

SKIBO ESTATE

DORNOCH SUTHERLAND

Dornoch 3 miles (4.8 km) Bonar Bridge 10 miles (16 km) Inverness 60 miles (96 km)
Wick Airport 65 miles (104 km) Inverness Airport 70 miles (112 km)

**An outstanding residential and amenity estate with a mixture of farming, forestry, sporting and investment potential.
On the shores of the Dornoch Firth**

Skibo Castle

7 Reception Rooms, Study, Gunroom, 11 Bedroom Suites, a further 5 Bedrooms and 4 Bathrooms, Playroom, Boxroom, Tower Room and extensive staff quarters. Oil-fired central heating.

4 Houses and 23 Estate Cottages

In-Hand Farmland — 630 acres, including Home Farm with modern beef unit and grain storage.

Woodland — 660 acres.

Vacant Hill Land with Planting Approval — 2,910 acres.

9 Let Low Ground Farms — 2,313 acres.

Crofting Land — 11,139 acres.

Total rents and miscellaneous income £16,200.

Sportings

Salmon, Sea Trout and Brown Trout Fishing.

2 mile Spate River and 11 brown trout lochs.

Shooting with excellent wildfowling, pheasant and walked-up grouse.

Stalking with Red, Roe and Sika Deer.

15 miles of Sea Frontage on the Dornoch Firth.

19,000 acres in all.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN LOTS

Joint Selling Agents

SAVILLS

46 Charlotte Square,
Edinburgh EH2 4HQ.

Tel: 031-226 6961
Telex: 727077

14 Skeldergate,
York YO1 1DH

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20 Grosvenor Hill,
Berkeley Square,
London W1X 0HQ.

Tel: 01-499 8644
Telex: 263796

RENTON FINLAYSON

Estates Office,
Bonar Bridge,
Sutherland.

Tel: Ardgay (08632) 366

Solicitors

ARCHIBALD CAMPBELL & HARLEY, W.S.

18 Dublin Street,
Edinburgh EH1 3PT.

Tel: 031-557 1445
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Forestry Consultant

Derek Harrison, B.Sc. (For), F.I. (For),
Bradburn,
Darnaway,

Forres, Moray.
Tel: 03094 227

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SKIBO ESTATE SUMMARY OF LOTS

Lot No	Page	Colour on Plan	Description	Area acres	Rent £	Occupancy
Section I Skibo Castle and Policies						
1	(11)	Red	Skibo Castle, Drive and Policies	26.48	—	Vacant
	(17)	Inset B	North Lodge		—	Service
2	(18)	Blue	Loch Ospisdale Cottages	59.08	—	Vacant
			Loch Ospisdale		—	Vacant
			Garage Block		—	Vacant
			Swimming Pool		—	Vacant
Section II In-hand land and Salmon fishing						
3	(19)	Brown	The Home Farm	488 acres	685.26	—
			Woodland etc	197 acres		—
			Clashbuie Farmhouse			—
	(20)		Overskibo Farmhouse			—
			Dairy House			—
	(21)		Ivy Cottage			—
			The Squara 1, 2, 3.		—	
			East Lodge		—	
4	(23)	Blue	Loch Evelix	46 acres	275.29	—
			Evelix Cottage			—
	(24)		Golf Course field	38 acres		—
			Ferrytown Farm	75 acres		300
			Part Cuthill Farm (see Lot 11)	114 acres		*
5	(26)	Yellow	Arable Land at Evelix Bridge	59.93	—	In hand
6	(26)	Brown	Arable Land at Clashmore	18.22	—	In hand
		Inset A				
7	(26)	Blue	Accommodation Land at Clashmore	3.31	—	In hand
		Inset A				
8	(26)	Red	West Drive	30.22	—	In hand
9	(26)	Red	Land at Tulloch	10.70	—	In hand
Section III Let Farms						
10	(27)	Red	Cydarhall and Rosebank	514.19	1,750	IG & DG Munro
11	(28)	Yellow	Part Cuthill (see Lot 4)	352.31	2,000*	DF & RG Grant
		Light				
12	(28)	Brown	Pulrossie	377.36	3,000	MR Burnett
13	(30)	Brown	Flood	263.10	1,500	JWB Steven
14	(31)	Red	Acharry	109.56	500	A & WJ Shaw
15	(31)	Red	Big & Little Creich	362.70	2,000	A & WJ Shaw
16	(34)	Brown	Swordale & Ordan	101.97	1,402	D Watt
17	(35)	Red	Migdale Mill	49.32	570	W Chalmers

* Rent to be apportioned if necessary.

9. **Kitchen** 36'10" x 23'1" (11.23m x 7.03m)
A traditional kitchen with ample larders and coldstores adjoining. Tiled floor and walls, turne extractor hood. Two stainless steel sink units, one double, one single. Formica topped work surfaces with cupboards under. Fitted shelves. Adjoining larder and cold rooms with marble slab shelves.

10. **Tea Room** 28'8" x 23'8" (8.7m x 7.21m)
Linoleum covered floor. Arched stone fireplace with metal grate and dated 1901. Corner alcove. Glazed sink.

11. **Small Dining Room** 29'7" x 24'1" (9.02m x 7.35m) into bay.
Metal fireplace with fine illustrated tiled surround, carved wood mantel with mirror and oval floral oil painting. Carved Pine Dado panelling, attractive moulded ceiling. Return door to staff quarters.

Other rooms on the ground floor include:

Private side: Pantry, store, lift access, 2 cloakrooms with separate W.C.s, cloakroom off hall.

Staff Side: Housekeeper's room, 3 other day rooms, various stores, pantries, staff lift, cloakroom, W.C.

ON THE BASEMENT FLOOR

12. **Gun Room (W)** 40'5" x 23'10" (12.32m x 7.26m)
A fine room looking west over the burn which runs to the side of the Castle, the walls & ceiling of the gun room are wood panelled. Arched fire alcove with open fireplace, carved wood mantel and carved pillars to each side. Fitted bookcase and rod racks.

Other rooms on the Basement floor include:
A series of stores, cellars and larders.

ON THE FIRST FLOOR

The superb main staircase with carved wood bannisters and cupola over the intermediate landing, leads to the first floor gallery overlooking the hall, and wide passages to the secondary private staircase and bedroom suites. Part of the stained glass window (W) on the staircase depicts Andrew Carnegie's life from his birthplace in Dunfermline across to America and his return to Scotland after 50 years.

MASTER SUITE 1

13. **Drawing Room (S)** 26'10" x 25'1" (8.18m x 7.64m)
Balcony (S), tower alcove, fitted bookshelves, metal fireplace with tile surround and carved marble mantel, intercommunicating door with:

14. **Bedroom 1. (S)** 27'6" x 24'3" (8.38m x 7.39m)
Bay window, metal fireplace with tile surround, carved marble mantel. Walk-in wardrobe cupboard.

15. **Bathroom 1** Bath, 2 washbasins, heated towel rail, shower fitting. Separate W.C.

MASTER SUITE 2

16. **Private Room (S)** 22'9" x 11'7" (6.94m x 3.53m)
Metal fireplace with tile surround, white marble mantel with red marble inlays. Walk-in cupboard with fitted shelves and drawers. Interconnecting door to:

17. **Bathroom 2** Washbasin, bath, heated towel rail, walk-in cupboard, separate W.C., connecting curved and panelled passage, and doors to:

18. **Master Bedroom 2 (S + W)** 32'9" x 22'3" (9.98m x 6.17m)
A fine part panelled bedroom with tower recess, Chatswood Jewellery Safe. Metal fireplace with tile surround, white carved marble mantel with centre piece of carved figurines, inlaid with pink marble. Interconnecting door with:

19. **Dressing Room (W)** 18'9" x 15'9" (5.71m x 4.79m)
Metal fireplace with tiled surround, carved wood mantel. Walk-in hanging cupboard. Return door to corridor. Interconnecting door with:

20. **Bathroom 3** Bath, washbasin, heated towel rail, separate W.C. Pink tiled fireplace.

MONTROSE SUITE 3

21. **Bedroom 3 (W + S)** 28'8" x 24' (8.74m x 7.35m)
Panelled ceiling and walls. Stone arch to brick fireplace with intricately carved wood mantel, walk-in cupboard.

22. **Bathroom 4** Bath, washbasin, W.C.

DORNOCH SUITE 4

23. **Bedroom 4 (E)** 17'2" x 14'9" (5.22m x 4.49m)
Electric wall fire. Interconnecting door with:

24. **Dressing Room (E)** 14'10" x 12' (4.53m x 3.66m)
Electric wallfire.

25. **Bathroom 5** Bath, washbasin, W.C. Heated towel rail.

EVELIX SUITE 5

26. **Bedroom 5. (S + E)** 18'7" x 18'4" (5.66m x 5.59m)
Electric wallfire

27. **Dressing Room (E)** 14'11" x 13'6" (4.55m x 4.12m)
Open fireplace with pictorial tile surround, stone mantel. Separate walk-in hanging cupboard.

28. **Bathroom 6** Bath, washbasin, W.C., heated towel rail. Towel rack.

Other rooms on the first floor include:

Private Side: Pantries, stores, staff bedroom, lift access.

Staff Side: 7 bedrooms, bathroom, 3 staff day rooms, sundry stores and pantries. Lift access.

ON THE SECOND FLOOR

The secondary private staircase with carved wood bannisters, gives access to the landing and the following accommodation:

SIGURD SUITE 6

29. **Bedroom 6 (S,W + E)** 24'9" x 21'5" (7.54m x 6.53m)
Oak Panelled throughout. Tower recess. Metal fireplace with tile surround, carved wood mantel incorporating mirrors over.

30. **Dressing Room (E)** 19'8" x 16'6" (5.99m x 5.03m)
Half Oak Panelled. Fireplace with tile surround and wood mantel.

31. **Bathroom 7.** Bath, washbasin, W.C., heated towel rail.

OSPIS SUITE 7.

32. **Bedroom 7 (S)** 27'10" x 18'10" (8.49m x 5.74m)
Bay window. Open fireplace with tile surround, carved mantel with mirror over. Built-in hanging cupboard.

33. **Dressing Room (S)** 22'5" x 11'1" (6.84m x 3.38m)
Open fireplace with tile surround and wood mantel. Built-in hanging cupboard.

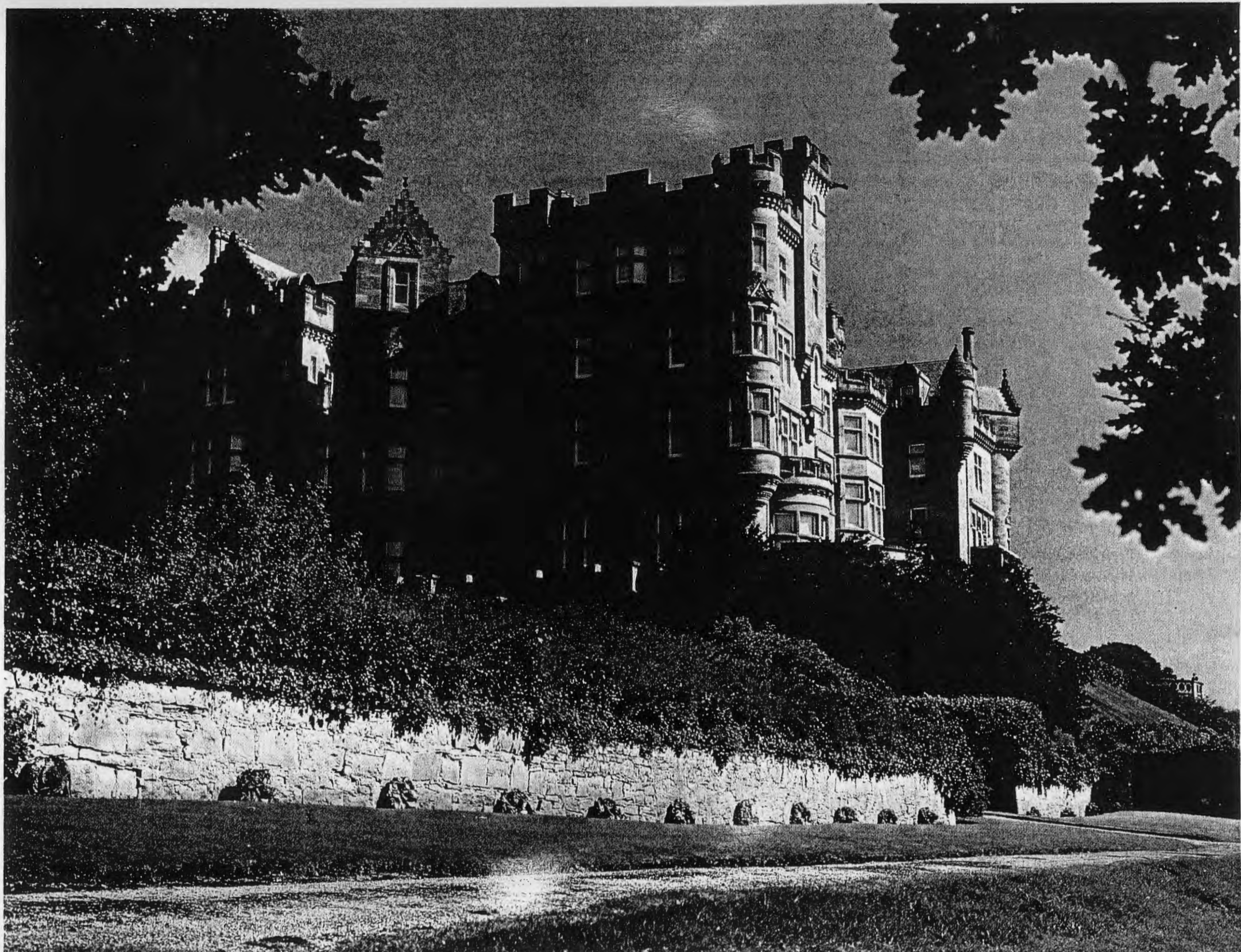
34. **Bathroom 8.** Bath, washbasin, W.C., heated towel rail.

CREICH SUITE 8.

35. **Bedroom 8 (S)** 27'10" x 18'10" (8.49m x 5.74m)
Bay window. Open fireplace with tile surround, ornate carved wood mantel. Built-in hanging cupboard.

36. **Dressing Room (S)** 17'7" x 11'11" (5.35m x 3.63m)
Open fireplace with tile surround, white wood mantel.

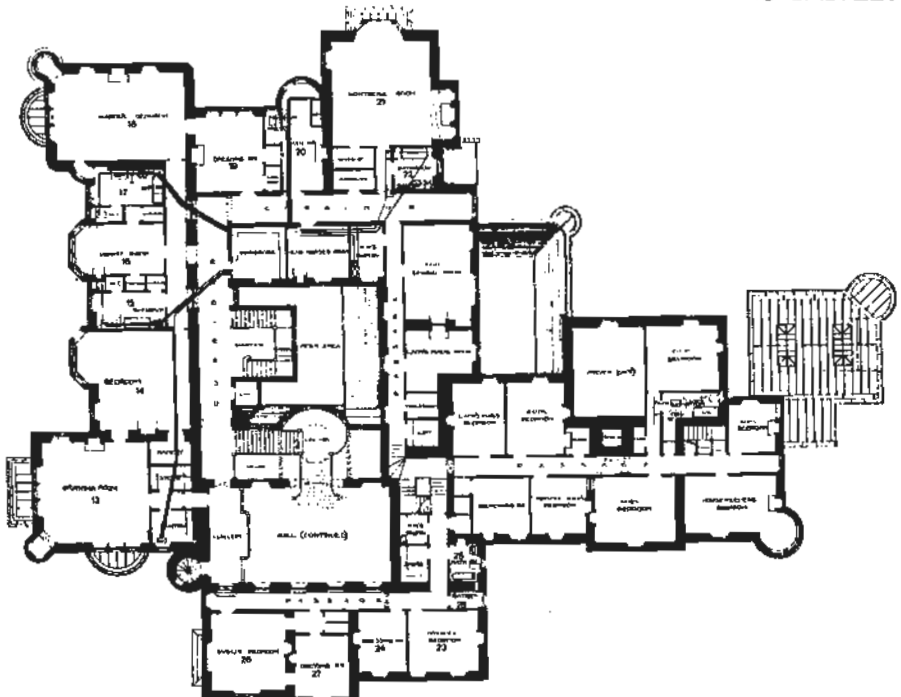
37. **Bathroom 9** Bath, washbasin, W.C., heated towel rail.



Skibo Castle — South and West Sides



Skibo Castle — The Library



FIRST FLOOR PLAN
1903

Scale 1/4" = 1'-0"



SECOND FLOOR PLAN
1903

Scale 1/4" = 1'-0"

SECTION 1

SKIBO CASTLE, COTTAGES AND POLICIES

Lot 1 (Red — Inset B)

Skibo Castle

26.48 ACRES

7 Reception Rooms, Office, Gunroom, 11 Bedroom Suites, 5 other Bedrooms and 4 Bathrooms. Playroom, Boxroom and Tower Room. Staff Quarters including kitchen, Tea Room, 15 Bedrooms, 4 Bathrooms, 4 Day Rooms, pantries and stores. 2 separate lifts.

Oil-fired central heating.

Gardens and Policies.

Lodge Cottage

Adjoined by Lots 2,3,35,36,37

The Castle is approached from the North Lodge, on the A9 about 1 mile west of Clashmore. The tarmac drive, lined with massed banks of rhododendrons and mature beech trees, leads to a gravel sweep beside the coach porch, which shares with the house the spectacular views across the Firth to the hills of Ross beyond.

The house in its present form was completed by 1901 in local honey sandstone under a slate roof. There was a smaller castle on the site when the estate was acquired by Andrew Carnegie, the structure of which was incorporated within the final building. It stands today virtually untouched and the quality of workmanship and minute attention to detail which could never be repeated remain as an outstanding memorial to the genius of Andrew Carnegie. Most of the principal rooms are equipped with superb fireplaces, wall panelling, brass fittings, hardwood floors, carved radiator covers and intricate ceiling mouldings. The mahogany doors are a superb example of craftsmanship, with brass door fittings and, on the ground floor, steel fire doors are concealed behind hinged panels in the entrances to the Library and adjoining rooms. The principal bathrooms are decorated with elaborately patterned tiled walls, ceramic tiled floors, marble surrounds and patterned washbasins. All the bathrooms and sanitary fittings are fine examples of the period.

Although the Castle has been occupied for only a few months each year recently, it has been maintained in excellent condition and is ready for immediate occupation. The principal accommodation is described along with a number relating to each room to enable quick reference to the floor plans on pages 10, 12, 15.

ON THE GROUND FLOOR

A pillared porte-cochère gives access to the double oak front doors and double half panelled inner doors.

Entrance Hall Open fireplace with stone mantel and surround, tiled hearth and back, ornate carved overmantel with carved wood pillars and coat of arms.

