



Glassburn Estate, Beaulieu, Inverness-shire





A highland sporting and amenity estate, close to Inverness.

Summary of accommodation

Glassburn House: Fully refurbished including three reception rooms, five to six bedrooms and three bathrooms

Former Bothy including a refurbished rod and equipment store on the ground floor and two rooms and former bathroom on the first floor

Range of outbuildings including workshop, log store, tool shed | Formal gardens | Glass burn with attractive falls through gardens | Woodland walks

Land comprising 19 acres rough grazing, 182 acres mixed mature woodland and 173 acres hill

Red deer stalking with vehicular access onto hill | Rough shooting and wildfowling opportunities

Woodland creation and environmental opportunities.

For sale as a whole

About 398.18 Acres in Total

Distances

Cannich 2½ miles, Beauly 14 miles, Inverness 26 miles, Inverness Airport 33 miles

(All distances and times are approximate)



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Situation

Glassburn Estate is situated on the north side of Strathglass, a small highland glen and yet only 26 miles southwest of Inverness. The strath is flanked by rugged hillsides and the River Glass, part of which the Estate benefits from salmon and trout fishing over, meanders across its floor on its way eastwards to join the River Beaully as one of its main tributaries. The village of Cannich is only 2½ miles away and has a village shop, post office, pub/restaurant and primary school. Secondary schooling can be found in Drumnadrochit (14 miles) and private schooling can be found at Gordonstoun Independent School (47 miles), by Elgin. The popular highland town of Beaully (14 miles) has a good butcher, baker, deli, craft centre, several cloths shop and a train station. The city of Inverness has the facilities expected of the Highland's capital including supermarkets, retail parks, cultural and medical facilities. There is a train station with regular services to Aberdeen, Perth and Edinburgh together with a sleeper to London, six days per week.

The surrounding area enjoys some of the finest scenery in Scotland and offers everything for the outdoor enthusiast including hill walking, sailing, mountain biking and world class shooting, fishing and stalking. The rugged west coast with its stunning coastline and sandy beaches are within an hour's drive. A short distance to the south, is the popular skiing area at Aviemore (37 miles) in the Cairngorms. As well as the Beaully system, there is superb salmon and sea trout fishing on the Rivers Carron, Conon, Findhorn, Helmsdale, Naver, Ness and Spey. For the golfer there are local courses at Aigas and Muir of Ord, with championship courses at Royal Dornoch, Spey Valley, Nairn and Castle Stuart Links.

Inverness Airport (17 miles) offers regular flights to London, Bristol, Manchester, Birmingham, and other UK and European destinations.



The property

Glassburn House sits back from the main road in a private position surrounded by mature gardens and woodland. The property is approached off the main road (A831) via a tree-lined private tarmac driveway including three majestic Douglas fir. There is a gravel sweep which surrounds the house providing ample parking.

The attractive B-listed property is constructed of solid grey winstone with contrasting pink Tarradale sandstone window dressings beneath a pitched slate roof. The current owners have carried out a sympathetic refurbishment including two new bathrooms, re-plumbing, new heating system and an electric AGA. Internals features include the large sitting room with wood burning stove and the dining kitchen with AGA and terracotta tiled floor. Upstairs the bedrooms are all well-proportioned with lovely views over the garden. The principal family bathroom is very elegant with marble flooring, a large bathtub with marble surround and complete with a lancet window with seat.

The full accommodation is laid out over two storeys as follows:

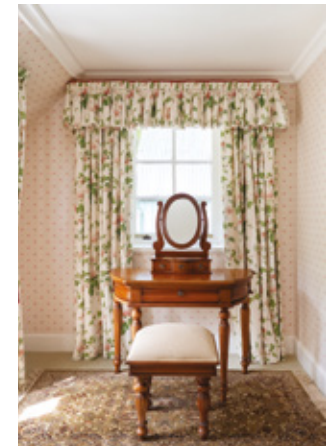
Ground floor: entrance porch, hallway, dining room, sitting room (with wood burner), study/bedroom 6, shower room, dining kitchen (with AGA), pantry and utility room.

First floor: landing, principal bedroom (with fitted wardrobes), family bathroom, four further bedrooms and family bathroom (with separate shower room).











