

# GLEN BUCK ESTATE INVERGARRY, HIGHLAND, SCOTLAND

**Galbraith**



# A diverse Highland Estate in the 'Great Glen' with outstanding sporting, residential and natural capital opportunities



Fort Augustus 4 miles | Fort William 27 miles | Inverness 39 miles | Perth 114 miles  
(All distances are approximate)

**Area In all about 3,604.37 ha (8,906 acres)**

Private and secluded setting	Peatland restoration potential
A diverse range of land uses	Two excellent residential properties
Useful rental income from a leased Hydro scheme	Practical range of Estate buildings
Established woodland and potential for further woodland creation including a SSE compensatory planting scheme	High amenity appeal
Potential to develop further renewables opportunities	Including part of Loch Oich
	Excellent stalking and sporting offerings which could be further developed

**Offers Over £9,000,000**

## Galbraith

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## Situation

Glen Buck, part of the wider Aberchalder Estate, lies at the heart of the Great Glen some 4 miles south of the village of Fort Augustus and 39 miles from Inverness. Fort William is some 27 miles to the south. Invergarry, the nearby village is served by a convenience store, fuel station and small primary school whilst Fort Augustus is better served with larger grocery and convenience stores, alongside a GP surgery, fuel station and both a primary and secondary school. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The Great Glen is one of Scotland's most iconic settings, famed for its breathtaking scenery, associations with Loch Ness and the Caledonian Canal and its proximity to Inverness, Fort William and Skye. Away from these popular centres, the beautiful countryside remains unspoilt and tranquil, providing a haven for wildlife and offering

excellent sporting and leisure opportunities. As well as the traditional rural sports of fishing, shooting and stalking, the Nevis Range Ski & Mountain Bike Centre near Fort William offers year-round activities. There are many way-marked walks and cycle trails in the area including the Great Glen Way which passes through the Estate along the southern bank of Loch Oich.

## Description

Glen Buck Estate offers everything you would want from a Highland Estate, comprising a mix of low ground 'in bye' land and hill ground along with two separate dwellings, a range of farm buildings and part of Loch Oich. In total the estate extends to about 3,604.37 ha (8,906 acres).

## Land

The in-bye land lies primarily around the shores of Loch Oich and to the north of Leitir Fearn Farmhouse following the route of the Caledonian canal. The land comprises a mix of ploughable and permanent pasture and is primarily classified as Grade 4(2), 5(3) & 6(2) according to the James Hutton Institute land capability for agriculture plans. The subjects for consideration include part of the solum for Loch Oich (approx. 299.51 acres). The remainder of the Estate's agricultural land comprises primarily rough hill grazings which are principally classified as Grade 6 and suitable only for extensive livestock grazing from an agricultural perspective.

This land rises from approximately 35 metres above sea level where it lies adjacent to the canal and the River Oich to approximately 815 metres above sea level at its highest point at Carn Dearg ('Red Cairn') at the southern end of the Aberchalder Deer Forest.



## Forestry

The forestry of Glen Buck Estate is principally upland amenity, shelter plantings and native remnants, some of which has been the subject of grant aid under Natural Regeneration and Native Woodland Planting Schemes.

There are two parcels of native planting (Scots Pine and broadleaves) dating from 2017 which extend to about 98ha (243 acres) and which were previously planted under a grant scheme. We understand this scheme has now ended and carries no further subsidy income or liability. In addition, an area of ground has been earmarked for compensatory planting for an SSE pump storage facility located further down the 'Great Glen'. The option payment of £14,000 has already been received with annual payments of £2,500 due on the first and second anniversaries of the option (the first of these payments has been received and the second payment is due 16 April 2026). Should the 25 year lease option for planting be exercised by SSE, two establishment payments of £114,500 (first payment due on notice of intention to commence planting and the second due on

completion of planting) , a one off maintenance payment of £38,000 on receipt of a satisfactory tree crop assessment after year 5 of the planting will be made with an annual rent due of £10,000 (indexed linked CPI July 2023 base). All necessary access rights to the site over an existing track will require to be granted to cover the planting and management of the scheme. Further details available from the selling agent.