Main Hall 49'5" x 23'10" (15.07m x 7.27m)

A magnificent panelled hall with ornate ceiling incorporating 6 small cupolas and major cupola over half landing on staircase. Two stone fireplaces, one with carved stone mantel and overmantel with carved crests dated 1663 and possibly taken from an earlier castle on the site. The other has an intricately carved ornamental wood mantel supporting thistles and an eagle carved from oak. Two stone pillared archways, one housing an organ, by Brindley and Foster, organ builders of Sheffield, London and Glasgow, dated 1904, which comprises two consoles and foot console. The visible wind pipes are gold coloured and housed within the central structure of the staircase and gallery.

1. Morning Room (S + W) 23'4" x 18'5" (7.11m x 5.60m)

Open fireplace with marble hearth and carved, inlaid marble mantel, fabric wall coverings, 2 fitted bookcases. Wood block floor, carved ceiling mouldings.

2. Drawing Room (S,E,W) 42'11" x 31'4" (13.08m x 9.56m)

into bay window (S). An outstanding light room, with magnificent views from the bay window over the policies and Dornoch Firth beyond. The carved wall panelling frames fabric wall coverings. Recessed cornice lighting. Superb carved marble fireplace and mantel, with centre carved figurines and twin pillars, marble hearth, moulded cast iron fireback.

3. Music Room (S) 28'2" x 24'2" (8.58m x 7.37m)

Half glazed door to garden. Fabric wall coverings. Open fireplace white marble mantel with inlaid yellow marble, and tiled surround. Over the fireplace is a framed carving of a mother with child. Fitted mahogany book cases.

Lift to all floors fitted out with elaborate mahogany panels with inset mirrors.

4. Library (S) 37'6" x 27'10" (11.44m x 8.47m) into bay.

A superb room with oak panelled walls lined with bookshelves. Above the shelves is a frieze in carved oak with numerous Coats of Arms of various Scottish cities which honoured Andrew Carnegie. These are diversified by intricate Celtic designs, with fauna, floral clusters and fruit wreathed with oaken ribbons. Moulded cornice and ceiling with decorative panels and scroll work. Carved wood mantel.

5. Study (S&W) 23'10" x 21'3" (7.26m x 6.45m) into bay window (S)

Metal fireplace with tile surround and wood mantel. Fitted bookcases with hidden strip lighting over.

6. Office (W) 20'3" x 14'3" (6.17m x 4.34m)

Fitted pigeonhole locker units and bookshelves. Metal fireplace with tile surround, wood mantel with mirror over.

Side Porch and Door (W)

7. Billiard Room (W) 25'2" x 21'11" (max) (7.68m x 6.69m)

Bow window. Metal fireplace with marble surround, carved wood mantel.

8. Dining Room (S,W, + N) 41'9" x 24' (12.72m x 7.31m)

An impressive room with decoratively carved figures incorporated in the panelling. The fireplace is in a recess with stone Arch flanked by carved wood pillars supporting carved American Eagles. Outstanding fireplace with cast iron initialled basket (1901) and moulded fireback. Red and white marble surround, twin red marble pillars supporting ornately carved decorative wood mantel.

PARTICULARS OF SALE

Skibo Castle stands on a gently rising slope of productive agricultural land on the north shore of the Dornoch Firth, with superb views to the hills of Ross, in one of the most magnificent settings in Scotland. It overlooks fine terraces and lawns with wooded parkland running down to the shore, and is well sheltered from the north by mature trees, with avenues running away to each of the three lodges.

As a sporting estate, it offers an unusually wide variety of game. Duck and geese are to be found in large numbers on the Dornoch Firth with the greatest concentration in the Poll na Caorach, a sheltered tidal basin in front of the Castle. There is potential for a first class low ground shoot, and roe deer, with occasional grouse, blackgame and red deer on the hills behind the Castle. In addition there is

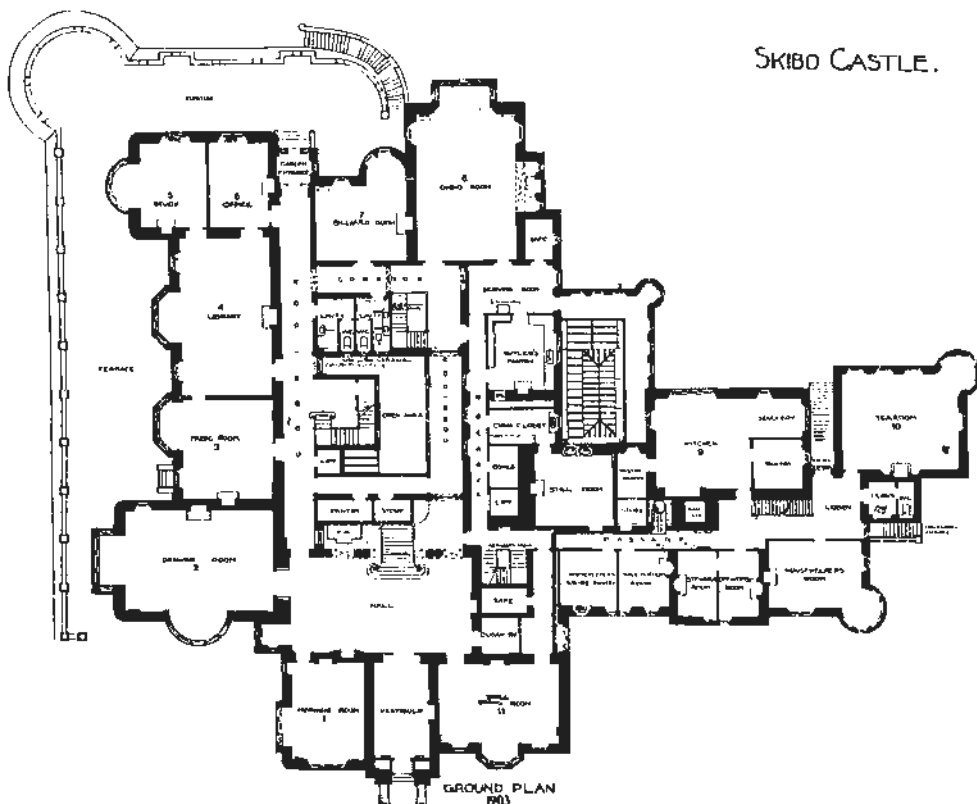
salmon, sea trout and brown trout fishing on the river Evelix and 11 fresh water lochs.

The home farm is equipped with one of the best modern steadings in the area, and comprises an unusually large area of good south facing arable land supporting a successful arable and beef enterprise.

The let farms offer considerable scope for capital improvement and rental growth, add greatly to the potential of the low ground shoot, and offer a high degree of protection to the environment of the Castle itself.

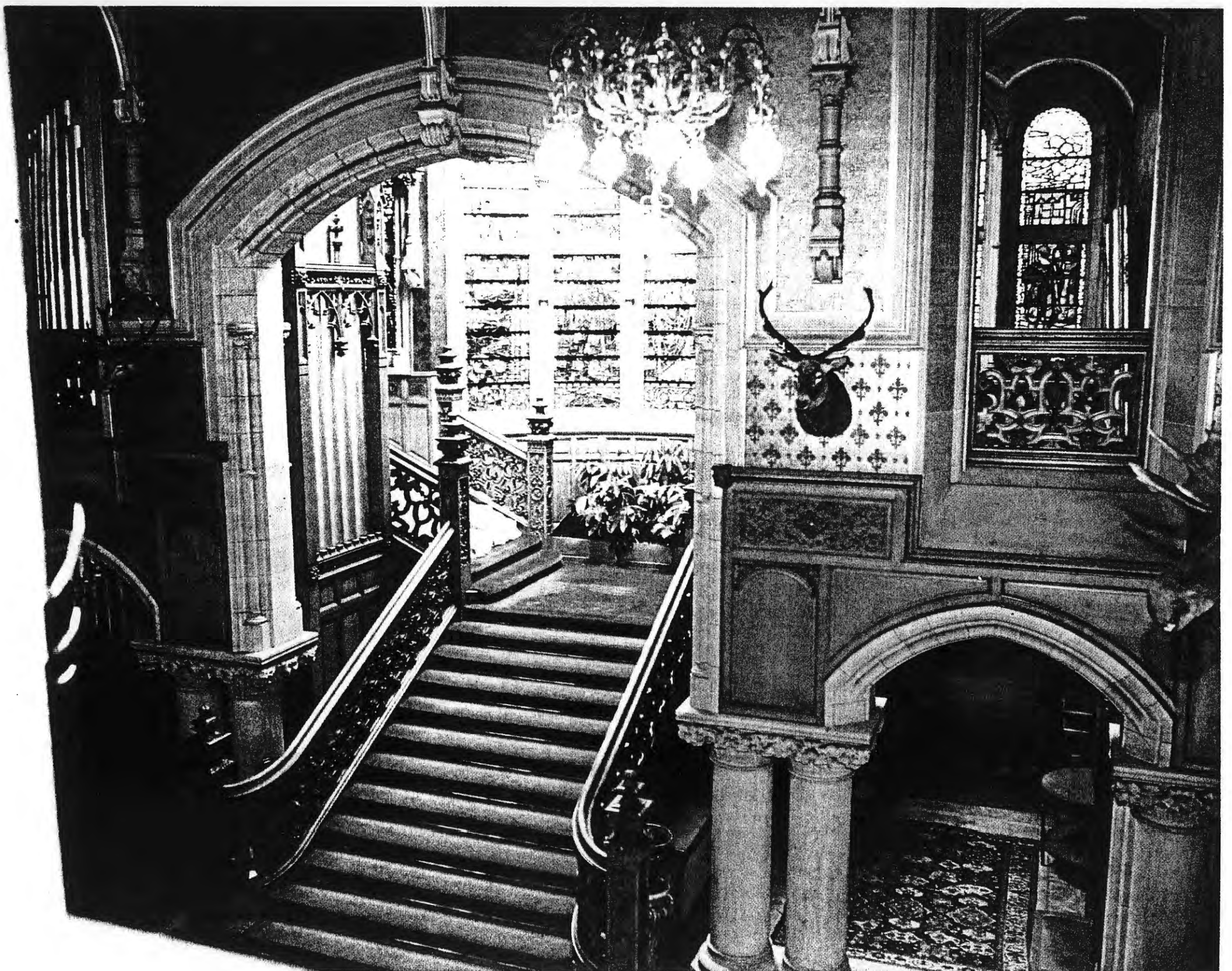
There are 4 Houses, 23 estate cottages, and several sites with potential for development, 15 miles of sea frontage and 600 acres of woodland all combining to offer an Estate of great variety and potential in an outstanding location.

GROUND FLOOR PLAN





Skibo Castle — The Main Entrance



Skibo Castle — The Hall

HISTORICAL NOTE

Prehistoric remains show that early man recognised the merits of this area at least 1,000 years B.C., but the recorded history of the castle dates from about 1200 AD when Freskyn de Moravia — ancestor of the Dukes of Sutherland — granted it, with other lands, to Gilbert, Archdeacon of Moray for the support of the bishopric of Caithness, the See of which had been moved from Halkirk to Dornoch. This was confirmed in a charter of 1275 between Bishop Archibald and the Earl of Sutherland by which the Castle of "SCHYTERBOLLE" was assigned to the bishop and his successors.

Those were turbulent times. Freskyn had been sent by Alexander II to bring the inhabitants of the north to order after they had put two bishops to death. The same turbulence showed itself in 1570 when a body of Mackays from Strathnaver attacked Dornoch, burned the Cathedral and then captured Skibo. It was occupied and in their retreat some of the invaders were killed before they could reach their own country.

When Mr. Ewen Sutherland was rebuilding the east wing of the castle the skeleton of a young man was found in sand under the stone flags of the hall. He was probably a member of the garrison of the Castle killed during this attack.

At the Reformation the castle of Skibo passed to John Gray and his son Gilbert and continued in their family until 1747. In 1650 the Marquis of Montrose who was captured after the battle of Carbisdale was lodged there on his way to Edinburgh, trial and execution. Jean Seton, wife of Robert Gray is said to have struck the Commander of the escort on the head with a roast leg of mutton because he would not accord the seat of honour at table to his captive. She is credited with the words "If ye dinna ken yer manners and yer place I'll mak ye". For this and the damage to the Commander's uniform Jean's husband was fined.

In 1746 when Prince Charles Edward Stuart was trying to regain the throne, Skibo was invaded by Mackenzies under

the Earl of Cromarty. They crossed the Meikle Ferry at night in thick fog and nearly succeeded in capturing Forbes of Culloden and Lord Loudon the two leading Government men in the North, who were then lodging at Overskibo. They only escaped by a narrow margin of time.

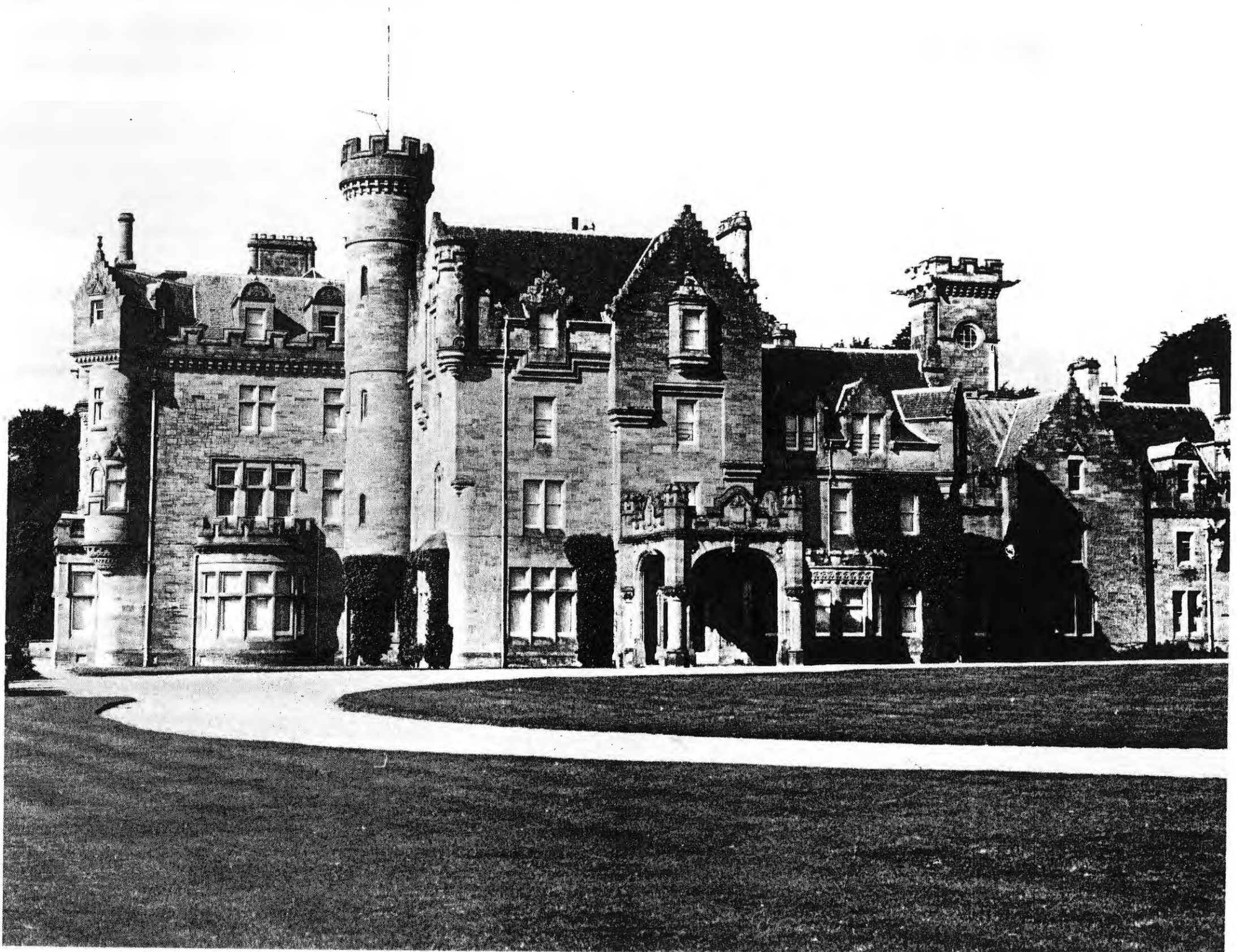
Robert Gray the last of his line bonded and eventually lost the estate and died without issue on 12th April, 1776. In 1751 Skibo passed into the hands of the Hon. George Mackay, son of Lord Reay. He made considerable improvements on the property. He planted many hardwood trees and built on two houses to the south of the old Castle. These survived until 1900.

In 1786 the estate was acquired by George Dempster of Dunnichen in Forfar. He died in 1818. His family continued in Skibo until 1872 when it was purchased by Ewen C. Sutherland sometimes referred to as Mr. Sutherland Walker. George Dempster was an enlightened man who did much to help fishing and agriculture in the Highlands. The ruin at Spinningdale is a mill erected to weave flax.

Mr. Sutherland made considerable changes to the Castle. He pulled down the old castle keep and built the present east wing and main hall. He also built part of the north wing. He faced financial troubles and the estate passed to the Royal Bank of Scotland which sold it in 1898 to Mr. Andrew Carnegie.

Mr. Carnegie made further changes in the Castle. He pulled down the Georgian buildings erected by George Mackay and extended the South aspect to the West. He also built a massive West wing. The castle was decorated with panelling, provided with electric light and swimming pool under glass, an organ and a fine and extensive library.

After Mr. Carnegie's death in 1919 the property passed to his widow, Mrs. Louise Carnegie. After her death in 1946 it passed to their only child Mrs. Margaret Carnegie Miller who has used it as her summer residence until 1980.



Skibo Castle — East Side.

Local Authorities

Local Authority
Sutherland District Council, District Offices, Golspie, Sutherland KW10 6RB.
Tel: (0408) 31192

Planning Authority
Highland Regional Council, Divisional Planning Office, The Meadows Dornoch
Tel: (086281) 495

Regional Authority
Highland Regional Council, Regional Buildings Glen Urquhart Road, Inverness.
Tel: (0463) 34121

Highlands and Islands Development Board,
27 Bank Street, Inverness
Tel: (0463) 34171

The Crofters' Commission
4-6 Castle Wynd Inverness.
A

North of Scotland Hydro Electric Board,
Highland Area Office, South Street, Elgin, Morayshire.
Tel: (0343) 3441.

Tel: (0463) 37231.