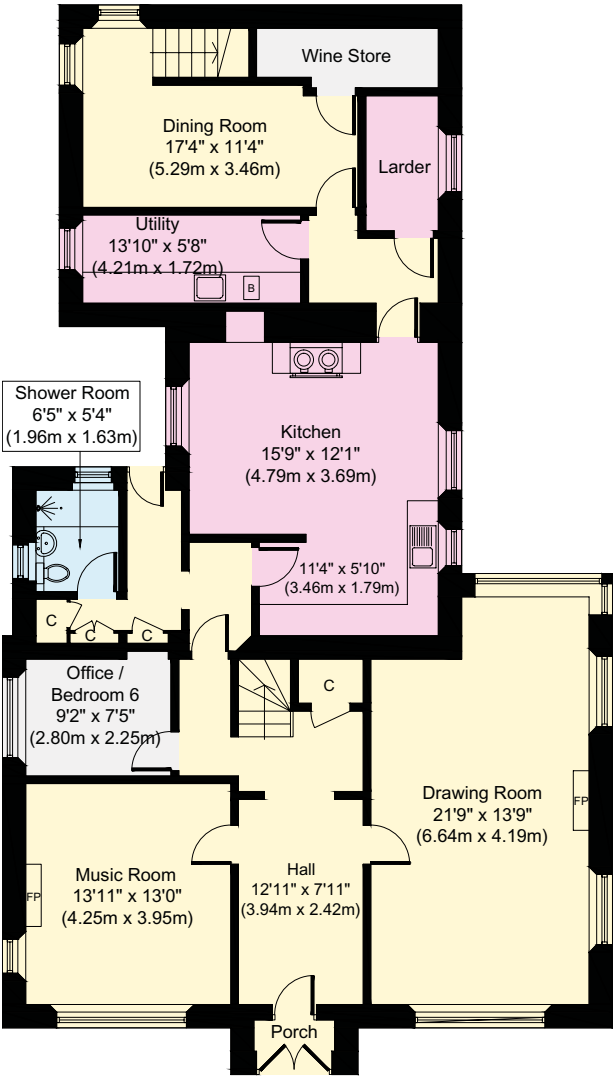
Approximate Gross Internal Floor Area

Main House: 309.2 sq m (3,328 sq ft)

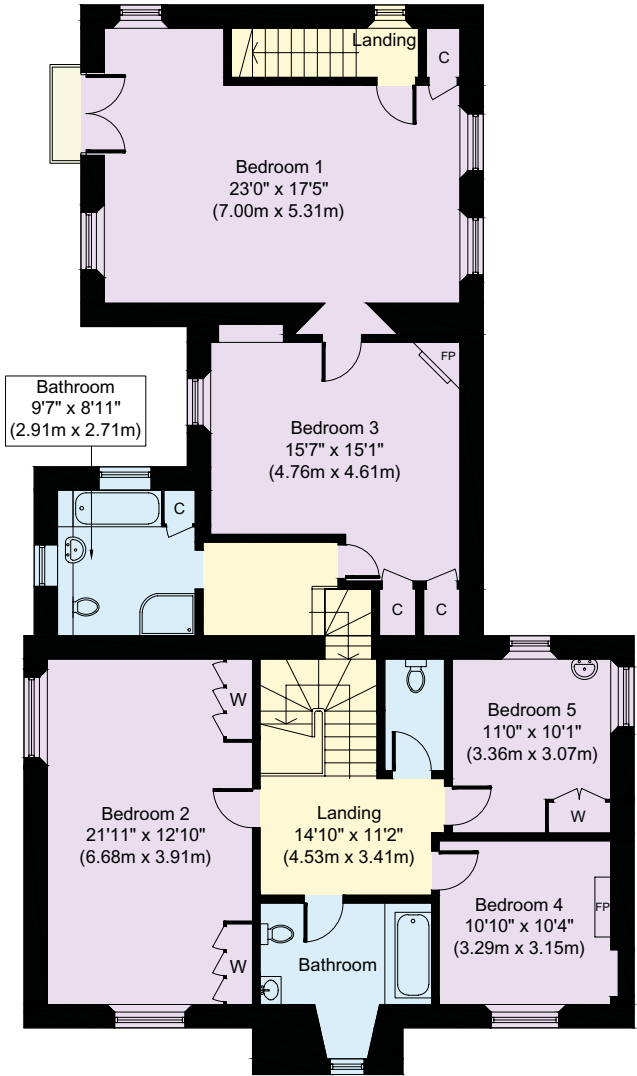
Outbuilding: 109.9 sq m (1,183 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