## Renewables

Glen Buck Estate benefits from the Glen Buck Hydro scheme leased to Green Energy Trading Ltd which was commissioned in 2015 and runs until 2065.

The scheme is a run of river plus storage scheme situated above Glen Buck at the heart of the estate. The installed capacity of this hydro is approximately 2MW and is expected to produce approximately 5,000,000Kwh per annum. Having recently been upgraded with additional reservoir storage to increase the energy run time it is understood that

the estate receives a RPI indexed base rent plus a turnover rent equivalent to 5% of the gross annual revenue from the scheme. It is anticipated that the annual rent will be in the region of £50,000 per annum.

As the estate lies within the 'Electric Glen', which broadly benefits from consistent wind speed levels and it has close access to substations and an electricity distribution infrastructure, the estate has been approached by several developers over the years who have been interested in exploring the potential for wind farm developments. The owners have entered into an exclusivity agreement with one such developer for an extension to a proposed nearby wind farm with the purchaser having the flexibility of taking this forward or not as they so wish. In addition, the vendor is in the process of entering an option to enable a renewables developer to take a lease to construct an access track for the purposes of building, operating and decommissioning a windfarm on an adjoining estate (further details available in data room).



## Residential Dwellings

There are two dwellings to be included in the sale. In addition there are two charming traditional bothies. The Glen Buck bothy is located near the heart of the estate (Grid Ref LR34: NN336996) and which is used on an ad hoc basis by the Mountain Bothies Association who are responsible for maintenance and insurance of the bothy and payment of rates under Management Agreement with the Estate. A further detached traditional bothy is located south of Leitir Fearn. This is uninhabitable but does offer enormous scope for redevelopment (subject to obtaining all required consents).

### Leitir Fearn Farmhouse

Leitir Fearn Farmhouse lies just to the east of Loch Oich, nearby the entrance to the estate and enjoys beautiful views over the loch and surrounding countryside. As an attractive traditionally built farmhouse with a slate roof and cast-iron rainwater goods, the house provides spacious accommodation over two storeys and is currently successfully operating as a holiday let.

The accommodation includes:

**Ground Floor:** Hallway, Kitchen, Sitting Room (With Wood Burning Stove), Dining Room, Rear Hallway, W.C, Utility, Pantry.

**First Floor:** 4 Bedrooms (All En Suite).

Leitir Fearn Farmhouse sits within a well maintained garden, principally down to lawn with mature trees and gravelled parking areas both to the front and rear.

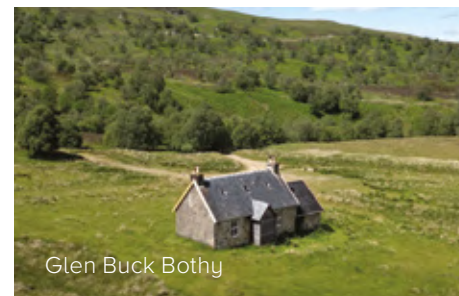
### Calderburn Cottage

Located a little farther into the estate along a private unmetalled track, Calderburn Cottage is a charming traditional dwelling and is also currently used as a holiday let. It is of stone construction under a slated roof and provides the following accommodation over two floors:

**Ground Floor:** Kitchen, Sitting Room, Dining Room, Bathroom

**First Floor:** 2 Bedrooms (1 En Suite).

Calderburn Cottage has a rear garden, down to lawn with parking to the side.



Letir Fearn Farmhouse

Approx. Gross Internal Area  
249m2 / 2,769ft2

For identification only. Not to scale.



Calderburn

Approx. Gross Internal Area  
94m2 / 1,011ft2

For identification only. Not to scale.







## The Bothy

Lying to the south of Calderburn Cottage is The Bothy. It is a traditionally built cottage stone cottage, white washed under a corrugated metal roof. It enjoys a westerly outlook over the loch. It is uninhabitable and will require to be renovated.