Outgoings/Burdens

Lot Number	Property	Rateable Value
1	Skibo Castle	1455
1	North Lodge	205
2	Loch Ospisdale Cottage East	109
2	Loch Ospisdale Cottage West	109
3	Overskibo Farm Cottage	167
3	Clashbule	192
3	Dairy House	159
3	Ivy Cottage	167
3	The Square, No 1	134
3	No 2	122
3	No 3	172
3	East Lodge	163
4	Loch Evelix Cottage	163
28	Achormarie Cottage	76
29	Clashmore House, Office and Garages	844
30	Post Office House	142
30	Post Office Shop	142
31	School House	172
32	Old Smiddy	52
33	Trades East	92
33	Trades West	101
34	Upper Beechwood	128
34	Lower Beechwood	126
35	Old Laundry	N/A
36	Gardeners House	113
37	Kennels Cottage	109
38	Clashmugach 41	128
39	Overskibo House	259
40	West Lodge	205
41	Rhivra	134
42	Kyloag	147
45	Newton Point Cottage	117

The following to be apportioned

Fishings	165
Shootings	520

Miscellaneous Income

- Hydro Electric Board Wayleaves £511.39 gross.
- British Telecom Wayleaves £9.39 gross
- Miscellaneous Wayleaves £7.56 gross
- Fou Duties £46.17 gross.

Miscellaneous income will be apportioned as necessary between the lots concerned.

Skibo Castle — Contents

The Furniture and Furnishings in the Castle may be available to the Purchaser of Lot 1 at valuation. Further details are available from Christies, 5 Wemyss Place Edinburgh EH3 6DH. Tel: 031-225 4756.

Environmental Stipulations

The north shore of the Dornoch Firth and surrounding area is designated a National Scenic Area. The shoreline between Lonemore and Newton Point is designated a Site of Special Scientific Interest, as are the south side of the River Evelix in the north east section of Cyderhall Farm known as the Dornoch Esker, the area around Migdale Rock, the bog at Spinningdale, including lots 19, 50, and Ledmore Wood including Lot 26.

Grants and Allowances

1. Capital Allowances Act 1968

Qualifying expenditure under section 68 of the above Act amounts to £22,345 as at 4th March 1982

2. Hill Livestock (Compensatory Allowances) Regulations 1979

Skibo and Owerskibo farms, Lot 3, qualify for compensatory allowances on 80 cows.

The current rates of grant are:

Breeding cows	£44.50
Hill Ewes	£ 6.25
Park Ewes	£ 4.25

In addition, the suckler cow premium is £12.37 per cow and the ewe premium £2.00 per ewe (approx.).

3. Agriculture and Horticulture Grant Scheme.

Sutherland is designated a 'less favoured area' and qualifies for the higher rates of grant under this Scheme.

Any payments made by the Department of Agriculture for Scotland under the above schemes relating to the current year will be retained by the Seller. The Purchaser will be responsible for any claims made by the Department under the schemes in respect of any payments made in the current or preceding years which are a result of the Purchasers' actions.

4. Woodlands Dedication Scheme

Any payments made by the Forestry Commission relating to the current year will be retained by the Sellers.

Dispersal Sales

A right is reserved to hold an auction sale of furniture and contents in the Castle and machinery, livestock and equipment on the Estate subsequent to completion of missives.

Ingoing Valuation

The Purchaser(s) of Lots 3—6 shall in addition to the purchase price be obliged to take over and pay for at entry at a valuation to be made by one valuer acting for each party or the arbiter appointed by them.

- All cultivations and growing crops at cost of seeds and cultivations;
- All stores, fuels, coal, oil, silage, straw, feedstuffs, sprays, crops in store, etc. at market value.

Fixtures and Fittings

In addition to the purchase price the following fixtures and fittings on the Farm, Lot 3, will be taken over by the Purchaser in the fixed sum of £3,000.

- The unloading equipment with the 2 Howard Harvestore Haylage towers (500 tons each) and the Howard moist grain silo (120 ton wet grain).
- K.A.M. Auto-Feeding system.
- Delta Slurry Scraper.
- Ailmet Continuous Grain Dryer complete with elevators and conveyors and grain cleaner.
- 2 Fraser Bruisers.

Fixtures and fittings throughout the Estate and not mentioned in these particulars are not included in the sale.

GENERAL REMARKS AND INFORMATION

Viewing

Strictly by appointment with the Joint Selling Agents, Savills, Edinburgh, 031 226 6961, and Renton Finlayson, Bonar Bridge (08632) 366. Viewing of the inside of the Castle will be by special arrangement and will be accompanied.

Video

A short video film of the Estate can be viewed at the Edinburgh, London or York offices of Savills, and at selected locations worldwide. Further details available.

Situation

The Castle is situated on the north shore of the Dornoch Firth, close to the village of Clashmore, in Sutherland. Dornoch, 3 miles (4.8 km) and Bonar Bridge railway station, 10 miles (16 km), provide most local facilities. Inverness, 60 miles (96 km) has a wide range of shops, regular main line rail services including Motorail Terminal and sleeper services to the south, and an Airport with regular domestic and European services. There is a small landing strip suitable for light aircraft at Dornoch and another airport at Wick, 65 miles (104 km).

Climate

The area of the Dornoch Firth is well known for its own 'micro climate', which is significantly milder than is associated with comparable locations on the east coast. Skibo Castle is on the north shore of the Firth on a gentle south facing slope well sheltered from the north, and although close to the shore, protected from the east by an arm of land between itself and the North Sea. The proximity of the North Sea prevents the temperature from being unduly low in winter. Average annual rainfall is 30", and the duration of sunshine is high in relation to the Latitude.

A9 Trunk Road

The A9 Edinburgh-Thurso trunk road is undergoing considerable improvement. With much of the Edinburgh-Inverness section complete, improvements north of Inverness include the bridge across the Cromarty Firth, and the bridge at Inverness scheduled for completion in 1982. These bridges are expected to reduce travelling time from Skibo to Inverness to about 1 hour. A further bridge across the Dornoch Firth is scheduled to commence in 1985 and will reduce the distance by road from Inverness by a further 20 miles.

Amenities

Situated in one of the finest sporting counties, Skibo is close to many fine deer forests and grouse moors in addition to such famous salmon rivers as the Shin, the Oykel, the Carron, the Cassley, the Helmsdale and the Brora. There is also a Championship Golf Course at Royal Dornoch, chosen for the Amateur Open Championship for 1982, with other courses at Tain, Bonar Bridge, Brora and Golsple. The Firth offers ample opportunity for sailing, water sports and sea fishing.

Travel Arrangements

British Rail
London, Euston: 01-367 7070
Edinburgh, Waverley: 031-556 2451
Inverness: 0463 32651
Bonar Bridge: 08632 238

Air
Inverness Airport: 0463-32471
Wick Airport: 0955-2215
Dornoch Airfield: 086281-491

Air Charter
Air Taxi Operators Association Limited,
Hamilton House, 39 Kings Road, Haselmere, Surrey.
Tel: 0428 4804. Telex: 858765.

Helicopter
P.L.M. Helicopters Limited, Inverness.
Tel: Ardersier (06676) 2740.

Possession

Vacant Possession will be given on entry subject to tenancies or service occupations as stated.

Entry

By arrangement.

Sporting

The sporting rights over the whole estate will be in hand from the end of the 1982 fishing season with the exception of a lease on part of Lot 4. Over recent years the sporting rights have only been exercised infrequently and accurate records have not been kept.

In the early part of the 20th Century Skibo was famed for the high quality of its sport, in particular the low ground shooting said to have been "without exception the finest in the county of Sutherland".

The layout of the farm land, woods and policies particularly in the vicinity of the castle is ideal for the maintenance of a first class low ground shoot.

In addition to the potential on the low ground, there are occasional Red deer, Sika and Roe deer, Black game and walked up Grouse. The Poll na Caorach basin and the Dornoch Firth form a natural sanctuary for large numbers of wintering wildfowl of all types within easy flighting distance of a number of strategically placed flight ponds and lochs. Although very little used in the past, there is undoubted potential to create one of the best wildfowl shoots in the country.

Listed Buildings

Skibo Castle is a listed building, category B.
Migdale Mill is a listed building, category C statutory.

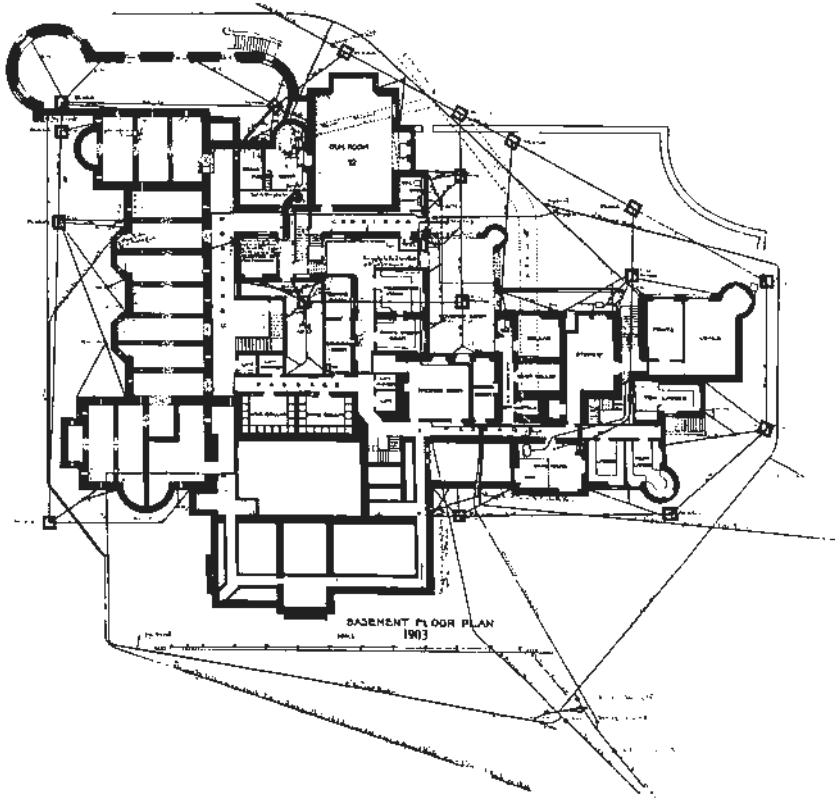
Timber

All standing timber is included in the sale, except where otherwise stated, (see Lots 2 & 54).

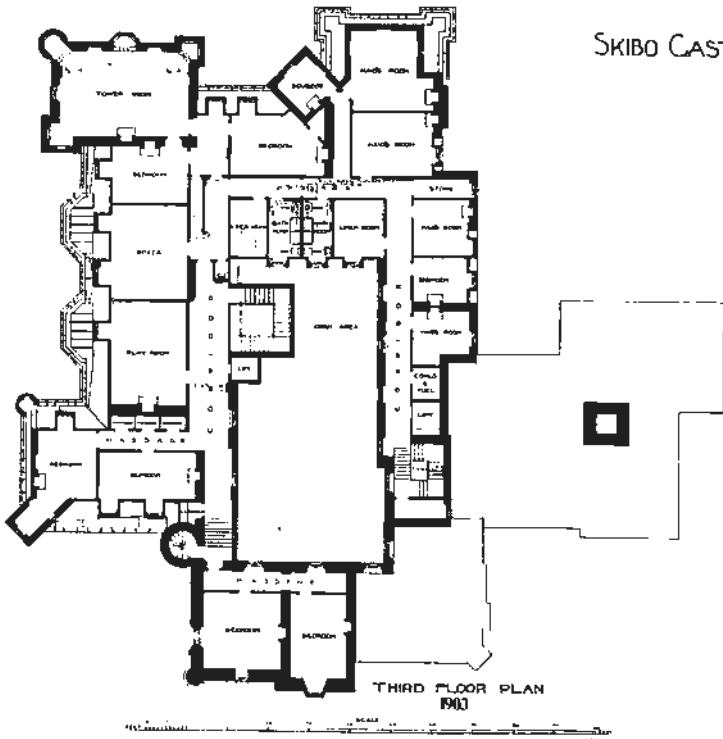
Lot No	Page	Colour on Plan	Description	Area acres	Rent £	Occupancy
Section VI Houses and Cottages with Vacant Possession (cont'd)						
43	(51)	Blue	Old Still, Creich Woodlands	2.09 24.17	26.26	— In hand
44	(51)	Yellow	Walled Garden, Creich	6.26		
Section VII Investment Cottage/Chalet Development						
45	(54)	Blue	Newton Point Cottage Woodlands	27.10	50.00	Mr J Jack In hand
Section VIII Crofts, Grazings and Hill Sporting Rights						
46	(55)	Brown	Lonemore & Cuthill	71.04	124.50	Crofted
47	(55)	Yellow	Clashmore	6.50	36.00	Crofted
48	(55)	Yellow <i>Inset A</i>	Clashmugach, Clashmore	81.87	290.50	Crofted
49	(55)	Yellow	Whiteface	19.39	42.00	Crofted
50	(57)	Yellow	Spinningdale Achu and Acharry	3585.00	680.00	Crofted
51	(58)	Brown	Migdale	2888.00	536.50	Crofted
52	(59)	Brown	Tulloch	520.00	509.00	Crofted
53	(60)	Yellow	Clais na Sinnaig Garvary and Achinduich	3970.00	236.71	Crofted
Section IX Lochs and Sea Frontage						
54	(61)	Blue	Loch Migdale	260.00	—	Part in hand
55	(61)	Blue	Loch Buidhe	148.00	—	Part in hand
56	(61)	Blue	Loch Cracail Beag	23.00	—	Part in hand
57	(62)	Blue	Loch Cracail Mor	75.00	—	Part in hand
58	(62)	Blue	Loch Laro	75.00	—	Part in hand
59	(62)	Blue	Sea frontage at Bonar Bridge (1¼ miles)	15.80	—	In hand
60	(62)	Red	Crofted sea frontage (½ mile)	9.68	12.00	Mrs D Woodhead
	(7)		Miscellaneous income, feus, wayleaves etc.		574.51	
TOTAL				<u>19,187.22</u>	<u>£16,241.72</u>	

<i>Lot No</i>	<i>Page</i>	<i>Colour on Plan</i>	<i>Description</i>	<i>Area acres</i>	<i>Rent £</i>	<i>Occupancy</i>
Section III Let Farms cont'd						
18	(35)	Red	Land at Rhivra	6.07	5.00	D Mackay
19	(35)	Blue	Land at Spinningdale	18.40	6.00	Miss MA Gunn
Section IV Woodlands						
20	(38)	Green	Loch Evelix Wood	24.27	—	In hand
21	(38)	Green	Baldrum	87.53	—	In hand
22	(38)	Green	Coille Poll na H'Airde	84.37	—	In hand
23	(38)	Green	Blackwood	63.63	—	In hand
24	(38)	Green	Ospisdale	14.40	—	In hand
25	(38)	Green	Coille Balle na Creaga	49.91	—	In hand
26	(39)	Green	Lower Ledmore	43.29	—	In hand
27	(39)	Green	Dun Creich	80.22	—	In hand
Section V Planting Land						
28	(39)	Green	Achormlarie Hill Achvaich Croft	2910 acres 666 acres	3576.00 117.00	— In hand Crofted
<i>Note: Further planting land may become available shortly on Section VIII Crofting Land</i>						
Section VI Houses and Cottages with Vacant Possession						
29	(41)	Red	Clashmore House	2.73	—	Vacant
30	(42)	<i>Inset A</i> Yellow	Clashmore Post Office	0.37	—	Vacant
31	(43)	<i>Inset A</i> Yellow	Clashmore School House	0.08	—	Vacant
32	(43)	<i>Inset A</i> Brown	Old Smiddy	0.15	—	Vacant
33	(43)	<i>Inset A</i> Red <i>Inset B</i>	Trades East and West	0.30	— —	East Vacant West Service
34	(44)	Green <i>Inset B</i>	Upper and Lower Beechwood	1.45	—	Vacant
35	(44)	Blue <i>Inset B</i>	Old Laundry	2.15	—	Vacant
36	(45)	Yellow <i>Inset B</i>	Gardeners House	3.43	—	Vacant
37	(45)	Green <i>Inset B</i>	Kennels Cottage	2.60	—	Vacant
38	(46)	Red <i>Inset B</i>	Clashmugach 41	0.40	—	Vacant
39	(47)	Green	Overskibo House	1.07	—	Service
40	(48)	Blue	West Lodge	0.98	—	Vacant
41	(50)	Brown	Rhivra	9.11	—	To be in hand
42	(50)	Red	Kyloag	7.41	—	Vacant

BASEMENT & THIRD FLOOR PLANS



SKIBO CASTLE.





Cyderhall Farmhouse (Lot 10)



Pulrossie Farmhouse (Lot 12)

Part of Cuthill Farm

352.31 ACRES

Let farm comprising farmhouse, 2 cottages and farmbuildings.

Adjoining Lots 3,4,10,46

Area	: 466 acres of which 166 arable, 300 pasture. (See Lot 4)
Tenant	: D.F. and R.G. Grant
Address	: Grants of Dornoch Ltd., Shore Road, Dornoch. Tel: Dornoch 327.
Rent	: £2,000 per annum (£4.21 per acre) payable half yearly.
Last Reviewed	: Whitsun 1981

Description

FARMHOUSE

Situated at the centre of the farm near the council maintained road, the house is constructed in stone with slate roof on 2 floors, south-facing with attractive garden. 3 Reception Rooms, Bathroom, Kitchen, 4 Bedrooms, boxroom, 2 garages.

COTTAGES

Two stone cottages and one bothy all with slate roofs, and occupied as one unit. 3 Reception Rooms, Kitchen, 4 Bedrooms, 2 Boxrooms, 2 Bathrooms, 2 Store rooms.

FARMBUILDINGS

Modern range of cattle courts, stores, tractor shed, 98' x 75' (29.9m x 22.9m) harled concrete blocks, asbestos roof, constructed in 1960.

Cattle handling area with Store (part of old steading).

LAND AND FARMING SYSTEMS

The arable land is medium to sandy loam, with an area of rough grazing on the shore of the Dornoch Firth. The fences are in good condition and the farm is run on a stock-rearing and feeding system. The coastal strip is a Site of Special Scientific Interest.

Services

Water	: Mains and private supply
Electricity	: Mains; 3-phase to steading
Drainage	: Private systems.

Tenants improvements

Sheep fank and handling area. (Not recorded)

Tenants Fixtures

None recorded

Tenancy Agreement

Dated	: 2.11.42.
Commenced	: 28.2.42
Assigned to present tenants	: 27.2.65
Term	: Tacit relocation
Repairs Liability	: Tenant repairs, fair wear and tear excepted.

Pulrossie Farm

377.36 ACRES

Let Farm comprising Farmhouse, 4 cottages and farmbuildings.

Adjoining Lots 2,8,21,22,45

Area	: 374.763 acres of which 343 arable, 31 pasture, etc.
Tenant	: M.R. Burnett
Address	: Pulrossie Farm, Dornoch, Sutherland.
Rent	: £3,000 per annum (£8.35 per acre) payable half yearly.
Last Reviewed	: Whitsun 1981

Description

FARMHOUSE

Situated at the centre of the farm, with an attractive garden, constructed in stone with slate roof, on 3 floors. 2 reception rooms, W.C., kitchen, larder, 4 bedrooms, office, boxroom, bathroom. Garage.

COTTAGES

1. 2 Cottages and bothy occupied as one unit, constructed in stone with slate roofs, on 2 floors. The bothy comprises 2 rooms and each cottage comprises kitchen, living room, sitting room, 2 bedrooms, bathroom.

