

EAST BENULA SOUTH

GLEN CANNICH ▪ INVERNESS-SHIRE







EAST BENULA SOUTH

Cannich 9 miles ▪ Beauly 26 miles ▪ Inverness Airport 47 miles

STALKING FOR THE SPORTING PURIST IN SPECTACULAR HIGHLAND SCENERY

SUMMARY

South Benula Cottage (4 bedrooms & 2 bathrooms)

Red deer stalking (10 year average 14 stags and 32 hinds)

Right to a boat on Loch Mullardoch

Trout and pike fishing

Deer larder

About 3,439 acres in total

FOR SALE AS A WHOLE OR IN 2 LOTS



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SITUATION

East Benula South lies in splendid isolation, at the heart of some of the most wild and rugged landscape in the whole of Scotland. Only accessible by means of a 4 mile boat ride, the deer forest rises steeply from the southern shore of Loch Mullardoch to the mountain tops which form the watershed with Glen Affric to the south. The ridge forming the march with Glen Affric is over 3,00ft above sea level for the majority of its length, rising to a high point of 3,881ft at the summit of Carn Eighe, the highest point in Scotland north of the Great Glen.

Set apart from the deer forest, South Benula Cottage is situated 9 miles from the village of Cannich and is accessed by a single track public road which winds its way up through the beautiful and unspoilt scenery of Glen Cannich. Located below the Loch Mullardoch dam and overlooking Loch Sealbhanach, the cottage provides basic but comfortable accommodation for up to 8 people and forms an ideal base from which to take a boat up the loch for a day on the hill, to fish, or to explore the local area.

Wildlife is abundant, with golden eagles regularly sighted, along with peregrines, geese, assorted divers and shell duck. A few grouse occupy the hill ground, along with ptarmigan and occasional blue hares.

The Highland village of Cannich sits at the junction of three of Scotland's best known glens: Glen Cannich, Glen Affric and Glenurquhart, and at the confluence of River Cannich and River Affric which converge to form the River Glass.

The village provides local amenities such as a well-stocked store and Post Office, and a local pub. The larger settlement of Beaulieu (25 miles) has a wider range of shops and services including two small supermarkets, a filling station, two medical practices, a bank and a choice of bars, hotels and restaurants.

Considered to be one of the fastest growing cities in Europe, Inverness (35 miles) provides good shopping and supermarkets along with excellent cultural and entertainment facilities. Inverness is well connected by road, and has good rail links to the rest of the UK including the Caledonian Sleeper service which runs between London Euston and Inverness. Inverness airport (47 miles) provides regular flights to London and other UK and European destinations.

Above all else, it is the dramatic mountains, rugged moorland, rivers and lochs for which the North West Highlands are so famous, that makes this place special. East Benula South is in the heart of this spectacular and unspoilt landscape, making it a remarkable place to simply escape. In addition to the sport on offer on the estate, the local area provides wonderful opportunities for sport and leisure, including golf, sailing, hill walking, climbing and cycling. For the field sports enthusiast, opportunities for some of Scotland's most challenging deer stalking abound, and salmon and trout fishing is available on a number of renowned spate rivers and lochs.

DESCRIPTION

East Benula South is something of a rarity as a Highland estate, in that it provides fantastic opportunities for sport and amenity, while requiring remarkably little by way of day to day management or ongoing investment. The deer forest, noted for its hinds for 100 years or more, was acquired by a syndicate of four families in 1986, with the current owners having an involvement since 1994. Under the stewardship of the syndicate and latterly the current owner, the aim has been to maintain an estate which provides a complete escape from the rigours of modern life, and outstanding deer stalking in a true wilderness location.

The emphasis has been on traditional management of deer to improve the herd. Many heavy stags, with exceptionally fine heads have been seen on the ground in recent years; the policy has been not to shoot until clear signs of "going back" are observed.

East Benula South is offered for sale as a whole or in two lots:

LOT 1	East Benula South Deer Forest
LOT 2	South Benula Cottage



LOT 1: EAST BENULA SOUTH DEER FOREST — 3,438 ACRES

The deer forest is only approachable by boat, with the best landing point being at Waterfall Bay in the Mullardoch narrows. Situated overlooking the bay is a simple structure which occupies an idyllic spot with a stand of ancient Caledonian pine and a spectacular waterfall forming the back-drop. Constructed of three inter-connecting Portacabins, the bothy provides shelter and very basic accommodation in which to overnight. Subject to obtaining the necessary planning consents, one could replace the Portacabins with a simple timber bothy if required.



Stalking

Extending to around 3,438 acres, the ground at East Benula South is made up of steep slopes, deep corries and craggy peaks, which rise from the loch side to the high tops of Tom a' Choinnich, An Leth-chreag, Carn Eighe and Beinn Fhionnlaidh all well over 3,400ft above sea level. These hills form a crescent shaped ridge around the southern and western fringes of the estate, on the sides of which deer will often shelter and graze. The remote nature of the land, broken terrain and swirling currents of air make for exhilarating and challenging stalking, which will test the fitness and field craft of even the most experienced stalker. Any deer successfully dispatched and returned to the larder at Mullardoch can be considered a sporting triumph. Due to the topography of the ground, interference from hill walkers during the stalking season has been very rare. On a clear day the views from the "Tops" are sensational – it being possible to clearly see the Skye Bridge to the west and the Dornoch Firth to the east through binoculars. It has on occasion been possible to pick out the Outer Hebrides, some 80 miles distant.

