment | Sales | Management

BNP PARIBAS GROUP 