2. Pair of semi-detached bungalows constructed in harled brick with slate roofs. Each cottage comprises: kitchen, living room, bathroom, 2 bedrooms.



Pulrossie Cottages.

FARMBUILDINGS

1. General purpose building, 150' x 117' (45.7m x 35.7m). Stone with asbestos roof and providing grain storage, cattle housing, tractor sheds and sundry stores.

2. Implement shed 30' x 14' (9.1m x 4.3m). Timber with corrugated iron roof.

SECTION III LET FARMS

Notes:

1. These particulars have been prepared from the latest edition of the Ordnance Survey and the acreages derived therefrom may differ from those recorded in the leases or the old Estate Records.

2. The description hereunder of each farm is intended as a general guide. The tenancy agreements can be made available on request.

Lot 10 (Red)

Cyderhall and Rosebank Farms

514.19 ACRES

Let farms comprising Farmhouse, 2 cottages and farmbuildings.

Adjoining Lots 3,5,11,48 and Clashmore village.

Area	: 514 acres of which 360 arable, 70 pasture, 84 river, bank, buildings, etc.
Tenant	: I.G. and D.G. Munro.
Address	: Cyderhall Farm, Dornoch, Sutherland.
Rent	: £1,750 per annum (£3.57 per acre) payable half yearly.
Last Reviewed	: Whitsun 1981

Description

FARMHOUSE

Situated at the centre of the farm, the house is south-facing, constructed in harled stone with slate roof on 3 floors: 2 reception rooms, office, kitchen, 2 utility rooms, store with cellar under. W.C., 3 bedrooms, bathroom, 2 attic bedrooms, boxroom.

COTTAGES

Pair of semi-detached cottages constructed in harled brick with slate roof each comprising: kitchen, living room, 2 bedrooms, bathroom.

FARMBUILDINGS

1. Traditional range 140' x 85' (42.7m x 25.9m) converted to Potato Store, general purpose store with steel frame, corrugated asbestos roof, granary and lofted store.

2. General Purpose Shed 80' x 50' (24.4m x 15.25m) steel frame, asbestos roof and cladding to 2 sides.

3. Bothy

4. Nissen Hut

THE LAND AND FARMING SYSTEMS

The land is predominantly productive medium loam, south-facing in well fenced enclosures. The farm is run as an arable/stock unit and good crops of maiting barley and seed potatoes are achieved.

Services

CYDERHALL

Water	: Private systems
Electricity	: Mains, 3-phase to steading
Drainage	: Private systems

ROSEBANK

Water	: Private supply
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Tenants Improvements

- 1 Sheep Fank and Feeding Shed 1972
- 2 Timber grain dryer building
- 3 Harvestore Silage Tower 1972
- 4 2 store sheds
- 5 Dutch Barn
- 6 Insulation and floor in Potato Store (not recorded)
- 7 Floor in General Purpose Store (not recorded)
- 8 Dipper and Tank
- 9 Garage, Piggery, chains in Byre, trough in Loosebox. Corn chests in stable.
- 10 Rayburn cooker, handbasin and piping, electricity supply and various door furnishings.

Tenants Fixtures

Grain Dryer

Redundant Buildings

Rosebank Steading and Cottage

Tenancy Agreement

Dated	: 18.6.37
Commenced	: Whitsunday 1937
Assigned to present tenants	4.2.81
Term	: Tacit relocation
Repairs Liability	: Tenant Repairs, fair wear and tear excepted.

Special Note: Cyderhall and Rosebank farms as described above are sold subject to a reservation of the river and a 30 yard strip either side, measured from the outer course of the river. This area is included in Lot 4. The purchaser of Lot 4 will become a joint landlord with the purchaser of Lot 10, however the rent payable for the entire holding will accrue to the purchaser of Lot 10.

Lot 5 (Yellow)

Arable Land at Evelix Bridge

59.93 ACRES

Vacant Possession

3 Arable fields : 59.93 acres.

Single bank salmon fishing on about ½ mile of the River Evelix.

Adjoined by Lot 10

Three well fenced enclosures of productive arable land with access to water at the River Evelix. The land is situated between the A9 and the River Evelix, about 1½ miles east of Clashmore and is well sheltered from the north by Driemastle Wood and from the west by lower Clashmore Plantation. The 1982 cropping includes 18 acres of Spring Barley and 40 acres of Grass Leys.

Salmon fishing rights on the river Evelix for about ½ mile on the east and south boundary of this Lot, are included in the sale. There is a strong run of salmon in the autumn when conditions are favourable, and there is scope for improving the fishing by the creation of pools and lies.

Lot 6 (Brown — Inset A)

Arable Land at Clashmore

18.22 ACRES

Vacant Possession

Adjoined by Lots 7,29,30,47,48

Two enclosures of productive arable land immediately to the north of the village of Clashmore.

The fields are well fenced, with good access both from the A9, and from Back Street, Clashmore. Cropping for 1982 is Spring Barley.

Lot 7 (Blue — Inset A)

Accommodation Land and Pond at Clashmore

3.31 ACRES

Vacant Possession

Adjoined by Lots 6,29,48

Situated to the north of Clashmore with frontage to Back Street, and adjoining Clashmore House, Lot 29. The field extends to about 1½ acres of grazing land, bounded by trees along Back Street. To the north of the field, the pond, bounded by woodland, extends to about 1½ acres.

Lot 8 (Red)

West Drive

30.22 ACRES

Vacant Possession

Adjoining Lots 2,12,13,22,40

The timbered west drive to the castle with grazing land to the north and at the east end extending to 30.22 acres in all.

A right of access over Pulrossie Farm track, with maintenance on the basis of user, will be granted to the Purchaser of the West Drive.

Lot 9 (Red)

In-Hand Land at Tulloch

10.70 ACRES

Vacant Possession

Adjoining Lot 52

A plot of land adjoining the Tulloch Grazings directly north of Bonar Bridge, with potential as a house site subject to planning consent.



Loch Evelix (Blue)

45.97 acres

Loch Evelix is in a secluded and highly attractive situation separated from the sea by a dam at the Poll na Caorach, with a salmon ladder to one side. Although it has been fished infrequently with a few records available, when water conditions are favourable there is a run of considerable numbers of fish in the autumn. About 3 years ago, the catch was in excess of 100 salmon. With large numbers of wild duck in the area, there is considerable scope for excellent wildfowling on the loch.

About 600 yards east of the cottage on the south bank of the loch is a well maintained boathouse constructed in timber on block foundations.

In order to protect the fishing rights, a 3-yard strip on that part of the north shore in Loch Evelix Wood is included in the sale.

Evelix River (Dotted Blue)

About 2 miles of double bank fishing and a further 300 yards of single bank fishing on the north bank of the Evelix upstream of the Loch, is included in the sale along with a 30 yard strip along each bank as measured from the outer course of the river. All the land conveyed will remain in the tenancies of the adjoining let farms, the Purchaser becoming a joint landlord, but the rent payable by the agricultural tenants will accrue in its entirety to the owner of the remainder of those units.

There is considerable scope for improving the fishing on this stretch of the river by the felling of trees and the creation of pools and lies to take advantage of the substantial autumn run of salmon when water conditions are favourable.

Partial Sporting Lease

Loch Evelix, the surrounding land and the River Evelix as described above is sold subject to a 25 year reservation and lease in favour of the Seller, her successors and her guests whether accompanied by her or not, and any others authorised by her, or by her Agents in the United Kingdom, to fish at any time for any fish in season, the lease being for a maximum of two rods and to have first choice of where those rods shall fish on any particular occasion. The maximum number of rods allowed to exercise the fishing rights at any one time shall be restricted to four on the loch with a further two on the river for the period of the lease. The Seller will have first call on the shootings for any one period of not more than 21 consecutive days during the season, 1st September to 1st February in any year during the period of the lease, by arrangement with the Purchaser of this lot.

The Golf Course Field (Blue)

38.47 acres

Vacant Possession

At the turn of the century, Andrew Carnegie constructed a golf course to the south of Loch Evelix. The course itself is no longer in evidence, and the field has been used by the Estate for winter grazing of cattle.

Part of Cuthill Farm (Hatched Blue)

114.34 acres

Let to D.F. and R.G. Grant

In order to provide protection to the amenity of Loch Evelix, part of Cuthill Farm, amounting to bare land with no buildings, is offered for sale with the Loch. The remaining part of Cuthill Farm is included in Lot 11. The rent will be apportioned between the lots, if necessary.

Ferrytown Farm (Hatched Blue)

75.89 acres

Area	: 82 acres of which 39 arable, 43 pasture
Tenant	: D.F. and R.G. Grant
Address	: Grants of Dornoch Ltd, Shore Road, Dornoch, Tel. Dornoch 327
Rent	: £300 per annum (£3.65 per acre) payable half yearly
Last Reviewed	: Whitsun 1981.

Description

There are no dwellings on the farm, and the only building is a Cattlefold and Fodder Store constructed in part hatched stone with corrugated iron roof.

Land and Farming Systems

The soil ranges from a medium to a sandy loam, and the farm is run in conjunction with Cuthill Farm.

Services

Water	: Private Supply
Electricity	: None
Drainage	: Private System

Tenants Improvements

Fence from Evelix Cottage to Meikle Ferry Road.

Tenants Fixtures

None recorded

Tenancy Agreement

Dated	: 30.5.29
Commenced	: Whitsunday 1929
Assigned to present tenants	: 27.2.65
Term	: Tacit relocation
Repairs Liability	: Tenant repairs, fair wear and tear excepted.

Special Remarks

This unit forms part of a larger farming unit. The bulk of the land and buildings are on the adjoining Cuthill Farm occupied by the same tenants.

Lot 4 (Blue)

The Evelix Fishery

275.29 ACRES

Evelix Cottage

Living room, kitchen, 2 bedrooms, bathroom. Garage, small garden.

Golf Course field: 38 acres in hand farmland.

Ferrytown and Part Cuthill farms: 90 acres let farmland.

Loch Evelix: 46 acres.

River Evelix: 2 miles both banks

Salmon and Sea Trout fishing (subject to partial reservation)

Adjoined by Lots 3,5,10,11,20.

The cottage is approached by a hard track over Ferrytown farm and the drive continues past the front door to the garage at the rear.

Inside the cottage, the doors, window frames and skirting boards are of pitched pine.

An arched portico gives access to double front doors and a small outer hall with half glazed double doors to the inner hall.

Living Room (S + E) 15'0" x 12'6" (4.6m x 3.8m)
Open fireplace, pine mantel.

Bedroom 1 (S + W) 13'9" x 11'10" (4.2m x 3.6m)
Open fireplace, pine mantel.

Bedroom 2 (E) 13'9" x 11'10" (4.2m x 3.6m)
Open fireplace, wood mantel.

Kitchen (E) 14'5" x 12'8" (4.4m x 3.9m)
'Nurex' solid fuel cooker, white glazed sink, airing cupboard and hot water cylinder, fitted shelves and wall cupboards.

Bathroom 9'11" x 8'2" (3.0m x 2.5m)
Bath, washbasin, W.C.

Fuel Store Hatch to garage.

Larder Fitted shelves.

Porch and Back Door

OUTBUILDINGS comprising **Garage** 16'9" x 9'0" (5.1m x 2.8m), with solid fuel space heater, 2 kennels with runs, store shed.

The small fenced garden is bounded by mature trees to the west of the house.

Loch Evelix Cottage

Vacant Possession

Situated in a superb location at the west end of Loch Evelix, about 3 miles west of Dornoch overlooking the tidal basin, the cottage is constructed in harled stone with slate roof and the accommodation is on one floor.



Evelix Cottage.

Services

All the farm dwellings are served by private water supplies, private drainage systems and mains electricity.

Farm Buildings

1. OVERSKIBO

Adjoining the A9 about 1¼ miles west of Clashmore the main farm steading comprises an exceptional cattle housing complex constructed in 1975.

Cattleyards 162' x 105' (49.41m x 32.03m) in 3 spans of 45' (13.72m) and one span of 27' (8.23m). Constructed with concrete frames, part rendered walls under asbestos roof. Adjoining to the west is a:

Covered Service and Feed Handling Area 75' x 24' (22.87m x 7.32m). Fitted closely to the tower silos, with flat timber roof, rendered walls and concrete floor.

2 Haylage Towers Constructed by Howard Harvestore with a capacity of 500 tonnes each.

Wet Grain Silo Constructed by Howard Harvestore with a capacity of 120 tonnes (or 180 tonnes of dry grain).

Stock Handling Yards The whole complex is serviced by extensive aprons of concrete including a cattle handling system with tubular steel pens with cattle crush and loading bay.

Dutch Barn 90' x 20' (27.45m x 6.1m) in 5 bays with timber frame, corrugated iron roof and hardcore floor. The Dutch Barn is situated close to the north side of the cattle yards.

Slurry Tank (1976) A circular steel holding tank above ground made by Howard with circulation system and filled by a pump from a one week holding tank at the east end of the cattle yards. The tank has a capacity of 150,000 gallons and is normally emptied once a year.

Sawmill To the north of the cattle yards is a sawmill comprising a range of timber sheds incorporating sawshop and various stores.

2. SKIBO

A range of traditional and modern buildings including:

Implement Shed 44'6" x 30'6" (13.55m x 9.3m).
Stone asbestos roof, concrete base.

Grain Store 127'6" x 22' (38.85m x 6.75m).
Stone, slate roof. Wood grain bins with 300 tonne capacity.

Store 80' x 51' (18.3m x 15.5m).
Stone with slate roof.

Combine Shed 45' x 32' (13.7m x 9.7m).
Rendered concrete block walls, corrugated asbestos roof, concrete floor.

Range of Stores 157' x 17' (48m x 5.3m)
Stone and timber walls, corrugated asbestos roof.

Workshop and Stores 80' x 22' (18.2m x 6.75m)
Stone with slate roof.

3. AT THE DAIRY HOUSE

Store 75'6" x 40'0" (23.0m x 12.3m).
Stone, slate roof, concrete floor.

Store 119' x 25' (36.3m x 7.6m) and
54' x 13'6" (16.45m x 4.1m)
Constructed in stone with slate roofs and equipped with
calf pens and feed passage.

The Land

The land extends to 488 farmable acres of gently undulating south-facing land rising from sea level to 350 feet. The soil is an easy working highly productive light to medium loam capable of producing excellent yields of cereal and root crops. It is mostly well drained and fenced into enclosures of useful proportions. Water is available in all the fields.

Over the last year the farming system has been modified for ease of management and includes an 80 cow suckler herd, rearing the followers to beef. The land is suitable for more intensive cropping and in recent years both potatoes and turnips have been grown.

Cropping for 1982 is as follows:

Spring Barley	— 190 acres
Grass Leys	— 182 acres
1st Year Leys	— 91 acres
Rough Grazing	— 25 acres
	<u>488 acres</u>

The fields are generally on south facing slopes running down to the shore of the Dornoch Firth, and are mostly well fenced and sheltered by trees and amenity woodland. Council maintained roads provide access to much of the land, with well kept internal farm tracks to the remainder. This land has been farmed in-hand together with part of Lot 4, Lot 5 and Lot 6.

The Woodlands

The woodlands and policies extend to about 197 acres. 42 acres is dedicated woodland between 10 and 31 years old, including 9 acres of 31 year old Scots Pine. The remainder is predominantly mixed ages of Broadleaved trees with some plantable land.

To the south east of the Castle stands a famous specimen Sitka Spruce reputed to be one of the tallest in Scotland.

NOTE

Overskibo cottages and the drive from the farm track * running due north from the A9 road are excluded from the sale. A right of access over the farm track is reserved and maintenance will be on the basis of user.

THE SQUARE

Vacant Possession

A terrace of three cottages constructed in the 19th Century in stone with slate roofs. The accommodation is on two floors and comprises:

5. NO. 1 THE SQUARE (North East House)

Vacant Possession



The Square.

ON THE GROUND FLOOR

Living Room (E) 17'7" x 13'7" (5.35m x 4.15m). Open fireplace with tiled surround and back boiler. Walk-in cupboard. Hot water cylinder.

Kitchen Double white glazed sink unit, Formica topped fitted cupboard.

Bathroom Bath, washbasin, W.C.

ON THE FIRST FLOOR

Bedroom 1 (E) 13'8" x 8'6" (4.16m x 2.60m).

Bedroom 2 (W) 13'6" x 13' (4.10m x 3.96m).

Bedroom 3 (E) 17'10" x 8'4" (5.44m x 2.54m). Built-in shelved cupboard.

6. NO. 2 THE SQUARE

Vacant Possession

ON THE GROUND FLOOR

Living Room (E) 17'7" x 13'5" (5.35m x 4.16m). Open fireplace with back boiler. Shelved recess. Walk-in cupboard. Hot water cylinder.

Kitchen Double white glazed sink with cupboard under. Fitted cupboards.

Bathroom Bath, washbasin, W.C.

ON THE FIRST FLOOR

Bedroom 1 (W) 13'8" x 13'2" (4.16m x 4.0m)

Bedroom 2 (E) 13'6" x 8'3" (4.10m x 2.5m)

Bedroom 3 (E) 17'10" x 8'3" (5.43m x 2.50m)
Built-in shelved cupboard.

7. NO. 3 THE SQUARE

Vacant Possession

This property was treated by Rentokil in 1981 and there is a guarantee from that company. Some joinery and plasterwork has not been finished.

Living Room (E + W) 17'8" x 13'6" (5.38m x 4.11m)
Built-in shelved cupboard. Open fireplace with tiled surround. Understair cupboard.

Kitchen Solid fuel 'Rex' cooker. Built-in shelved cupboard.

Scullery White glazed sink.

Pantry

ON THE FIRST FLOOR

Bedroom 1 (S) 13'7" x 13'1" (4.14m x 3.99m)
Interconnecting door to:

Bedroom 2 (S + W) 13'4" x 13'3" (4.06m x 4.03m)
Walk-in cupboard.

Bedroom 3 (E) 13'9" x 8'8" (4.20m x 2.56m) L-shaped.

Bedroom 4 (E) 17'10" x 8'5" (5.43m x 2.56m)
Built-in shelved cupboard

8. EAST LODGE

Subject to the *Liferent* of Mr and Mrs C. Forbes, retired Estate Employees.



East Lodge.

An attractive Lodge cottage situated at the east entrance to the policies and constructed in part harled stone with slate roof. The accommodation is on two floors and comprises:

ON THE GROUND FLOOR

Dining Room (S) 14'5" x 13'1" (4.40m x 3.99m)
Open fireplace with tiled surround and wood mantel. Two wall alcoves.

Living Room (S) 13'4" x 12'5" (4.06m x 3.78m)
Open fireplace with back boiler.

Kitchen Stainless steel sink unit

Bathroom Bath, washbasin, W.C.

ON THE FIRST FLOOR

Bedroom 1 (S) 14'7" x 13'7" (4.45m x 4.14m)
Coombed ceiling.