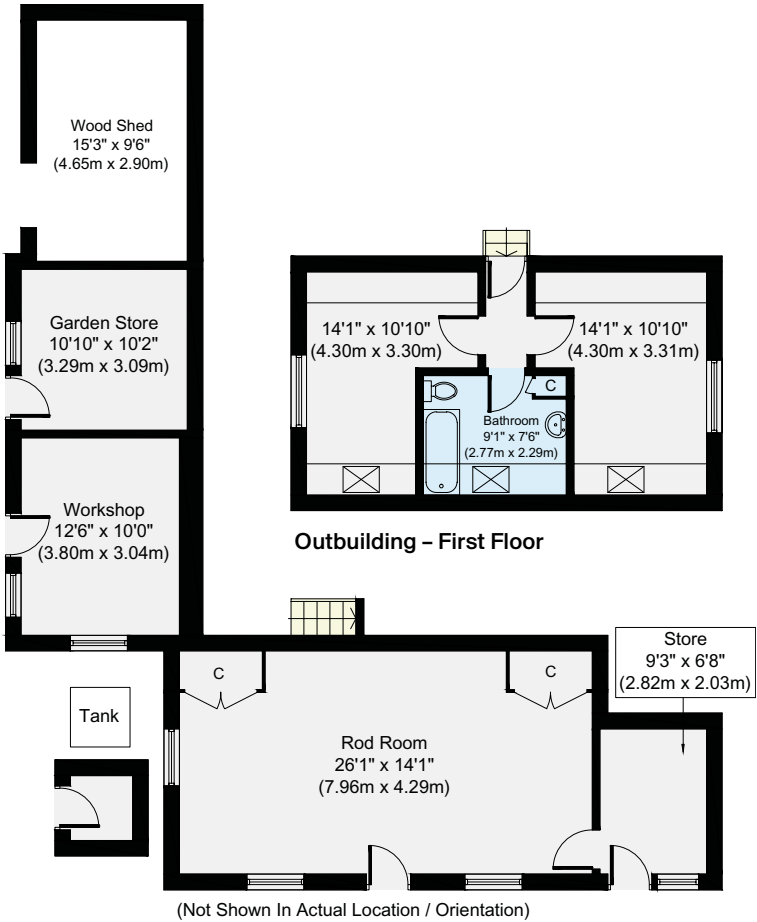
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Outbuilding - Ground Floor

Gardens and outbuildings

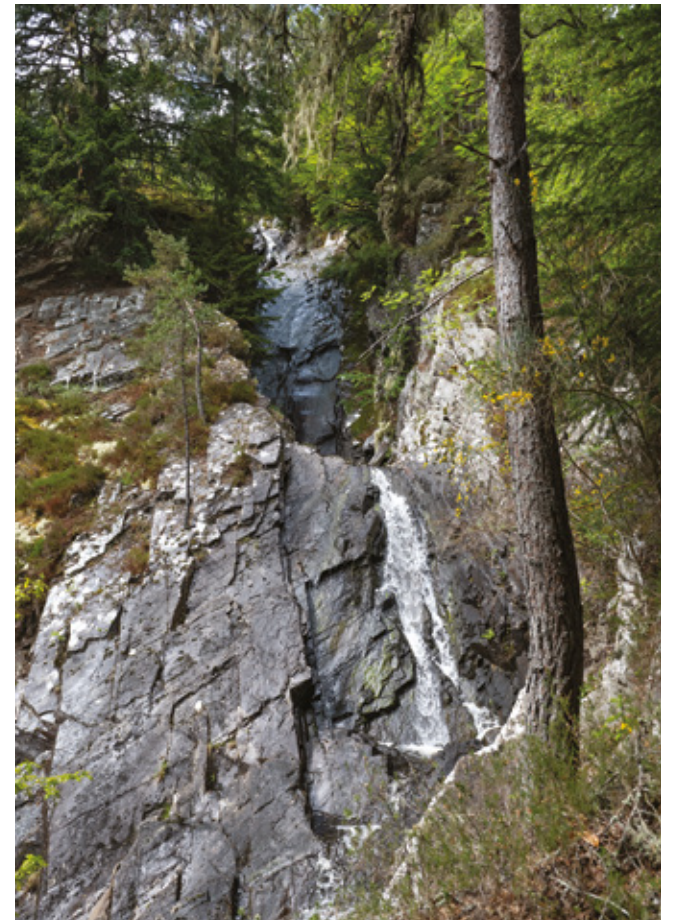
Behind the house, there is a timber built Bothy. Constructed over two storeys it comprises of a rod room/equipment store on the ground floor and two rooms with a former bathroom on the first floor. The building may have potential for development as an annexe to the main house, subject to the necessary planning consent(s).