## Glen Buck Bothy

Lying within the Estate, Glen Buck Bothy is a traditionally built bothy cottage with parking area adjacent. It is used on an ad hoc basis by the Mountain Bothies Association. It provides accommodation of two rooms on the ground floor and two rooms on the first floor.

## Estate Buildings

The estate buildings lie to the east of Leitir Fearn Farmhouse. There is a practical yard area adjacent and conveniently positioned close to the estate entrance. They comprise:-

**Sheep Shed 1. About 13m x 32m, Sheep Shed 2 About 13m x 32m:** Both Sheep Sheds are occupied by a local grazier on a seasonal basis.

### Small Timber Storage shed

**General Purpose Shed. About 12m x 18m:** Lying next to the entrance of the estate a modern general purpose shed. Steel portal frame with box profile walls and roof with principally hardcore floor with short concrete floor at entrance. Internal office/store. Electricity and water.







### Sporting

The Estate has challenging and exciting red, roe and sika deer stalking both on open hill and within forestry blocks.

Whilst it is possible to let the stalking commercially, recently the stalking has all been conducted in-house as a culling exercise. The ten-year returns between 2012 and 2024 are as shown on the table below with a ten-year average of 11 Red stags albeit very few have been shot in recent years owing to other estate commitments. It is anticipated that the estate could stalk up to 25 Red stags per annum. In addition, escapee Wild Boar that have become naturalised in the locality are regularly culled.

Year	Red Stag	Red Hind	Red Calf
2015	16	20	12
2016	10	22	5
2017	25	43	18
2018	25	27	15
2019	18	28	14
2020	7	14	4
2021	3	13	3
2022	2	28	11
2023	5	31	16
2024	22	84	41

The Estate also enjoys trout fishing rights on Loch Oich. No fishing records have been kept in recent years and the rights are only very lightly exercised.







## Natural Capital

The Estate offers significant natural capital potential. This is detailed further in the selling agent's Natural Capital Atlas which will be made available to interested parties upon request.

Initial natural capital assessment suggests significant potential for a charismatic, high-integrity carbon project. There is apparent potential for realising between 300,000 and 1,000,000 carbon units over a 100 year period through a combination of peatland restoration and woodland

creation. Note that the national datasets used are not precise enough to enable project design; ground-based surveys would be required to establish the full extent of potential.

This interesting and complex site would suit a natural capital developer seeking to tell a strong and nuanced story of nature restoration that goes far beyond accredited carbon offsetting. New woodland would expand, protect and link valuable ancient woodland corridors on the mineral soils

on the lower part of the site. In the mountains, peatland restoration could contribute to, and benefit from, the ongoing landscape scale restoration on the Monadhliaths Wild Land. Significant water stewardship benefits for drought resilience and flood mitigation protecting the city of Inverness could be quantified and reported. There is also a strong human story of a landscape which bridges the civilization of the popular Great Glen Way at the lower end of the site; and the wilderness of the vast, pathless Wild Land which characterises the high ground.



## General Remarks

### Viewing

Strictly by appointment with Galbraith

### Data Room

Access will be granted to a secure online data room to those who have formally viewed.

### Access

The vendor reserves the right to take access for all purposes over the track between points C and D on the site plan, principally to access the deer larder which is being retained by the vendor.

Whilst all necessary rights are in place to access part of the eastern area of the estate over an existing track passing from the A82 between two third party owned dwellings (Jaggy Thistle and Lundie View), it is understood that access could also be created from an access point taken onto the A82 from a layby to the north. This sits some 440m from an existing hill track and is shown between points A and B on the site plan.

### Employees

There are currently two permanent members of staff employed on the estate. As their duties also include works on other property to be retained, they will not be covered by the TUPE Regulations 2006 and will remain in the employ of the vendor. Further details are available from the selling agents.

### 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:

1. All oils, fuel, sprays, chemicals, feedstuffs and sundries at cost.

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.

### Fixtures, Fittings, Contents and Estate Equipment

All fitted carpets, curtains and light fittings within Leitir Fearn Farmhouse and Calderburn Cottage will be included in the sale. Certain items regarding the operation of the self-catering properties may also be included within the sale subject to negotiation.