Bedroom 2 (S) 13'6" x 10'10" (4.11m x 3.30m)
Coombed ceiling.

OUTSIDE in the small garden is a toolshed, coal bunker and stickshed.

Terms

The cottage is occupied free of rent by Mr and Mrs C. Forbes for their lifetimes. The proprietor is responsible for maintaining the Lodge in a wind and watertight condition and the occupiers are liable for interior repairs and rates.

Situated to the north east of the Castle, with access to the council road, the house is constructed in stone with slate roof and brick extension. Accommodation is on 2 floors and comprises:

ON THE GROUND FLOOR

Sitting Room (S) 15'5" x 14'3" (4.7m x 4.35m). Open fireplace, cupboard.

Bathroom 4'5" x 3'1" (1.35m x 0.95m). W.C., washbasin.

Office (S) 16'9" x 9'4" (5.1m x 2.85m). Blocked fireplace with pine mantel.

Living Room (S) 15'5" x 15'5" (4.7m x 4.7m). Wall cupboard, fireplace with back boiler.

Kitchen (N) 8'10" x 8'1" (2.7m x 1.85m). White glazed sink, worktops, wall cupboards, cooker point.

Larder 6'7" x 4'5" (2.0m x 1.35m).

Store 8'2" x 3'4" (2.5m x 1.0m).

ON THE FIRST FLOOR

Attractive staircase leading to first floor landing:

Bedroom 1 (N) 15'11" x 9'6" (4.85m x 2.9m).

Bedroom 2 (E) 12'10" x 12'2" (3.9m x 3.7m).

Bedroom 3 (W) 15'1" x 12'10" (4.6m x 3.9m). Hot water cylinder.

Bathroom 8'10" x 8'0" (2.7m x 2.45m). Bath, washbasin, W.C.

OUTBUILDINGS comprising timber **Garage** with corrugated iron roof, **Stickshed**, **Coalshed** and **Store**.

GARDEN

The site of the house extends to approximately ¼ acre including a small garden to the south.

2. OVERSKIBO FARM HOUSE

Vacant Possession

Subject to the service occupancy of J. Henderson, Farmworker.

Situated to the east of the Overskibo Steading, the cottage is constructed in harled stone with slate roof. A lean-to outhouse with corrugated iron roof adjoins. The accommodation is on one floor and comprises:

Bedroom 1 11'6" x 10'10" (3.50m x 3.32m). Built-in cupboard.

Bedroom 2 10'7" x 10'0" (3.21m x 3.05m). Open fireplace, built-in cupboard.

Bedroom 3 12'6" x 9'10" (3.81m x 3.01m). Open fireplace, recessed alcove.

Sitting Room 11'8" x 10'10" (3.32m x 3.55m). Tiled fireplace and mantel, recessed alcove.

Bedroom 4 10'6" x 9'2" (3.20m x 2.77m).

Bathroom Bath, washbasin with cupboard under. W.C.

Kitchen White glazed sink, range of worksurfaces with cupboards under.

Living Room 15'7" x 11'8" (4.74m x 3.55m).

Scullery

OUTBUILDINGS Comprising: **Stickshed** and two **garages**.

3. DAIRY HOUSE

Vacant Possession

Situated to the north of the Square, the Dairy House is constructed in stone with tiled roof. The accommodation is on two floors and comprises:

Porch Log store

Kitchen Solid fuel 'Rayburn'. Fitted airing cupboard with hot water cylinder. Double white glazed sink.

Understair Cupboard

Sitting Room (S + E) 16'0" x 14'5" (4.88m x 4.40m). Open fireplace with tiled surround and carved wood mantel.

ON THE FIRST FLOOR

Bathroom Bath, washbasin, W.C.

Bedroom 1 (N + E) 15'8" x 12'11" (4.77m x 3.94m). Coombed ceiling, fitted cupboard.

Bedroom 2 (S + E) 15'11" x 11'10" (4.85m x 3.60m). Coombed ceiling.

OUTSIDE

The Dairy

Adjoining the house to the west, the dairy is constructed in stone with tiled roof, and comprises 3 rooms with slab marble work surfaces.

Garage

Situated to the east of the house is a single garage constructed in wood.

4. IVY COTTAGE

Vacant Possession

Occupied by H. Wilson at the proprietor's pleasure, rent and rates free.

Situated close to the Square, the cottage is constructed of stone with slate roof. The accommodation is on 2 floors and comprises:

Hall Understair cupboard.

Dining Room (S) 15'11" x 14'3" (4.85m x 4.35m). Open fireplace, moulded ceiling cornice.

Sitting Room (S) 15'10" x 15'5" (4.82m x 4.35m). Open fireplace with back boiler, built-in shelved cupboard.

Box Room

Kitchen White glazed sink. Fitted cupboards.

Scullery

ON THE FIRST FLOOR

Bedroom 1 (S) 16'2" x 14'3" (4.92m x 4.35m). Coombed ceiling.

Bedroom 2 (S) 15'11" x 12'0" (4.85m x 3.66m). Coombed ceiling.

Bathroom Bath, washbasin, W.C.

OUTSIDE

The old office is attached to the west end of the house and has been walled up.

Laundry 28' x 22' (8.53m x 6.70m external).

The Garden A small garden extends to the west, south and east of the house.

SECTION II LAND WITH VACANT POSSESSION AND SALMON FISHING

Lot 3 (Brown)

The Home Farm 685.26 ACRES

Vacant Possession (except where otherwise indicated)

Skibo and Overskibo Farms.

Clashbuie House and 7 cottages.

Modern and Traditional Farm Buildings.

463 acres Arable, 25 acres grazing land and 197 acres woodland and policies.

Adjoined by Clashmore Village and lots 1, 2, 4, 8, 10, 12, 20, 33-39 and 48.

Skibo and Overskibo Farms

Skibo and Overskibo farms comprise a well balanced arable and stock farming unit on some of the best arable land in the area. The farms are particularly notable for the high level of investment over recent years including a modern cattle housing complex with automated feeding system and haylage towers.

The land has a southerly aspect and slopes gently towards the shore of the Dornoch Firth. Public roads provide access to many of the fields and the remainder are served by well maintained farm tracks. The fields are stock fenced, and protected by strategically positioned shelter belts.

The Farm Dwellings

1. CLASHBUIE HOUSE

Vacant Possession

Subject to the service occupancy of R. Shand, Farm Manager.



Clashbuie House.

Lot 2 (Blue)

Loch Ospisdale, Cottages and Amenity Land

59.08 ACRES

Vacant Possession

Loch Ospisdale
Freshwater loch (25 acres) with 5 small islands, and
adjoining amenity land.

1 + 2 Ospisdale Cottages.

Garage Complex.

Swimming Pool.

Adjoined by Lots 1, 3, 8, 12.

Loch Ospisdale

Loch Ospisdale is an artificial freshwater loch separated by a sluice from the Poll na Caorach, a tidal basin to the south west of the Castle, and a haven for wildlife, in particular geese and wild duck. Well stocked in the past, this loch has now built up a good record as a trout fishery providing excellent sport.

The loch can be fished from the bank or with a boat and from the small wooded islands. The north bank of the loch is planted with amenity trees, and at the east end are situated 2 cottages, garages and the Swimming Pool.

There is potential for creating a sea trout run into this loch, with the construction of a small fish ladder at the sluice.

Loch Ospisdale Cottages

Vacant Possession

An attractive pair of cottages adjoining the Garage complex and constructed in stone with slate roof. Each cottage provides the following accommodation:

ON THE GROUND FLOOR

Sitting Room (N) 13'3" x 13'3" (4.30m x 4.30m). Tiled fireplace with back boiler. Built-in shelved cupboard, hatch into kitchen.

Kitchen Stainless steel sink unit. Shelved alcove.

ON THE FIRST FLOOR

Bedroom 1 (N) 13'7" x 9'9" (4.13m x 2.97m). Coombed ceiling.

Bedroom 2 (N) 13'6" x 13'6" (4.12m x 4.12m). Coombed ceiling.

Bathroom Bath, washbasin, W.C.

Outbuildings Comprising: fuel store, single garage.

Garage Complex

Adjoining Loch Ospisdale cottages and constructed in rendered stone with slate roofs, the garage complex includes two large garages, part lofted, with stores, W.C., and swimming pool boiler house. Fuel pump (across yard) and Diesel Tank.



The Garage Block.

Swimming Pool

The Swimming Pool building is constructed in part rendered stone with bowed south end and with corrugated translucent sheeted roof. The complex measures 150' x 52' (45.72m x 15.85m) overall and the pool, ranging in depth from 2'6" to 6'2", measures 78'6" x 30' (23.9m x 9.14m). The pool is lined with painted concrete, with tiled marble surround. At the north end are numerous changing rooms, shower and bathrooms, with loft over. The pool has not been used since 1979.



The Swimming Pool.

Exclusion

The standing timber on Lot 2, over the area hatched on the sale plan is excluded from the sale. Full details will be made available on request.

Services

Mains electricity, private water and drainage.

LAGAIN SUITE 9

38. **Bedroom 9** (S + W) 20'8" x 18'6" (6.30m x 5.64m)
Two tower recesses. Open fireplace with tile surround, white marble mantel with marble inlays of various colours.

39. **Bathroom 10** Bath, washbasin, hip bath, W.C., heated towel rail. Separate walk-in cupboard.

40. **Struie Bedroom 10** (W) 17'6" x 14'9" (5.33m x 4.49m)
Open fireplace with tile surround, wood mantel with mirror over. Built-in hanging cupboard. Interconnecting door to:

41. **Migdale Bedroom 11**. (W) 25'9" x 15'5" (7.84m x 4.69m)
Bow window, open fireplace with tile surround. Built-in hanging cupboard.

42. **Bathroom 11**. Bath, washbasin, W.C., heated towel rail.

ST. GILBERT'S SUITE 10

43. **Bedroom 12** (W) 24' x 20'1" (7.31m x 6.17m)
Two tower recesses. Open fireplace with tile surround intricately carved mantel with mirror over.

44. **Dressing Room** (N) 18'7" x 14'10" (5.66m x 4.53m)
Open fireplace with tile surround, wood mantel.

45. **Bathroom 12** Bath, particularly attractive floral washbasin, Heated towel rail, W.C.

46. **Cracail Bedroom 13**. (E) 14'9" x 14'7" (4.50m x 4.45m)
partly coombed ceiling. Electric wall fire.

47. **Bathroom 13** Bath, washbasin, W.C., heated towel rail.

48. **Laro Bedroom 14**, (E) 14'9" x 13'9" (4.50m x 4.19m) Tower recess partly coombed ceiling. Electric wallfire.

TARBERT SUITE 11

49. **Bedroom 15** (S + E) 18'11" x 18'8" (5.79m x 5.69m)
Electric wall fire.

50. **Dressing Room** (E) 20'11" x 13'7" (6.38m x 4.14m) Electric Wall fire.

51. **Bathroom 14**. Bath, washbasin, W.C. 2 heated towel rails.

Other rooms on the Second Floor include:

Private Side: Lift access.

Staff Side: 8 bedrooms, sitting room, 3 bathrooms, 2 W.C.'s, 2 pantries, fuel store and lift access. Staff staircase.

ON THE THIRD FLOOR

The staircase continues from the second floor to the 3rd floor landing. 7 bedrooms, playroom, boxroom, tower room, Dovecote, 4 day rooms, 2 bathrooms, 2 linen rooms, fuel store, access to both lifts.

A staircase leads to the flat roof over the tower room which has magnificent views across the policies and Dornoch Firth. The tower in the south east corner of this area has a useful room which has been used for storing deck chairs.

Stairs up the tower at the south east end of the building provide access to a ladder which leads to the roof and flagpole.

OUTSIDE:

Stores, garden sheds and greenhouses.

The Gardens

The gardens which surround the Castle are superbly landscaped and now in their maturity provide a magnificent setting. To the south there are terraces and lawns with herbaceous and rose borders. To east and west the specimen trees and colourful shrubs frame the spectacular views over the Firth.

The Glasshouses contain a large number of peaches, figs, plums, greengages, nectarines, apricots, cherries and vines, including a Muscat of Alexandria and a Black Hamburg reputed to be over 100 years old and originally taken as a cutting from the Great Vine at Hampton Court.

There is also an attractive conservatory with an adjoining Greenhouse containing some fine Hibiscus (*Rosa Sinensis*). The walled kitchen garden to the east of the Castle is south facing and extends to about 1 acre.

North Lodge

Vacant Possession

Subject to the service occupation of R.H. McBain, Game Keeper.



North Lodge.

Constructed on two floors in hared stone with slate roof, providing the following accommodation.

ON THE GROUND FLOOR

Living Room (N + E) 12'8" x 12'2" (3.86m x 3.70m) Open tiled fireplace, shelved alcove.

Kitchen Solid fuel 'Rayburn', earthenware sink, built-in shelved cupboard.

Bedroom 1 (S + E) 12'7" x 12'4" (3.84m x 3.76m) Built-in shelved cupboard.

Dining Room (S) 13'11" x 13'7" (4.24m x 4.14m)

ON THE FIRST FLOOR

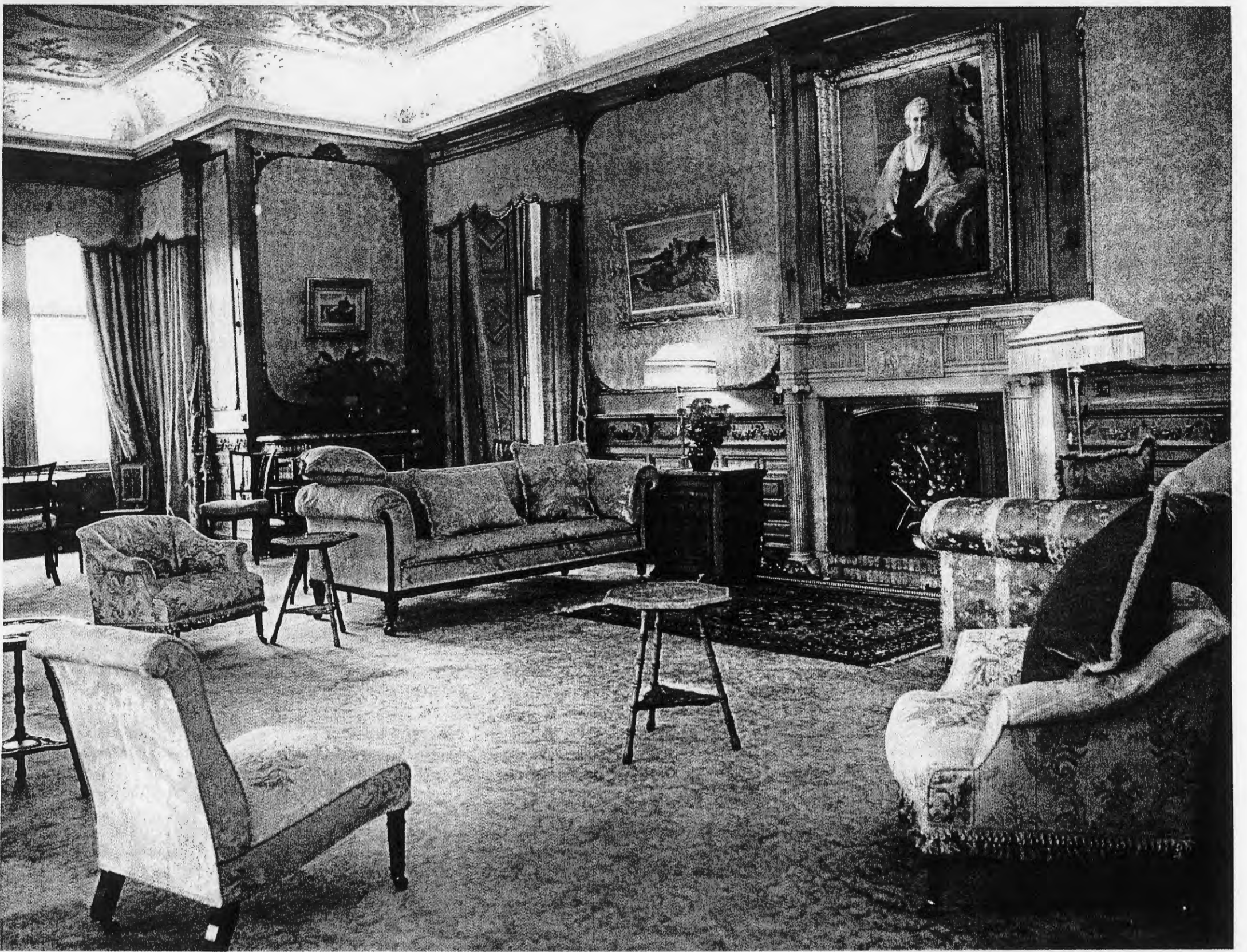
Bedroom 2 (W) 12'3" x 4'3" (3.73m x 1.29m) Fitted hanging cupboard

Bathroom Bath, washbasin, W.C., walk-in airing cupboard.

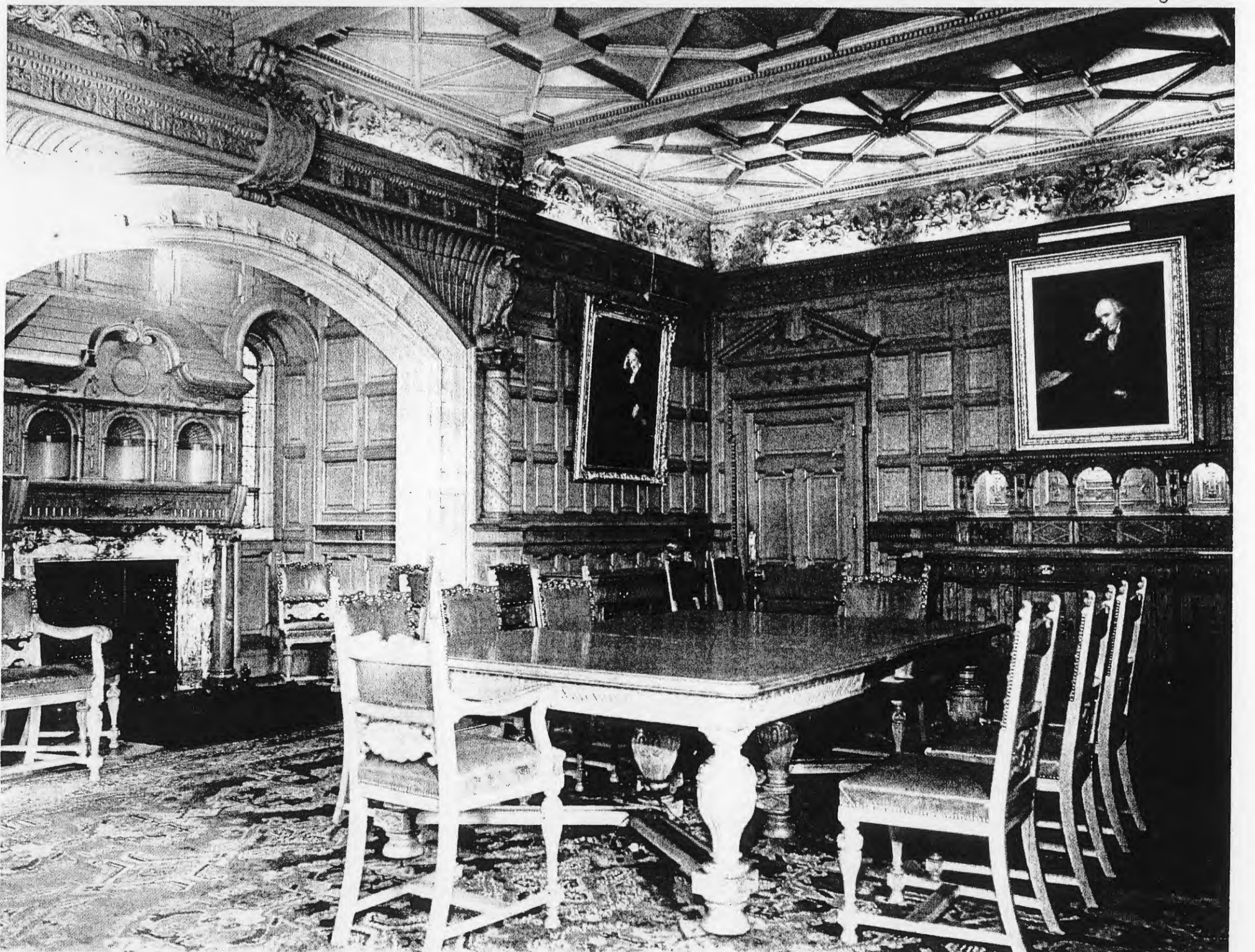
Bedroom 3 12'4" x 10'10" (3.76m x 3.30m) Coombed ceiling.