Further outbuildings include a timber built range comprising of a workshop, a potting shed and a wood shed.

The house is surrounded by mature gardens with formal lawns to the front and side, with rhododendrons, azaleas, flowering shrubs and perennials in herbaceous borders and surrounded by attractive mixed mature woodland. The Glass Burn tumbles from the hill above coming through the gardens creating a series of falls and providing a spectacular backdrop to the house. There are a series of paths that traverse the hill on either side of the house creating some lovely woodland walks including great views over the Glass Burn falls.





Land & woodland

The land holding extends to 398.18 acres in total. It rises from about 50 metres (164 feet) above sea level by the River Glass and rises up to through the mixed mature woodland at about 213 metres (700 feet) and then on to heather moor at about 365 metres (1200 feet) at the northwestern boundary. The land consists of 19 acres rough grazing, 182 acres mixed woodland, 173 acres open hill and 24 acres buildings/gardens/river/miscellaneous ground.

The woodlands at Glassburn extend to about 182 acres in total and comprise of a diverse mixture of both species and age. A plantation of about 15 acres is situated in the northeast corner of the estate and comprises of 26-30 old mixed species regeneration, together with mature trees (Douglas Fir, Larch, Hemlock and Spruce) of commercial value with extraction facilitated by the proximity to the road and a loading bay. The estate includes 173 acres of heather hill with a hill track was constructed in 2016/17 to provide 4x4 access for stalking and also aid future timber extraction. The hill ground would lend itself to woodland creation opportunities as well as environmental opportunities.









Sporting – Salmon & trout fishing

The estate salmon fishings comprise about 0.5 miles of the left (north) bank of the River Glass which start from the Glassburn mouth below the house (shown as C-D on sale plan). There are in addition several lengths of right bank afforded by the ownership of some islands, two of which extend to several acres. It consists of four pools (Burn, Run, Mid & Road Pools) but other areas do produce fish especially in higher water. Guaranteed compensation water from the Fasnakyle dam upstream ensures a minimum river level is maintained. The overall fishings including trout fishing extend to about 1.5 miles in total (shown as A-B on sale plan).

The River Glass flows north-eastwards down Strathglass beginning at the confluence of the Rivers Affric and Abhainn Deabhag, near the village of Tomich, it is then joined by the River Cannich near the village of Cannich and finally flows as far as a confluence with the River Farrar near Struy, at which point the merged waters become the River Beaully.

The season runs from the 1st April to October 31st, with the majority of fish caught during the summer months and into the autumn. The salmon fishings have only been lightly fished by the family only, no let days. Rods are normally limited to three and fish typically average 7-9 lbs. The current five year is 17 salmon/grilse and the catch records for the last 28 years are shown below:







Glassburn Salmon Fishing

YEAR	SALMON/GRILSE
1994	36
1995	24
1996	15
1997	2
1998	27
1999	1
2000	13
2001	18
2002	5
2003	19
2004	63
2005	31
2006	34
2007	32
2008	33
2009	29
2010	59
2011	26
2012	64
2013	15
2014	17
2015	18
2016	20
2017	22
2018	18
2019	10
2020	-
2021	-
5-YEAR AVERAGE	17
10-YEAR AVERAGE	26

Stalking

Red deer stalking is carried out on the open hill with typically two stags and four hinds taken each year. Extraction is typically done with SUV/pick up. A couple of roe deer are also taken in the lower woodland policies.

The estate also lends itself to rough shooting for woodcock and snipe as well as wildfowling by the River.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Glassburn	Owner Occupied	Mains electricity, oil-fired central heating, electric AGA, Private (filtered) water supply and private drainage	H	F

Directions

From Inverness, take the A862 westwards towards Beauly. After crossing the Lovat Bridge over the River Beauly, just before Beauly itself, continue straight on onto the A831 towards Cannich. After about 13 miles, Glassburn will be seen above the road on the right hand side with a private entrance drive.

Water supply

There is a private water supply for the main house off a spring. There is an electric pump, holding tank and filtration system.

WHAT3WORDS

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Hydro scheme lease

The Estate is sold subject to a Hydro Scheme Lease, which is owned and operated by a third party known as Glassburn Hydro Ltd. The lease includes an area of ground on the estate which includes the Power House, the access track up onto the hill, the water intakes and outfalls, any pipes and penstock and some laydown areas. Any areas within the lease not used for equipment, the landlord has retained the sporting rights. No rent is paid. A copy of the lease and associated plan is available from the Selling Agents.