Items of estate equipment may be available in addition to the purchase price at valuation.

### Entry & Possession

Entry by arrangement, subject to existing leases.

### 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.

The seller is retaining the properties shown coloured blue on the plan which comprise Aberchalder Lodge, Tigh an Liannach and Larigan. There shall be reserved in favour of these properties a right of vehicular and pedestrian access over the existing roads and tracks leading thereto and rights to use any existing septic tanks, pipes, outfalls and soakaways for drainage of these properties asd may be required.

The Great Glen Way passes across the Estate, principally along the southern bank of Loch Oich.

## Residential Property Summary

Property	Occupancy	Water	Electricity	Drainage	Heating	Council Tax Band	EPC Rating
Leitir Fearn Farmhouse	Holiday Let	Private (Borehole)	Mains	Private	Oil Fired	Non Domestic Rates	E43
Calderburn Cottage	Holiday Let	Private (Borehole)	Mains	Private	Oil Fired	Applicable	D62
The Bothy	Vacant	-	-	-	-	-	n/a
Glen Buck Bothy	Vacant	-	-	-	-	-	n/a

Copies of the Energy Performance Certificates are available upon request.





## Travel Arrangements

**Directions By Road** From Perth in the south, head north on the A9. Continue to Dalwhinnie before turning left onto the A889 signed to Dalwhinnie, Laggan and Fort William. Join the A86 heading west signed towards Spean Bridge. At Spean Bridge, turn right onto the A82 heading north. Pass through Invergarry and at the north end of Loch Oich, cross over the Aberchalder Swing Bridge. After 200m, turn right through a pair of stone gate pillars which will lead to the estate yard and buildings.

Or, from Inverness in the north, head south on the A82 along the western side of Loch Ness, passing through Drumnadrochit. Continue through the village of Fort Augustus and continue for about 4 miles before turning left some 200m before the Aberchalder Swing Bridge, through a pair of stone gate pillars which will lead to the estate yard and buildings.

The postcode for navigational purposes is PH35 4HN

what3words: ///succumbs.shadowing.actor  
(Leitir Fearn Farmhouse)

## Airports

Inverness

Tel: 01667 462041 | [www.hial.co.uk/inverness-airport](http://www.hial.co.uk/inverness-airport)

Aberdeen

Tel: 0344 481 6666 | [www.aberdeenairport.com](http://www.aberdeenairport.com)

## Helicopter Hire (From Inverness)

PDG Aviation Services

Tel: 0345 241 6345 | [www.pdgaviationservices.com](http://www.pdgaviationservices.com)

Railway Stations (Aviemore)

Tel: 08457 48 49 50 | [www.nationalrail.co.uk/stations](http://www.nationalrail.co.uk/stations)

## Car Hire

Avis

Tel: 0844 544 6017 | [www.avis.co.uk](http://www.avis.co.uk)

Europcar

Tel: 0371 384 1121 | [www.europcar.co.uk](http://www.europcar.co.uk)



## Non Domestic Rates

The current rateable values are as follows:

Calderburn Cottage - £1,650 annum

Aberchalder farmhouse - £4,400 per annum

Glen Buck Hydro Scheme - £130,000 per annum (payable by the Tenant)

## Less Favoured Area Support Scheme (LFASS)

The estate lies wholly within a Less Favoured (Severely Disadvantaged) Area.

## Sporting Rights

The sporting rights are in-hand, included in the sale and available to the purchaser(s).

## 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.

## Environmental Designations

The woodland in the Calderburn Glen is included on the Historic Environment Scotland Inventory of Ancient Woodland.

## Local Authority

Highland Council Headquarters, Glenurquhart Road, Inverness IV3 5NX Tel: 01463 228340

## Offers

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

## Solicitors

Anderson Strathern, 58 Morrison Street, Edinburgh, EH3 8BP.  
Tel: 0131 270 7700 | Email: [info@andersonstrathern.co.uk](mailto:info@andersonstrathern.co.uk)





## Stipulations

### 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.

### VAT

Purchasers should be aware that the vendor has opted the land for VAT and hence will be payable on the purchase price.