Bedroom 4 12'7" x 10'10" (3.84m x 3.30m) Coombed ceiling.

Services: Mains electricity, private water and drainage to both Castle and Lodge.



Skibo Castle — The Drawing Room



Skibo Castle — The Dining Room



Pulrossie Steading.

Flood Farm

263.10 ACRES

Let Farm comprising Farmhouse, cottage and farmbuildings. 253.08 acres.

Land in-hand extending to 10.02 acres.

Adjoining Lots 14,22,23,25,45,49.

LAND AND FARMING SYSTEMS

The land is predominantly medium to heavy loam, parts of which are low lying and should benefit from drainage improvements, which commenced early in 1982. The farm is fenced into useful enclosures and is farmed on an arable/stock rotation.

Services

Water : Private Supply
 Electricity : Mains, 3-phase to Farmhouse and Steading
 Drainage : Private Systems

Tenants Improvements

1. Dutch Barn 75' x 30' (22.9m x 9.1m)
2. 2 timber framed lean-to's with corrugated iron roofs, used as cattle feeding areas. (Not recorded).
3. Silage clamp. (Not recorded).
4. 4 garages adjoining the cottages. (Not recorded)
5. Resurfacing Farm Road 1963. One third paid by landlord.
6. Drainage scheme 1977. Half paid by Landlord.
7. Tared chippings, Farm Road 1981. Half paid by Landlord.

Tenants Fixtures

None recorded

Tenancy Agreement

Dated 18.4.60
 Commenced : Whitsun 1960
 Term : Tacit Relocation
 Repairing Liability Landlord repairs.

NOTE: A right of access over the farm track to the West Drive Lot 8 will be reserved, with maintenance on the basis of user.

Area : 260 acres of which 220 arable, 40 pasture, etc. 3 buildings
Tenant : J.W.B. Steven
Address : Flood Farm, Whiteface, Dornoch, Sutherland
Rent : £1,500 per annum (£5.85 per acre) payable half yearly.
Last Reviewed : Whitsun 1981

Description

FARMHOUSE

The house is situated at the centre of the farm, with superb views across the Dornoch Firth, constructed in harled brick with slate roof, south-facing with a well maintained garden. 2 reception rooms, kitchen, wash-house and store rooms, 3 bedrooms, bathroom, W.C. To the rear is a part stone, part timber lean-to in poor condition.

COTTAGES

1. Single detached Cottage close to the A9, at the north of the farm, constructed on one floor in harled brick with slate roof. Kitchen, bathroom, living room, sitting room, 2 bedrooms.
2. Bothy at steading, in poor condition and unused.

FARMBUILDINGS

1. Range of Cattle Courts 104' x 92' (31.7m x 28m). Stone and concrete block, 5-spans with corrugated asbestos roof.
2. Implement shed 33' x 19' (10m x 5.8m). Timber frame, corrugated iron roof, concrete base.

LAND AND FARMING SYSTEMS

The land is predominantly medium loam and is farmed on an arable/stock system.

Services

Water : Private System
 Electricity : Mains, 3-phase to steading
 Drainage : Private Systems

Tenants Improvements

1. Dutch Barn 60' x 30' (18.3m x 9.1m) Steel frame, corrugated asbestos roof and part-cladding 1980.
2. Electricity supply to steading 1958.
3. Electricity supply to house, Rayburn Range 1957.

Tenants Fixtures

Grain dryer.

Tenancy Agreement

Dated 21.5.47
 Assigned : Whitsun 1957
 Term : Tacit Relocation
 Repairs Liability : Tenant repairs, fair wear and tear excepted.

Subjects in hand

Included in the sale of Lot 13 are 10.02 acres with Vacant Possession comprising 2.76 acres of woodland and 7.26 acres of land not included in the tenancy agreement.

Lot 34 (Green — Inset B)

Beechwood House

1.45 ACRES

Vacant Possession

An attractive house divided into two flats suitable for conversion to a good family house with a small garden and 1 acre paddock.
Lower Beechwood 2 reception rooms, 2 bedrooms, kitchen, bathroom.
Upper Beechwood 3 bedrooms, bathroom, kitchen.

Adjoining Lot 3

Situated to the south of the A9, towards the north of the Castle policies, about ½ mile west of Clashmore, Beechwood is divided into two flats with well proportioned light rooms. Constructed in roughcast stone with slate roof and with a pleasant southerly aspect, it could be converted into an attractive family house within easy reach of the shore of the Dornoch Firth.

Lower Beechwood

Vacant Possession

Drawing Room (S + E) 13'6" x 12'11" (4.12m x 3.94m)
Bay windows, shelved window cupboard. Open fireplace with carved wood mantel.

Bedroom 1 (S) 12'2" x 8'2" (3.70m x 2.48m)

Bedroom 2 (S + W) 16'7" x 14'0" (5.05m x 4.27m)
A light room with bay windows. Open fireplace with carved wood mantel.

Bathroom Bath, washbasin, W.C.

Sitting Room (E) 15'7" x 11'10" (4.75m x 3.60m)
Open fireplace with back boiler.

Kitchen Double glazed sink with double drainer. Fitted wall cupboards.



Upper and Lower Beechwood.

Upper Beechwood

Vacant Possession

An external staircase leads to the front door and:

Hall Built-in store cupboard.

Bathroom Bath, washbasin, W.C., airing cupboard with hot water cylinder and immersion heater.

Kitchen Stainless steel sink. Fitted shelves. Built-in shelved cupboard.

Bedroom 1 (S) 17'11" x 13'6" (5.46m x 4.12m)
Partly coombed ceiling.

Bedroom 2 (S) 12'6" x 8'0" (3.18m x 2.43m)

Bedroom 3 (S + W) 16'5" x 14'0" (5.0m x 4.2m)

Outside

In addition to the small front and rear garden, a strip of woodland to the east, and about ¾ acre of south facing field to the front and sides of the house are included in the sale.

Services

Water: Private Supply
Drainage: Private System
Electricity: Mains

Lot 35 (Blue — Inset B)

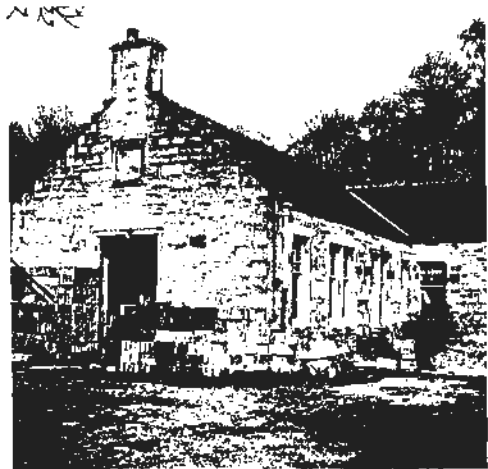
The Old Laundry

2.15 ACRES

Suitable for conversion subject to planning permission

Adjoining Lots 1,3,35

The old laundry is situated to the north of the Castle in 2 acres of woodland, overlooking farmland to the west. Constructed in stone with slate roof and crowstepped gables, it has been used recently as a store for the estate maintenance equipment, but would convert to an attractive family house, subject to planning consent. The building is 'T' shaped with external measurements 27' x 25' (8.2m x 7.6m), 30' x 27' (9.2m x 8.2m) and 21'6" x 17' (6.6m x 5.2m) with a store attached to the east 21'6" x 2' (6.6m x 0.6m).



The Old Laundry.

Lot 31 (Yellow — Inset A)

Clashmore School House 0.08 ACRES

Vacant Possession

2 Reception Rooms, Kitchen, Bathroom, 3 Bedrooms.

Adjoining Lot 32 and Clashmore Village.

Situated to the south of the A9 in Clashmore village with access from the minor road to Cuthill, the house faces west, is constructed on 2 floors in harled stone with slate roof, with an extension in harled concrete block to the rear.

ON THE GROUND FLOOR

Hall Built-in cupboard.

Sitting Room (S + W) 14'8" x 11'10" (4.5m x 3.6m)
Stone fireplace with wood mantel. Shelved wall cupboard.

Living Room (W) 14'7" x 11'9" (4.4m x 3.6m)
Shelved display alcove.

Bathroom Bath, washbasin, W.C.

Kitchen 14'4" x 13'8" (4.4m x 4.2m)
Stainless steel sink unit with cupboard under. Fitted work surfaces and wall units. Built-in cupboard.

ON THE FIRST FLOOR

Bedroom 1 (W) 12'6" x 11'10" (3.8m x 3.6m)
Coombed ceiling. Dormer window.

Bedroom 2 (E) 14'6" x 14'2" (4.4m x 4.3m)
Coombed ceiling.

Bedroom 3 15'5" x 11'10" (4.7m x 3.6m)
Coombed ceiling. Dormer window.

Airing Cupboard Hot water cylinder, immersion heater.

Outbuildings comprising: Lean-to with 2 stores.

A small garden to the front and rear extends to 0.08 acres, with vehicular access to the rear of the house and concrete foundations for a single Garage.

Services

Water: Private Supply
Drainage: Private System
Electricity: Mains, wired for 13 amp.



Clashmore School House.

Lot 32 (Brown — Inset A)

The Old Smiddy 0.15 ACRES

A derelict cottage with adjoining Smiddy in Clashmore Village with potential for renovation.

Adjoining Lot 31 and Clashmore village.

The Old Smiddy House is situated on the south side of Clashmore set well back from the main road, is constructed in stone with slate roof, on 2 floors, south facing, with 3 dormer windows in the roof and external measurements 28'0" x 18'3" (8.5m x 5.6m).

The adjoining Smiddy is constructed in stone with corrugated iron roof, external measurements 21'6" x 18'3" (6.6m x 5.6m), with a sliding door on the south side 9'0" (2.75m) wide. A small triangular garden to the front of the house is approached by a short track from the Clashmore to Cuthill road.

Lot 33 (Red — Inset B)

Trades Cottages 0.30 ACRES

A pair of cottages suitable for conversion to one house, or separate occupation.

Adjoining Lot 3.

A pair of cottages about half a mile west of Clashmore Village just south of the main road within the Home Farm policy wall, south facing and constructed in stone with slate roof, with views over farmland towards the Dornoch Firth. The accommodation is on one floor, and comprises:

Trades East

Vacant Possession

Sitting Room (S) 16' x 11'8" (4.97m x 3.56m)
Open fireplace with tile surround. Built-in shelved cupboard.

Kitchen 8' x 7'6" (2.44m x 2.28m)
Double white glazed sink.

Bedroom 1 (S) 11'11" x 9'3" (3.63m x 2.82m)
Built-in wardrobe cupboard.

Bathroom Bath, washbasin, W.C.

Bedroom 2 (E) 10'6" x 9'4" (3.20m x 2.84m)
Open fireplace with wood mantel.

Trades West

Vacant Possession

Subject to the occupancy of G. Innes at the proprietors pleasure, rent and rates free

Sitting Room (S) 12'8" x 11'8" (3.86m x 3.56m)
Open fireplace with tile surround. Pair of open shelved alcoves.

Kitchen Double white glazed sink.

Bathroom Bath, washbasin, W.C., 2 built-in shelved cupboards.

Bedroom 1 (E) 9'9" x 9'9" (2.98m x 2.98m)

Bedroom 2 (W) 13'3" x 9'7" (4.05m x 2.92m)

Outbuildings comprising: Range of brick built outhouses: Timber single garage with corrugated iron roof.

Small garden to the front and rear of each house.

Services

Water: Private
Drainage: Private Supply
Electricity: Mains

Lot 30 (Yellow — Inset A)

The Old Post Office, Clashmore

0.37 ACRES

Vacant Possession

Sitting Room, Kitchen, Bathroom, 3 Bedrooms, Boxroom.
Adjoining shop.

Adjoining Lots 6 and 29

Post Office House

Vacant Possession

Situated in the centre of the village. It is constructed on 2 floors in harled stone with slate roof.

ON THE GROUND FLOOR

Hall Understair cupboard.

Sitting Room (S) 15'6" x 13'9" (4.7m x 4.2m)
Tiled fireplace, fitted cupboard.

Kitchen 13'9" x 8'8" (4.2m x 2.6m)
Solid fuel Rayburn, fitted wall cupboard.

Scullery 7'6" x 6'6" (2.3m x 2.0m)
White glazed sink and deep sink. Hot water tank. Fitted shelves. Plumbed for washing machine.

Bathroom Bath, washbasin.

ON THE FIRST FLOOR

Bedroom 1 (S) 14'4" x 9'2" (4.4m x 2.8m)
Coombed ceiling. Dormer windows. Fitted wardrobe.

Bedroom 2 (S) 14'4" x 12'3" (4.4m x 3.7m)
Coombed ceiling. Dormer windows. Access to.

Bedroom 3 (S) 18'7" x 14'4" (5.7m x 4.4m)
Over shop. Coombed ceiling. 2 dormer windows.

Boxroom

Post Office Shop

Vacant Possession

Adjoining the Post Office to the west, the 2 apartments of the shop are under Bedroom 3.

Front Shop (S) 18'4" x 14'1" (5.6m x 4.3m)
2 display windows 3'5" wide, 5'1" high (1.1m x 1.5m).
Double half-glazed entrance doors 3'1" (0.9m) solid floor.
Fitted shelves.

Rear Shop 10' x 7'6" (3.2m x 2.3m)
Solid floor. Fitted shelves. Double back doors 3'1" wide (0.9m).

W.C. Washbasin and W.C. 'Heatray' hot water geysers.

Outbuildings comprising: Storeshed 23'10" x 15'8", Garage 15'10" x 13'1", 2 Stores.

The gardens extend to the north, south and east, and access is from the A9 west of the shop, to the garage at the rear.

Services
Water: Private
Drainage: Private
Electricity: Mains — wired for 13 amp.



Post Office House and Shop.

SECTION VI HOUSES AND COTTAGES WITH VACANT POSSESSION

Lot 29 (Red — Inset A)

Clashmore House 2.73 ACRES

3 reception rooms, sun room, kitchen, 6 bedrooms, 3 bathrooms. Oilfired central heating.

Estate Office

Attractive gardens and policies and garaging.

Adjoining Lots 6,7,48, and Clashmore Village.

Situated in the centre of Clashmore Village, Clashmore House has been used as the Factors House, with the Estate Office adjoining. The house is constructed in harled stone, with stone facings and slate roofs set in well maintained gardens and grounds. It is south facing, well appointed and provides first class accommodation as a family home.

A gravelled front drive from the main road leads past the side of the house to the garages behind.

The accommodation comprises:

ON THE GROUND FLOOR

Porch Pine panelled with decorative tiled floor.

Hall Pine panelled, open fireplace, carved wood mantelpiece. Fine staircase. Door to office.

Cloakroom Washbasin, W.C., heated towel rail, lobby with 2 built-in cupboards.

Dining Room (S + E) 21'6" × 16'10" (6.6m × 5.2m)
Carved pine fireplace. Shelves display alcove. Door to:

Sun Room (S) Door to Garden.

Sitting Room (S) 15'10" × 13'6" (4.8m × 4.1m)
Open fireplace. Shelves display alcove. Built-in shelved cupboard.

Drawing Room (E + S) 20' × 15'2" (6.2m × 4.6m)
Open fireplace, carved pine surround, twin display alcove, pine panelling.

Morning Room (E + N) 19'4" × 13'1" (5.9m × 4.0m)
Open fireplace. Mantelpiece. Window seat. Built-in shelved cupboard. Hatch to Kitchen.

Passage to Kitchen Quarters. Larder.

Kitchen. Stainless steel sink unit. Solid fuel Rayburn cylinder cupboard. Fitted cupboards with work surfaces over, island unit with work surfaces. Linoleum tiled floor.

Hatch to Hall and Morning Room. Door to back passage with Larder and side door.

Scullery

Utility/Laundry Room Built-in shelves and cupboard. Twin glazed sinks, work surface. Door to back stairs and:

Bathroom 1 Bath, washbasin, W.C.

ON THE FIRST FLOOR

Fine pine staircase to landing with 2 built-in cupboards. Housemaid's cupboard with sink.

Bedroom 1 (S + E) 18'8" × 15'6" (5.7m × 4.7m)
Built-in wardrobe cupboard.

Dressing Room (E) Built-in range of wardrobe cupboards, electric heater.

Bedroom 2 (N + E) 14' × 13'9" (4.9m × 4.2m)
Electric heater. Washbasin.

Bedroom 3 (N) 14'8" × 13'11" (4.9m × 4.2m)
Washbasin.

Separate W.C.

Bathroom 2 Bath, washbasin, heated towel rail. Electric wall heater.

Bathroom 3 Bath, washbasin, heated towel rail.

Landing to back stairs. Built-in cupboard.

Bedroom 4 (N) 12'4" × 10'7" (3.8m × 3.2m)
Open fireplace.

Bedroom 5 (S) 14'3" × 12'6" (4.4m × 3.8m)
Built-in range of wardrobe cupboards.

Dressing Room (S) 9'5" × 9'7" (2.9m × 2.9m)

Bedroom 6 (S + E) 16'1" × 13' (4.9m × 4.0m)

Office Annex An office annex adjoins the house and comprises: Factor's office with safe, secretary's office, accountants' office, reception office and W.C. Side door to separate access through small garden.