Solicitors

Ledingham Chalmers Solicitors, Kintail House, Beechwood Business Park, Inverness, IV2 3BW
Tel: 01463 667400 Email: gary.webster@ledinghamchalmers.com

Local authority

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX
Tel: 01349 886606

Entry

Entry is available by arrangement with the seller.

Designations

The hill ground forms part of the Glen Affric to Strathconon Special Protection Area (SPA). The Estate is also designated under the Strathglass Geological Conservation Review Site.

Fixtures and fittings

All curtains and fitted carpets within the main house are included in the sale.

Health and safety

Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

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.

Fishery Board Levy

The current levy equates to an annual payment of £1,680 to the Beauly District Fishery Board.

Anti-money laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Overseas purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

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

Conditions of sale

1. Title

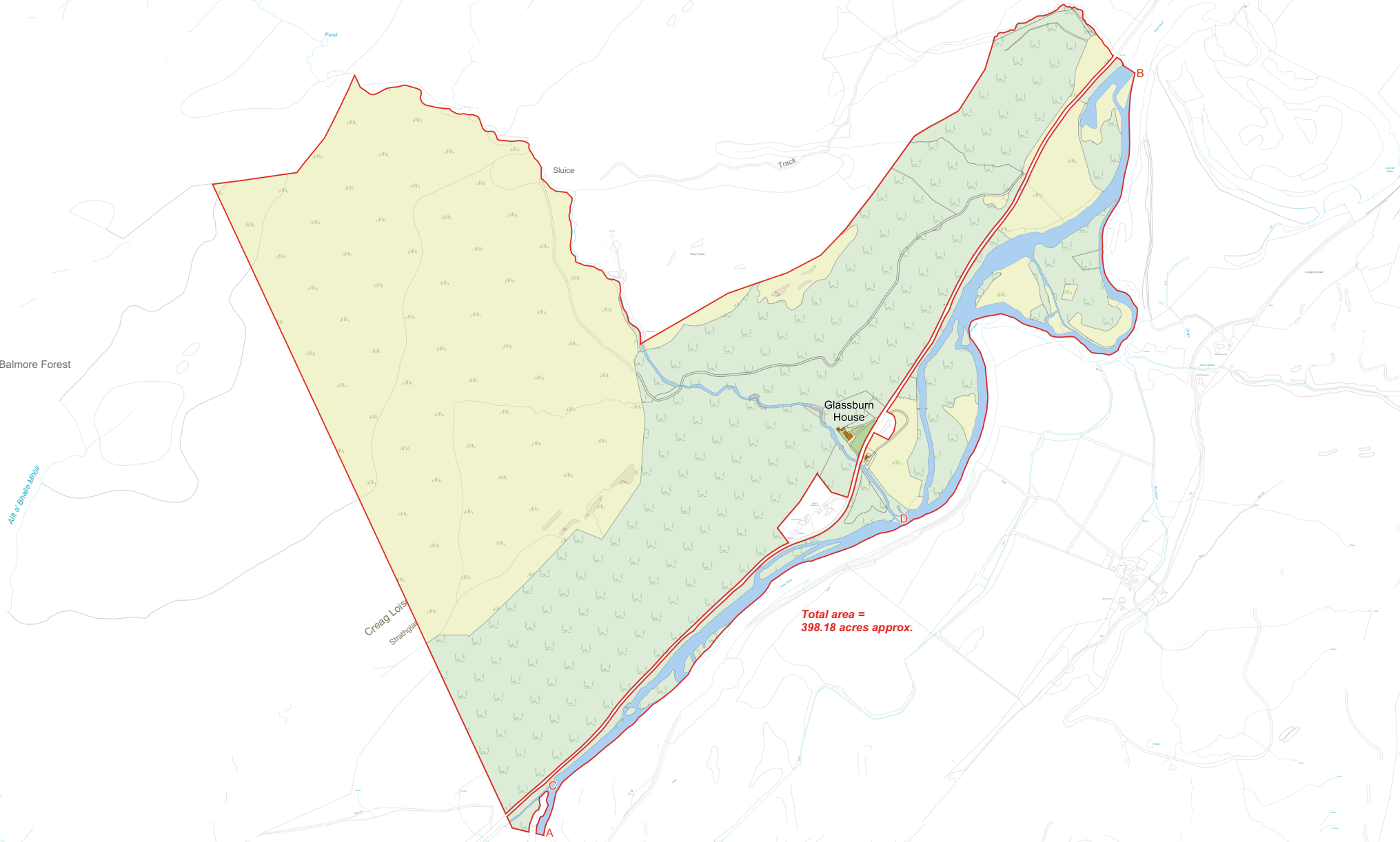
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Glassburn Estate