The approach by boat up Loch Mullardoch gives stalking parties a good opportunity to spy the lower ground, with wind direction dictating the best place to leave the boat and set off. From here it is classic West Coast stalking with a successful outing often resulting in a drag. Until quite recently, carcass extraction was done in the traditional method by stalking pony. More recently, an Argocat has been used, with one track installed from the bothy at Waterfall Bay to the south end of the ridge at Bealach na h-Eighe and another reaching high up into Corrie Buidhe to facilitate this.

In recent years, the stalking at East Benula South has been taken by the current owner, or let to family and friends on an informal basis. A local professional stalker and boatman who has worked the waters of Loch Mullardoch and the deer forest itself for 20 years or more is retained on a self-employed basis throughout the season. The service he provides in leading stalking parties, handling the boat and keeping an eye on matters in the owner's absence is invaluable and he comes highly recommended.

Recent culls are as follows:

Year	Stags	Hinds
2017/18	17	36
2016/17	12	25
2015/16	13	21
2014/15	11	25
2013/14	17	25
2012/13	14	25
2011/12	12	21
2010/11	13	36
2009/10	20	56
2008/09	9	47
Average	13.8	31.7

East Benula South is a member of Affric and Kintail Deer Management Group. Current cull targets set by the group are 15 stags and 25 hinds.

Game Larder

Situated beside the Glen Cannich public road and adjacent to Mullardoch House is a deer larder. Of timber construction with corrugated iron cladding, the larder is



complete with a stainless steel sink and worktop, hanging rails and chiller unit.

Loch Mullardoch

East Benula South are entitled to a boat on Loch Mullardoch which stretches 9 miles westwards from the Mullardoch dam. Boats using the loch are launched at the north eastern corner of the Loch, accessed by road or on foot, a ten minute walk from the South Benula Cottage. Loch Mullardoch has good fishing for pike or wild Brown trout and provides endless opportunities for outings on the boat, picnics and exploration even deeper into this wonderfully remote area, extending to within 12 miles of the sea on the west coast. A number of burns feed the loch and if a practical, viable solution could be found there is potential for a profitable hydro scheme but this would require the cooperation of neighbours.

At some 2,000 feet, to the far west, nestling between Carn Eighe and Beinn Fhionnlaidh the march bisects a clear spring fed lochan which might support a population of arctic char.

LOT 2: SOUTH BENULA COTTAGE

Situated between Loch Mullardoch and the smaller Loch Sealbhanach, South Benula Cottage is situated in a beautiful location with fine views down Glen Cannich. Of “Doran” construction with a steel profile sheeting clad extension, the bungalow offers functional but warm and comfortable accommodation for up to 8 people. With four bedrooms (including a bunk room), two bathrooms, kitchen, sitting room and conservatory over looking the loch, the cottage provides a simple and easily managed base to return to after a long day on the hill.

Adjacent to the cottage is a large, fairly recently constructed wooden shed which provides a spacious workshop, boat and argo storage, and a log store.



GENERAL REMARKS

Viewing

Strictly by appointment with Savills Edinburgh office (0131 247 3720) or Savills Perth office (01738 477 520). Arrangements will be made to meet the person carrying out the viewing at South Benula Cottage from where the viewing will commence. Subject to weather conditions, a boat will be available to take viewers up the loch to the deer forest.

Directions

From Inverness, head west along the north side of Loch Ness on the A82 to Drumnadrochit. Immediately after the Loch Ness Centre, bear right onto the A831 and follow this through Glen Urquhart to Cannich. At the T-junction in Cannich turn left then immediately right onto the unclassified public road sign posted Glen Cannich and Mullardoch. Follow this road for about 9 miles and South Benula Cottage is located on the left hand side below the Mullardoch dam.

Entry

By arrangement.

Services, Council Tax and Energy Performance Rating

	Services	Occupancy	Council Tax	EPC Rating
South Benula Cottage	Private water, private drainage, electric night storage heaters, immersion water heater	Owner occupied	B	E

Offers

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

Solicitors

R&R Urquhart LLP, 117-121 High Street, Forres, IV36 1AB

Tel : 01309 672216

Email : colinwhittle@r-r-urquhart.com

Employees

There are no employees on the estate.

Servitude Rights, Burdens, Wayleaves and Statutory, Public and other Access Rights

1. 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.
2. The electrical supply to the deer larder is currently taken from Mullardoch House by way of an informal agreement between the seller and the owner of Mullardoch House.

Basic Payment Scheme (BPS), LFASS and IACS

All the agricultural land is registered for IACS and lies within a Less Favoured Area. No Basic Payment entitlements are available. The farm code is 764/0007.