Services

Water: Private Supply
Drainage: Private System
Electricity: Mains

Gardens and Grounds

To the front of the house is a small well maintained garden with lawns and rosebeds flanked by rhododendrons, shrubs and mature trees.

At the back of the house, there are areas of lawns and rough grass, with croquet lawn, and summer house, well maintained vegetable garden, orchard and fruit cage. The adjoining Lot No. 7 comprising paddock and pond is also available for sale.

Outbuildings Comprising: Stone and slate garage block. Timber garage. Timber and corrugated iron Pony Shed/Chicken House. Boiler House with Potterton Oilfired boiler. 600 gallon oil tank.

Harled, brick and slate range of stores with game larder.



Clashmore House.



Creich Mains Cottage (Lot 15)



Fload Farmhouse (Lot 13)

Lot 26 (Green)

Lower Ledmore Wood

Said to be the most northerly Oak Plantation in Britain, situated in a commanding position between the A9 road and the shore, adjoining Big and Little Creich Farms Lot 15 to the east. 43.29 acres of Oak woods. The area is a Site of Special Scientific Interest.

Age:	100 +
Dedicated:	43.29
Not Dedicated:	
Stocked:	—
Plantable:	—
Other:	—
Total OS Area:	43.29

Lot 27 (Green)

Dun Creich

Situated on a prominent hill surmounted by ancient Pictish fort. On the shore at the south east of Big and Little Creich Farms Lot 15 adjoining Lots 43 and 44. 37 acres Scots Pine, Yield Class 10, thinned 1976, 26 acres European Larch, Yield Class 8, thinned 1976.

Age:	41 +
Dedicated:	63.25
Not Dedicated:	
Stocked:	6.17
Plantable:	1.17
Other:	9.83
Total OS Area:	80.22

Note: Total OS Areas are believed to be correct but do not exactly correspond with the Estate Woodlands Records.

SECTION V LAND SUITABLE FOR AFFORESTATION

Lot 28 (Green)

Achormlarie and Achvaich Hill

3,576 ACRES

Achormlarie: 2910 acres in Hand with planting approval
Shepherds Cottage
Achvaich Croft: 666 acres.

Adjoining Lots 50,51

Achormlarie Cottage

Vacant Possession

Subject to the occupancy of J. McIver at the pleasure of the proprietrix, rent and rates free.

The cottage is situated at the east end of the hill. It is constructed of stone, hared, under a slate roof. The accommodation comprises: Living room, parlour, kitchen and bathroom. On the first floor there are 2 bedrooms and attic store.

Outbuildings Comprising: A small range of stores and sheds with sheep handling facilities.

Services:
Private Water Supply
Private Drainage.

Achormlarie Hill 2,910 acres

Vacant Possession

Basis III Dedication Approval was granted over the whole of Achormlarie Hill in 1981.

The land is well suited for planting, with mineral, and shallow peat over mineral soils being easily ploughed and with an estimated 90% of plantable land.

Most of the land is under 900 feet above sea level, and the hill rises from about 450 feet in the south east to a maximum of 1140 feet at Beinn Dornhnail.

A detailed survey of the hill has been undertaken by D. Harrison, Forestry Consultant and details will be made available upon request.

Access is excellent, by public roads on the west side, on the north beside Loch Buidhe, and at the east end to Achvaich Croft. In addition, a right of access will be granted over the track from Sleastery to Loch Lagain. The construction of internal forest roads should be accomplished with relative ease.

The Purchaser will be liable for the erection and maintenance of any fences required, and there will be a restriction on planting within 30 yards of the River Evelix. A right of access to the River will be reserved, along with a right of access over the track, past Loch Lagain to Lots 50 and 51, and the River.

Achvaich Croft 666 acres

The croft extends to 666 acres and is occupied by J. Matheson. The annual rent is £117. The Seller is negotiating with the occupier to release further land suitable for afforestation.

SECTION IV WOODLANDS

Lot 20 (Green)

Loch Evelix Wood

In a commanding position adjoining Loch Evelix Lot 4, Lot 3, and the Poll na Caorach basin, overlooked by the Castle. 5.43 acres of Scots Pine Yield Class 10, 5.18 acres of European Larch Yield Class 8 age 35 and thinned in 1976. 13.11 acres of mature mixed conifers and scrubland. A strip along Loch Evelix 3 yards deep is excluded from the sale.

Age: 35
Dedicated: 11.16
Not Dedicated:
Stocked: 13.11
Plantable: —
Other: —
Total OS Area: 24.27

Lot 23 (Green)

Black Wood

Situated on the coast adjoining Flood Farm Lot 13. 59.79 acres of excellent quality Scots Pine thinned 1982, with extraction rides and lorry bays recently put in.

Age: 32
Dedicated: 59.79
Not Dedicated:
Stocked: —
Plantable: —
Other: 3.84
Total OS Area: 63.63

Lot 21 (Green)

Baldrum Wood

A good block of woodland on the shore of the Dornoch Firth adjoining Puirrossie Farm Lot 12. 74.62 acres Scots Pine Yield Class 10 age 33 and thinned in 1979. 7.41 acres of mixed broadleaves about 81 years old.

Age: 33 and 80 +
Dedicated: 82.03
Not Dedicated:
Stocked: 1.48
Plantable: —
Other: 4.02
Total OS Area: 87.53

Lot 24 (Green)

Ospisdale Strip

Adjoining Acharry Farm Lot 14 to the east, a covert of amenity woodland at the side of the Ait Garbh burn. Mature mixed broadleaves and conifers.

Age: 82 +
Dedicated: —
Not Dedicated:
Stocked: 13.30
Plantable: 0.60
Other: 0.50
Total OS Area: 14.40

Lot 22 (Green)

Part of Coille Poll na h'airdie

Situated north of Newton Point and west of Puirrossie Farm Lot 12. 16.55 acres well stocked Scots Pine Yield Class 8 age 20, 4.69 acres unstocked, 66.33 acres of mature mixed softwoods and scrubland.

Age: 19 and 82 +
Dedicated: 35.06
Not Dedicated:
Stocked: 49.31
Plantable: —
Other: —
Total OS Area: 84.37

Lot 25 (Green)

Coille Balle na Creaga

A most attractive woodland between the A9 road and the shore, west of Flood Farm Lot 13. 20.51 acres of mature mixed conifers and deciduous trees, 30.39 acres of scrubland.

Age: 82 +
Dedicated: 20.51
Not Dedicated:
Stocked: —
Plantable: 24.95
Other: 4.45
Total OS Area: 49.91



Cyderhall (Skibo Castle in the background) (Lot 10)



Acharry Farm (Lot 14)



Little Creich Farmhouse (Lot 15)



Overlooking Creich Mains (Lot 15)

Lot 17 (Red)

Migdale Mill Farm
49.32 ACRES

Let Farm with Old Mill House, mill and farmbuildings.

Adjoining Lots 51,54.

Area: 49.53 acres of which 22 arable, 27 rough.
Tenant: W. Chalmers.
Address: Migdale Farm, Bonar Bridge, Sutherland.
Rent: £570 per annum (£11.47 per acre) payable half yearly.
Last Reviewed: Whitsunday 1981.

Description

FARMHOUSE

Constructed in stone with slate roof, with kitchen extension. 2 reception rooms, kitchen, 4 bedrooms, bathroom.

FARMBUILDINGS

1. Store, Byre and Tractor Shed: 62' x 16' (18.9m x 4.9m). Stone with corrugated iron roof.
2. Wood Store and Implement Shed: 34' x 14' (10.4m x 4.3m).
3. The Mill: 61' x 42' (18.6m x 12.8m). Stone, slate and felt roof. Listed Building Category 'C'. Statutory.

LAND AND FARMING SYSTEMS

This is farmed on a part time basis as a stock-rearing unit.

Services

Water: Mains
Electricity: Mains
Drainage: Private Systems.

Tenants Improvements

1. Cattle Fold and Implement Shed (not recorded).
2. Floor in Store (not recorded).
3. Extension to Farmhouse (not recorded).
4. Garage and Storeroom (not recorded).

Tenancy Agreement

Dated: 6.9.76.
Commenced: Whitsunday 1976.
Term: Tacit Relocation.
Repairing Liability: Tenant repairs, fair wear and tear excepted.

Lot 18 (Red)

Land at Rhivra, Fairy Glen, Spinningdale
6.07 ACRES

Let Pastureland.

Adjoining Lots 19, 41, 50.

Area: 6.07 acres.
Tenant: D. Mackay.
Address: Balnacull, Spinningdale, Bonar Bridge, Sutherland.
Rent: £5 per annum.
Commenced: 17.4.62.
Last Reviewed: Never reviewed.

Lot 19 (Blue)

Land at Fairy Glen, Spinningdale
8.40 ACRES

Let Pastureland.

Adjoining Lots 18, 41, 50.

Area: 18.40 acres.
Tenant: Miss M. A. Gunn.
Address: 160-162 Spinningdale, Bonar Bridge, Sutherland.
Rent: £6 per annum.
Commenced: 17.4.62.
Last Reviewed: Never reviewed.

This area of land is part of a Site of Special Scientific Interest.

At Little Creich

Traditional Range of stone buildings with slate roofs : 108' x 51' (33m x 15.5m).

LAND AND FARMING SYSTEMS

The soil varies from medium to heavy loam, well fenced into manageable enclosures, and farmed on an arable/stock system.

Services

Water : Private Supplies
Electricity : Mains (3-phase to Creich Mains Steading)
Drainage : Private Systems

Tenants Improvements

1. Implement store, tractor shed and workshop. Timber, corrugated iron roof. (Not recorded)
2. 'Masstock' Cattle Court. 1973.
3. Dutch Barn. Timber frame, corrugated iron roof. (Not recorded).
4. Silage Clamp for 1500 tonnes. Concrete base, sleeper walls. (Not recorded).
5. Slatted floor, and feed passages in the Cattle Court. (Not recorded).
6. Drainage of 5 acres 1967.

Tenants Fixtures

Grain dryer and various fixtures in the Granary.

Tenancy Agreement

Dated : 21.6.68
Commenced : Whitsunday 1966
Assigned to present tenants : 5.9.74
Term : Tacit Relocation
Repairing Liability : Landlord repairs.

Lot 16 (Brown)

Sworddale and Ordan Farms

101.97 ACRES

Ordan Farmhouse. A disused farmhouse suitable for renovation, with 0.4 acres.

Sworddale and Ordan Farms. Let Farm with farmhouse and farmbuildings extending to 92.02 acres.

Land at Sworddale. Let farmland extending to 9.81 acres.

Ordan Farmhouse

Vacant Possession

A disused stone built farmhouse suitable for renovation, surrounded by agricultural land a short distance from the village of Bonar Bridge with superb views across the Dornoch Firth. Access is by farm track through Sworddale and Ordan farms. Mains water and electricity are available.

Sworddale and Ordan Farms

Area: 93.476 acres of which 80 arable, 13 rough.
Tenant: D. Watt.
Address: Sworddale Farm, Bonar Bridge, Sutherland.
Rent: £1,402 (£15 per acre) payable half yearly.
Last Reviewed: The tenancy commenced in 1977 and a notice to review the rent as from Whitsun 1983 has been served.

Description

FARMHOUSE

Situated close to the council maintained road, constructed in harled stone with slate roof. 2 reception rooms, kitchen, bathroom, 3 bedrooms.

FARMBUILDINGS

Sworddale
Traditional Steading: 68' x 60' (20.7m x 18.3m). Stone, slate roofs.

Ordan

1. Traditional Steading: 63' x 44' (19.2m x 13.4m). Stone, corrugated iron roof.
2. Implement Shed: 44' x 18' (13.4m x 5.5m). Stone, corrugated iron roof.

LAND AND FARMING SYSTEMS

The land slopes to the south and comprises a medium to heavy loam, is well fenced and farmed as a grazing unit.

Services

Water: Mains
Electricity: Mains
Drainage: Private Systems.

Tenants Improvements

On application.

Tenants Fixtures

None recorded.

Tenancy Agreement

Dated: 1.7.78.
Commenced: Whitsun 1977.
Term: Tacit Relocation.
Repairing Liability: Tenant repairs, fair wear and tear excepted.

Special Remarks

Ordan Farmhouse and 0.14 acres is not included on the lease.

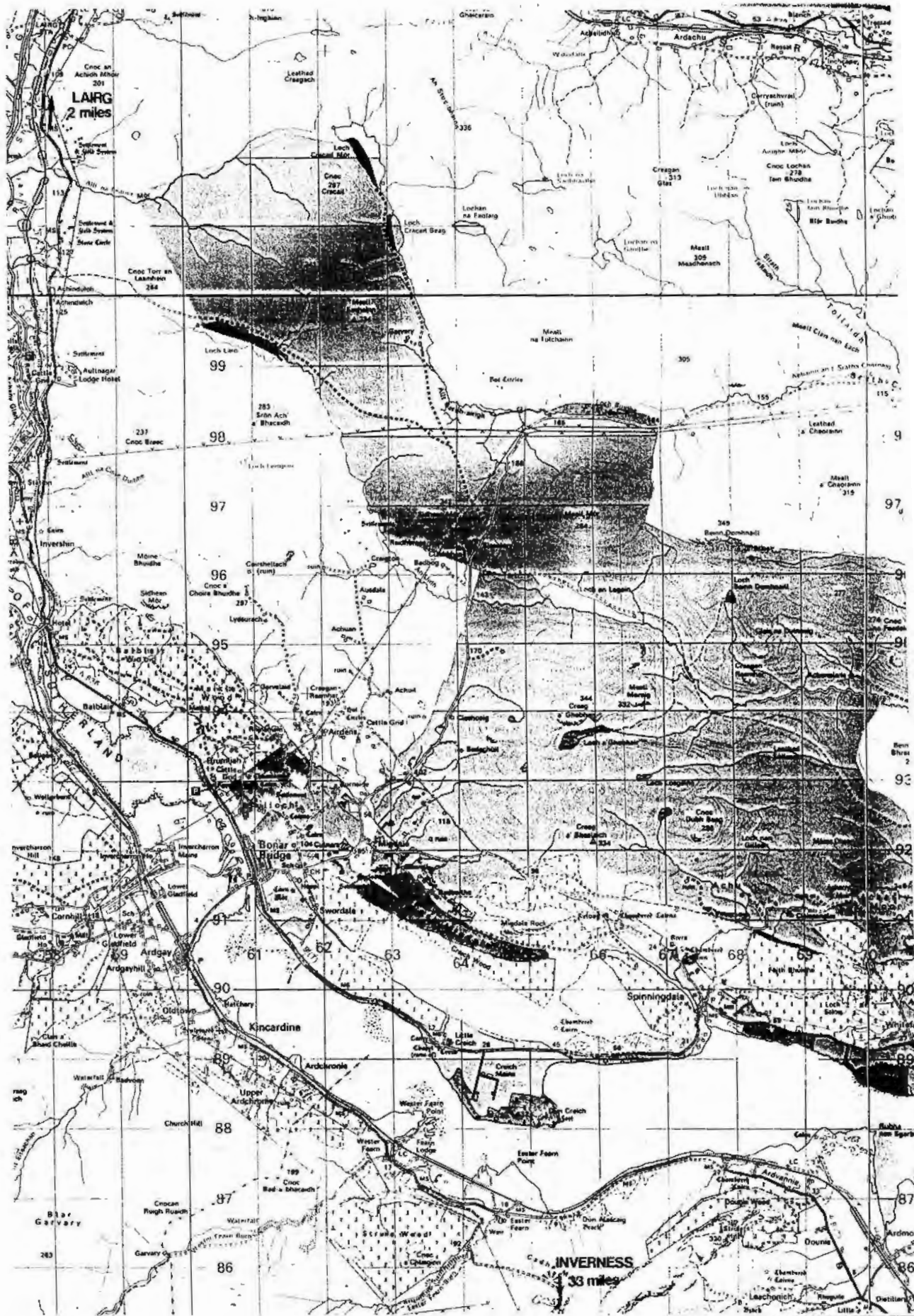
Land at Sworddale

Area: 10.23 acres.
Tenant: D. Watt.
Rent: £70 per annum (£6.84 per acre) payable.
Last Reviewed: The tenancy commenced in 1981.

Description

Bare land adjoining Sworddale and Ordan farms, occupied by the same tenant and farmed as a combined unit. This land has recently been fenced and reclaimed by the tenant.

Tenancy Agreement Type: Exchange of letters
Commenced: Whitsun 1981.



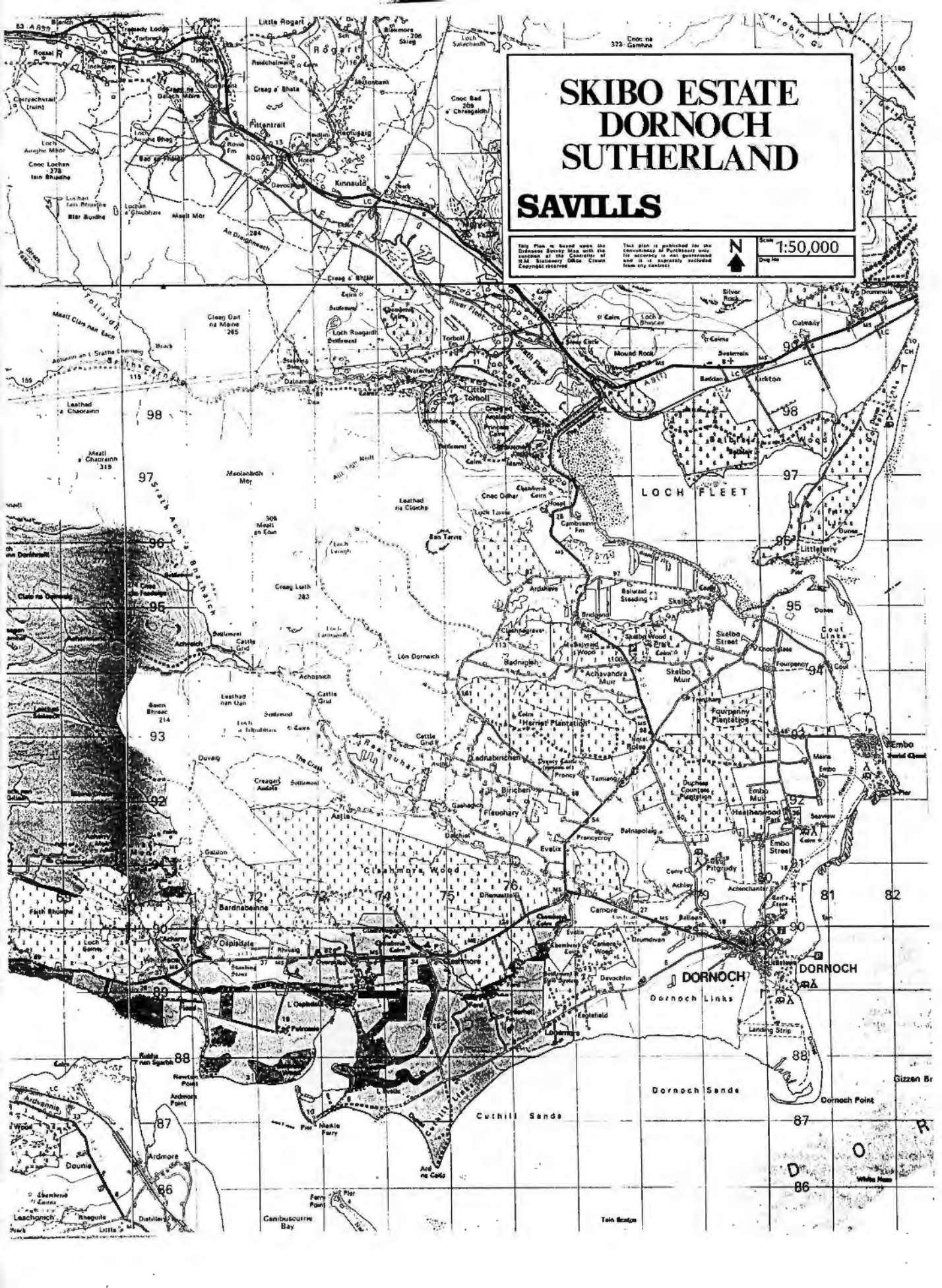
SKIBO ESTATE DORNOCH SUTHERLAND

SAVILLS

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Scale: **1:50,000**
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Lot 14 (Red)

Acharry Farm

109.56 ACRES

Let Farm with Farmhouse and Farmbuildings.
Land in-hand extending to 1.35 acres

Adjoining Lots 13,24,49,50

Area	: 108 acres of which 101 arable, 7 rough.
Tenant	: A and W.J. Shaw
Address	: Acharry Farm, Whiteface, Dornoch, Sutherland.
Rent	: £500 per annum (£4.59 per acre) payable half yearly.
Last Reviewed	: Whitsun 1981

Description

FARMHOUSE

Situated in the centre of the farm, constructed on 2 floors in stone with slate roof. 2 reception rooms, 3 bedrooms, bathroom, utility room, dairy. Corrugated iron garage with asbestos roof.