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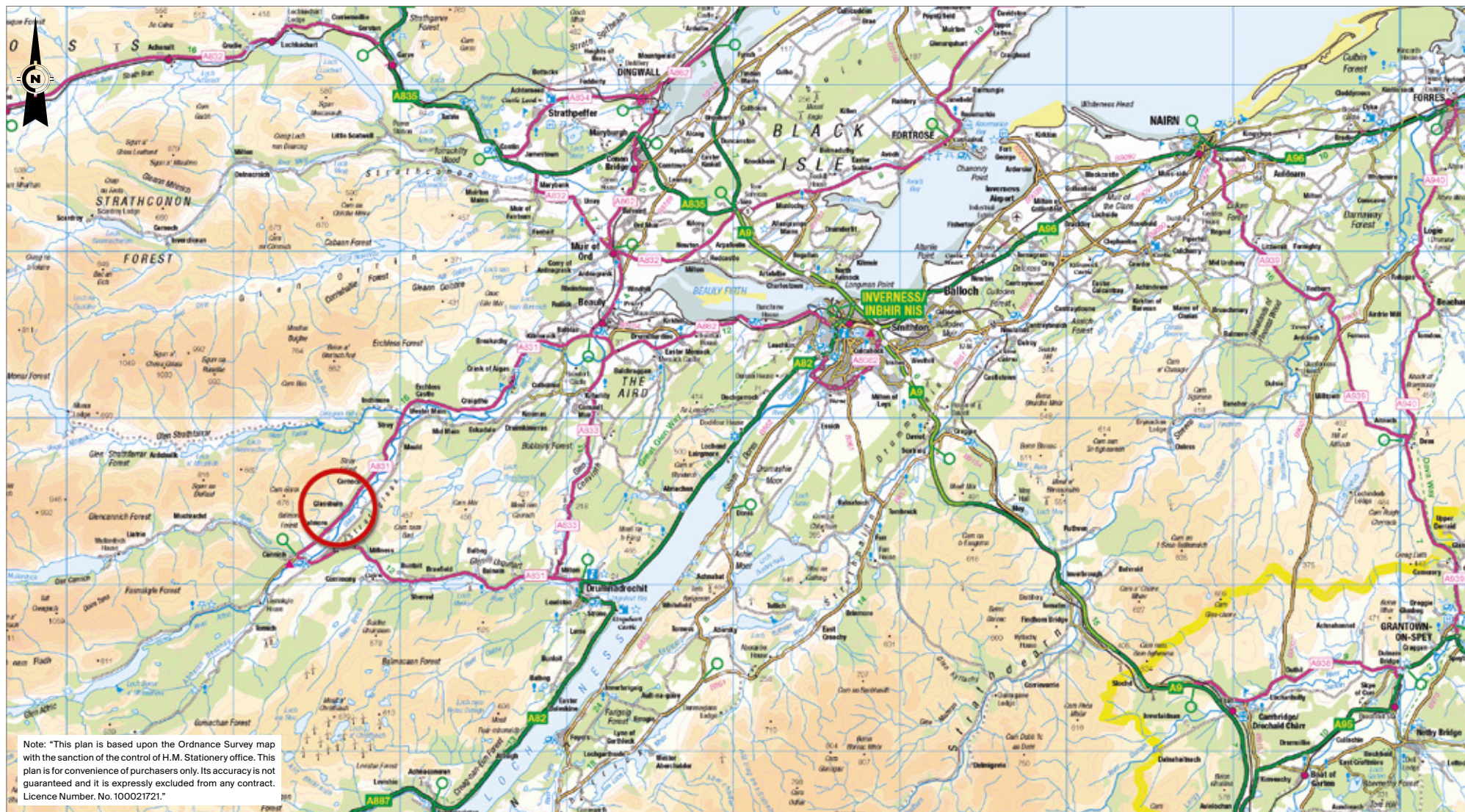
A - B Trout fishing
C - D Salmon fishing



Date: 08/06/22 Drawn By: MMcC Scale: 1:7500 @ A3 Plan Ref:

Title **Glassburn Estate**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at: <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2022. Photographs dated June 2022.

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