### 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 insofar as possible 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. Boundaries and acreages may be subject to minor alterations due to the ongoing title registration process.

### Funding

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.

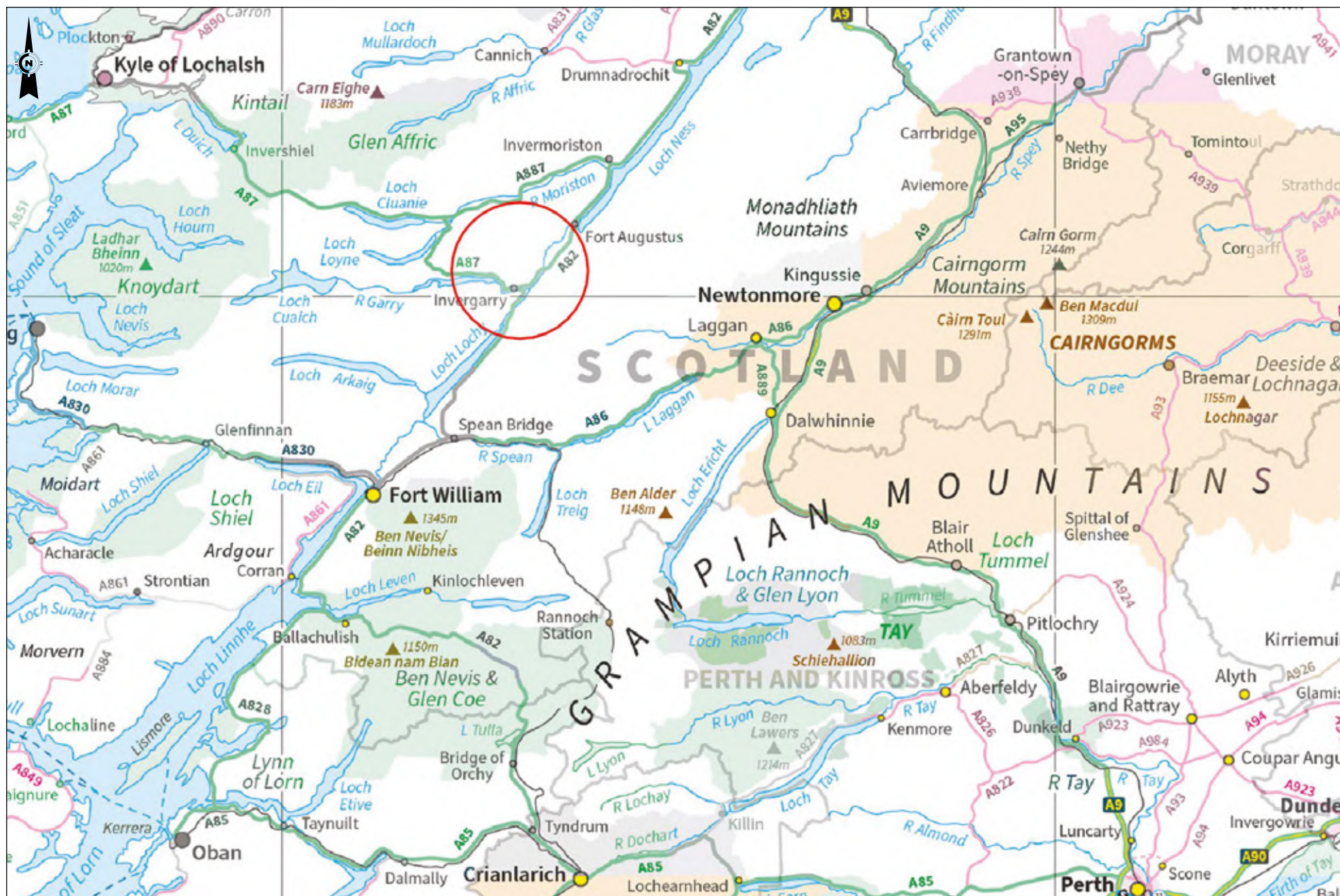