Sporting Rights & Rates

The sporting rights are in hand. The rateable value on the shootings is £3,750.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars. In the event of Lot 2 being retained by the seller, a small area on Lot 1 will be retained by the seller to allow for a boat to be used on Loch Mullardoch.

Ingoing Valuation

Certain implements and items of machinery including the tractor, boat and Argocat may be available to purchase in addition by separate negotiation. 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 Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

Mineral Rights & Timber

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber will be included within the sale.

Environmental Designations

East Benula South lies within the Affric-Cannich Hills Site of Special Scientific

Interest, the Strathglass Complex Special Area of Conservation and the Glen Affric to Strathconon Special Protection Area.

Local Authorities

The Highland Council, Glenurquhart Road, Inverness IV3 5NX. Tel: 01349 886606
Email: service.point@highland.gov.uk

Scottish Government Rural Payments and Inspections Department

Government Buildings, 28 Longman Road, Inverness, IV1 1SF. Tel: 01463 234141
Fax: 01463 714697
Email: sgrpid.inverness@scotland.gsi.gov.uk

STIPULATIONS

Purchase Price and Deposit

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.

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 and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas Purchasers

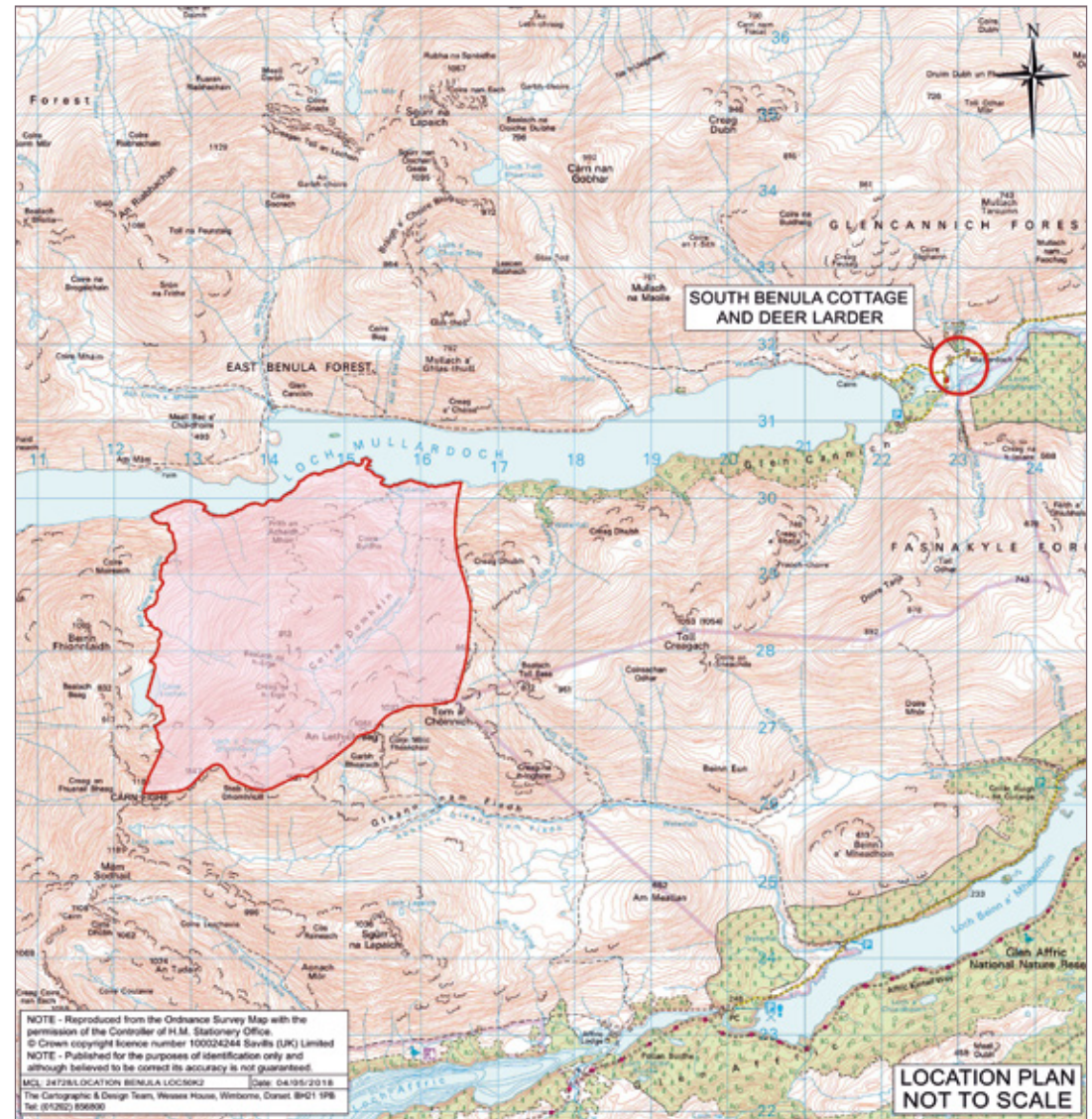
Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

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

Outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.



Important Notice Savills and their clients give notice that 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken 2018 or prior to 2017 by John MacTavish. 18/06/11 AG



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