### Generally

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

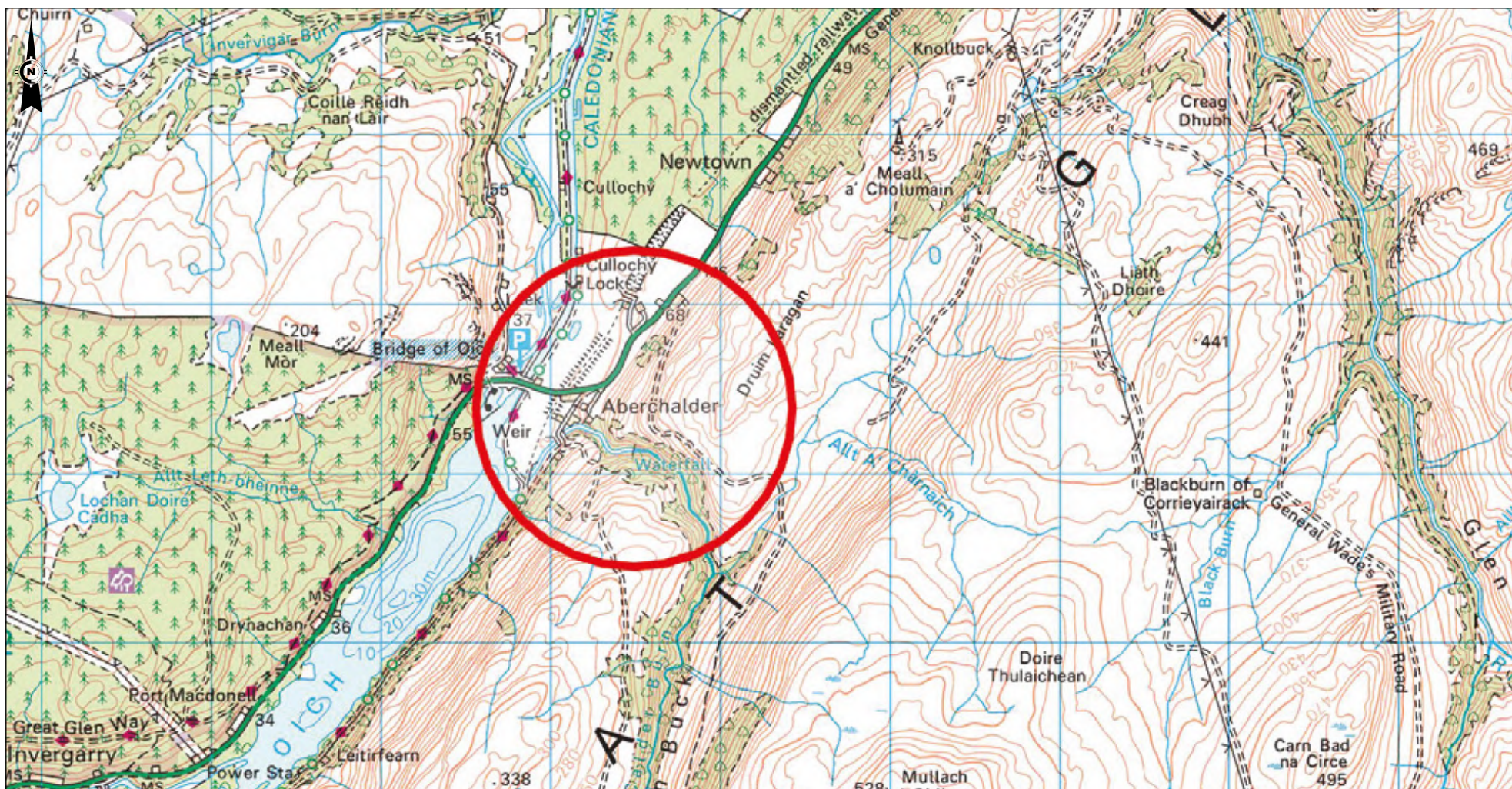
### Apportionments

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









**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 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.

**ANTI MONEY LAUNDERING (AML) REGULATIONS:** Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.





Galbraith