FARMBUILDINGS

1. Traditional range: 100' x 60' (30.5m x 18.3m). Stone, part corrugated iron cladding and roof, part asbestos roof.

LAND AND FARMING SYSTEMS

The land is predominantly medium to heavy loam, fenced into useful enclosures and farmed as an arable/stock system

Services

Water	: Private Supply
Electricity	: Mains, 3-phase to steading
Drainage	: Private Systems

Tenants Improvements

1. Approval given for improvements in farmhouse 1980 --- not recorded.

Tenants Fixtures

Timber store shed with corrugated iron roof.

Tenancy Agreement

Dated	: 16.4.47
Commenced	: Whitsunday 1947
Assigned to present tenants	: 21.7.88
Term	: Tacit Relocation
Repairs Liability	: Tenant repairs, fair wear and tear excepted.

Subjects in Hand

Included in the sale of Lot 14 are 1.35 acres with Vacant Possession which comprises the site of the old Whiteface Post Office.

Lot 15 (Red)

Big and Little Creich Farms

362.70 ACRES

Let Farm comprising Farmhouse, 3 cottages and farmbuildings.

Adjoining Lots 28,27,43,44,59

Area	: 361 acres of which 338 are arable, 16 rough, 7 buildings.
Tenant	: A and W.J. Shaw
Address	: Little Creich Farm, Bonar Bridge, Sutherland.
Rent	: £2,000 per annum (£5.53 per acre) payable half yearly.
Last Reviewed	: Whitsun 1981

Description

FARMHOUSE

Situated at Little Creich the farmhouse is constructed on 2 floors in harled stone with slate roof, south-facing, with well maintained garden. 2 reception rooms, sun porch, kitchen, boxroom, pantry, 4 bedrooms, bathroom. Garage, store shed and dairy.

COTTAGES — at Creich Mains

1. Pair of semi-detached stone cottages with slate roofs each comprising, kitchen, living room, bathroom, 2 bedrooms.
2. Detached stone cottage with slate roof, kitchen, pantry, living room, bathroom, 2 bedrooms.
3. To the south east of Creich Mains farmbuildings, the ruins of the Old House of Creich, The Old Smithy and derelict cottages attached are not included in the lease.

FARMBUILDINGS

At Creich Mains

1. Cattle Court Complex: 140' x 70' (42.7m x 21.3m) in two spans, stone with corrugated iron roof.
2. Store and Workshop with Granary over. Stone with corrugated asbestos roof.



Creich Mains Cottage.

Lot 36 (Yellow — Inset B)

Gardener's House

3.43 ACRES

2 reception rooms, kitchen, 3 bedrooms, 2 bathrooms.
Adjoining 'Bothy' with living room, kitchen, bathroom, 5 bedrooms.
Old Laundry.
Garage, Logstore, Coalshed.

Adjoining Lots 1,3,35,37.

Situated to the south of Kennels Cottage, west of the drive to the Castle, the cottage is constructed on 2 floors in stone with slate roof, and is situated in attractive woodlands with banks of rhododendrons and mature trees. The house is approached via the north drive to the Castle with a gravel sweep to the front.

The accommodation comprises:

ON THE GROUND FLOOR

Living Room (S + E) 16'7" × 11'9" (5.05m × 3.58m)
Bay window, open fireplace.

Dining Room (S) 12'6" × 11'9" (3.81m × 3.58m)
Moulded cornice

Kitchen Stainless steel sink unit. Built-in shelved cupboard. Traditional kitchen range.

Bathroom 1 Bath, washbasin, W.C.

Scullery White glazed sink, fitted shelved cupboard.

ON THE FIRST FLOOR

Bedroom 1 (S) 15'10" × 11'8" (4.83m × 3.55m)
Coombed ceiling.

Bedroom 2 (S + E) 11'8" × 11'0" (3.55m × 3.63m)

Bedroom 3 (N) 11'8" × 6'10" (3.5m × 2.0m)
Walk-in hanging cupboard.

Bathroom 2 Bath, washbasin, W.C.

Adjoining Accommodation

Adjoining the garage to the rear of the house with separate access is further guest accommodation constructed on two floors in stone with slate roof, and comprising: Living Room, Kitchen, Bathroom, 5 Bedrooms.

Outbuildings comprising: Wash House, large Garage between the House and Bothy, Logstore, Coalshed.



Gardener's House.

Gardens and Grounds

To the front of the house is an area of lawn, surrounded by rhododendrons and mature trees giving a secluded and attractive outlook, and amounting to 3.43 acres in all.

Services

Water: Private Supply
Drainage: Private System
Electricity: Mains



Kennels Cottage.

Lot 37 (Green — Inset B)

Kennels Cottage

2.60 ACRES

Vacant Possession

Living Room, 3 Bedrooms, Kitchen, Bathroom. 2 Garages.

Adjoining Lots 1,3,36.

Situated to the west of the North Lodge amongst mature woodlands and shrubs, with access from the Castle drive, this cottage has recently been refurbished to a high standard including re-wiring and replumbing. It is constructed in part rendered stone, part rendered concrete block, with slate roof and provides the following accommodation on one floor:

Living Room (S) 13'9" × 11'9" (4.2m × 3.5m)
Open fireplace, walk-in cupboard, shelved alcove.

Bedroom 1 (S) 14'2" × 10'7" (4.3m × 3.2m)
Shelved alcove.

Kitchen Stainless steel sink unit. 2 built-in shelved cupboards.

Bathroom Bath, washbasin, W.C.

Bedroom 2 (W) 12'1" × 10'4" (3.6m × 3.1m)

Bedroom 3 (S) 13'8" × 12'2" (4.1m × 3.2m)

Outbuildings comprising Timber Garage with corrugated iron roof, second garage and store shed, 2 stone built kennels with asbestos roof.

Gardens and grounds surrounded by mature woodlands and banks of shrubs and rhododendrons.

Services

Water: Private Supply
Drainage: Private System
Electricity: Mains

Lot 57 (Blue)

Loch Cracail Mor

75 ACRES

Adjoining Lot 53

Loch Cracail Mor is situated in the hills about 7 miles north of Bonar Bridge. Access is by the public road from Bonar Bridge towards Strath Carnaig turning left at Sleastery (about 4 miles) and thence by hill track to the old Garvary croft about 1 mile south of the loch. The track from the croft passes Loch Cracail Beag and is normally suitable for Landrovers.

The loch will be sold together with all rights in as much as they are owned by the Seller, including ownership of the loch to the medium filum, a 30 yard strip of shore to the west of the loch and the right to fish the whole area amounting to about 75 acres.

The estate has utilised the fishing rights infrequently and there are few records available, however good brown trout have been caught in recent years.

Lot 59 (Blue)

1 ¼ miles of coastline

15.80 ACRES

Vacant Possession

Adjoining Lots 15,60

A 1 ¼ mile strip of land between the A9 and the shore of the Dornoch Firth about ½ mile east of Bonar Bridge.

Lot 58 (Blue)

Loch Laro

75 ACRES

Adjoining Lot 53

Loch Laro is situated in the hills about 6 miles north of Bonar Bridge. Access is by the public road from Bonar Bridge towards Strath Carnaig turning left at Sleastery (about 4 miles) and thence by the hill track towards Garvary, forking left about 1 mile past Sleastery and thence to the loch. The track is normally negotiable by Landrover.

The loch will be sold together with all rights in as much as they are owned by the Seller, including ownership of the loch to the medium filum, a 30 yard deep strip of shore to the north of the loch and the right to fish the whole loch by boat (an area of about 75 acres).

The estate has utilised the fishing rights infrequently and there are no records available although there are good brown trout providing amusing sport.

Lot 60 (Red)

½ mile of Coastline

9.68 ACRES

Subject to crofting tenure.

Adjoining Lots 16,59.

A half mile strip of land between the A9 and the shore of the Dornoch Firth, subject to crofting tenure and occupied by Mrs D Woodhead, of Craigard, Bonar Bridge, Sutherland, at a rent of £12 per annum, last reviewed at Whitsun 1979.

SECTION IX LOCHS AND SEA FRONTAGE

Lot 54 (Blue)

Loch Migdale

260 ACRES

Adjoining Lots 17,51,52.

Loch Migdale is situated about 1 mile north east of Bonar Bridge in most attractive surroundings with woods and crofts on the land rising from each of its shores. All rights to the loch in as much as they are owned by the Seller, are offered for sale along with a 30 yard strip of shore. The shore of the whole loch extends to about 4½ miles. All but about 250 yards is included.

Ownership of this lot will therefore give control of most of the shoreline fishing rights, and gives the right to keep boats on the loch.

The loch is about 1¾ miles long and on average about ¼ of a mile wide and in addition to brown trout fishing gives ample opportunity for sailing and other watersports.

At the east end of the loch is a sluice controlling the flow of water into the Spinningdale burn, and there may be potential for establishing a run of sea trout with the construction of a fish ladder.

In recent years the fishing has been let to local angling clubs and hotels, and the estate has issued daily permits. All existing fishing agreements will expire at the end of the 1982 fishing season.

The following will be reserved by the Seller.

1. A right to abstract water and lay necessary pipes and pumping equipment.
2. A right of access over the land and loch for all forestry purposes including the extraction of timber.
3. The standing timber.

Lot 55 (Blue)

Loch Buidhe

148 ACRES

Adjoining Lots 28,53.

Loch Buidhe is situated at the north of the estate adjoining the council road about 5½ miles north of Bonar Bridge.

All rights to the loch in as much as they are owned by the Seller, are offered for sale along with about 10 acres of bank on the south bank, and boat house.

The boundary of the loch is the medium filum, and the ownership of part of the bank gives the right to keep boats on the loch and to fish the entire loch from the boats. Fishing from the bank is restricted to the area offered for sale.

There is a run of salmon and sea trout up the river Carnaig, a tributary of the Fleet into the loch, but it is best known for its brown trout fishing.

In recent years the fishing has been let to the local angling club, and records of bags are not available. The existing agreement with the angling club terminates at the end of the 1982 fishing season.

Lot 56 (Blue)

Loch Cracail Beag

23 ACRES

Adjoining Lot 53.

Loch Cracail Beag is situated in the hills about 6½ miles north of Bonar Bridge. Access is by the public road from Bonar Bridge towards Strath Carnaig turning left at Sleastery (about 4 miles), and thence by a good hill track to the old Garvary croft about ½ mile south of the loch. The track from the croft to the loch is normally suitable for a Landrover.

The loch will be sold together with all rights in as much as they are owned by the Seller, including ownership of the loch to the medium filum, a 30 yard strip of shore to the west of the loch, and the right to fish the whole loch by boat (an area of about 25 acres).

The estate has utilised the fishing rights infrequently and there are no records available, however good brown trout have been caught up to 2¾ pounds with the average being about ¾ of a pound.

Lot 53 (Yellow)

The Grazings of Clais na Sinnaig, Achinduich and Garvary

3970 ACRES

A small sporting estate, with stalking and walked up grouse.

Adjoining Lots 28,51,55,56,57,58

The Clais na Sinnaig, Achinduich and Garvary Grazings are at the north west of the estate, and comprise moorland rising from 450 feet by Loch an Lagain to 1120 feet at the peak of Meall Eachainn. A 30 yard strip of land round Lochs an Lagain, Cracail Mor, Cracail Beag and Laro is excluded from the sale of this lot.

The sporting rights have been infrequently exercised over recent years and few records are available. There are opportunities for occasional wandering red deer, and walked up grouse.

The adjoining hill lochs which are separately lotted provide opportunities for salmon, sea trout and brown trout fishing.

Access is via the public road from Bonar Bridge which passes through the south east section of this lot. The hill track to the old croft of Garvary about ½ mile south of Loch Cracail Beag is negotiable by car, and the track to Loch Laro is suitable for four wheel drive vehicles. The whole area amounts to 3970 acres as measured from the Ordnance Survey plans and is described in the Estate Crofting Records as follows:-

CLAIS NA SINNAIG GRAZINGS

Croft	Tenant	Arable			Outrun			Share of Grazings	Rent	File Ref
		*A	R	P	*A	R	P			
Sleastery105	Miss E. Lowe	8	1	19	25	2	21	1 share	40.00	85
Clashban 104	Mrs Soska	10	2	23	40	0	21	1 share	53.00	84
Rheidbraec 102	H. MacKay	8	3	22	78	2	38	1 share	53.00	83
Sleastery 108	Mrs Fraser	12	0	6	115	3	21	1 share	46.00	86
Clashcoigach108	R. Skene	6	2	0				—	10.00	S/D/14
		46	1	30	261	1	31	4 shares		
		48.437 acres			261.444 acres			1412 acres	202.00	

ACHINDUICH & GARVARY

No crofts: Grazings held by crofters of the Laig Estate, Adjoining.
Comprising 13 shares on 2212 acres at a rent of £34.71 p.a.

Note: 1. Please refer to the note at the beginning of Section VIII relating to the resumption of land for afforestation.
2. * Acres, Roods and Perches.

The Crofts and Grazings of Tulloch

520 ACRES

Adjoining Lot 9

The Tulloch Grazings are situated directly to the north of Bonar Bridge. Sporting rights are included in the sale, however no records have been maintained. Lot 9 which may have potential as a house site, subject to planning approval, adjoins.

There may be potential for release of land adjoining Bonar Bridge for development in forthcoming years.

Public roads give access to the grazings from the north, east and south west.

The whole crofting area extends to 520 acres as measured from the Ordnance Survey 1 : 2500 sheets, and is described in the Estate Crofting Records as follows:

TULLOCH GRAZINGS

Croft	Tenant	Arable			Outrun			Share of Grazings	Rent	File Ref
		*A	R	P	*A	R	P			
215/6	J. Calder	3	0	0	5	0	0	—	10.50	102
218	A. Ross	35	0	0	0	0	0	—	30.00	104
219	J. Murray	7	2	39	4	2	26	1 share	23.50	105
220	W. MacDonald	8	0	11	7	0	20	1 share	27.00	106
223	Mrs Chisholm	2	1	5	1	2	14	—	6.00	108
224	T.C. Mackenzie	11	3	15	10	0	25	1 share	31.50	108
225	M. Murray	1	0	36	0	2	32	1 share	5.50	110
226/7	Miss H. Matheson	6	2	13	9	1	30	1 share	12.00	111
229	A.J. Murray	18	0	24	7	0	1	1 share	82.00	112
231/2	Miss I MacKenzie	5	0	7	5	1	20	1 share	20.00	113
234 + 239	A. MacKenzie	9	3	0	2	2	15	1 share	48.50	115
235	A. MacKenzie	9	3	14	3	2	22	1 share	47.50	116
242	A. Warbrick	3	3	0	10	0	0	1 share	17.00	119
243/4	A. Warbrick	9	2	4	2	1	6	—	38.00	120
248/50	John MacKenzie	24	1	27	0	0	0	—	100.00	125
		156	0	35	69	2	11	10 shares		
		156.219 acres			69.569 acres			237 acres	509.00	

Note: *Acres Froads and Perches

Migdale Crofts and Grazings

2888 ACRES

An attractive small Highland Estate
 Stalking and walked up grouse
 2 trout lochs
 Adjoining Lots 17,28,50,53,54.

The Migdale Grazings are situated about 1 mile north of Bonar Bridge and rise from about 100 feet above sea level at Loch Migdale to 1130 feet at Creag a'Ghobhair, sloping away again towards Loch an Lagain in the north. A strip of land 30 yards deep along the south side of Loch an Lagain and the River Evelix is excluded from the sale.

The hill has only been lightly shot but could provide amusing rough shooting and a chance to stalk deer. On the lower ground there are pheasants and partridges as well as grouse. There is Red, Roe and Sika stalking.

Although the hill lochs have been infrequently fished, good brown trout up to 3 pounds have been caught on Loch a' Ghobhair (25 acres). There is also scope to stock Loch Dubh (2½ acres) and occasional wildfowling could be had on either of these lochs.

The hill is accessible from single track public highways which run through the south and up the west side. In all the area, by plan measurement, extends to 2888 acres and is further described as follows:

MIGDALE GRAZINGS

Croft	Tenant	Arable			Outrun			Share of Grazings	Rent	File Ref
		*A	R	P	*A	R	P			
109/110	Miss E Lowe	19	0	0	92	2	0	2½ shares	36.50	S/C/62
180/1, 189/190	J Cameron	15	2	5	5	3	8	3¼ shares	58.00	64
191/3	J Cameron	11	1	21	18	0	30	½ share	13.50	70
196/7	J Cameron	4	3	0	11	3	7	½ share	8.00	72
182	J MacKenzie	16	2	29	6	1	25	2½ shares	54.00	65
183	T MacKenzie	9	0	26	0	2	26	2¼ shares	24.00	68
185	G MacLeod	16	1	14	1	1	23	2 shares	42.00	68
186, 187, 188 111/2 pt.	R A C Ross	27	2	0	46	0	37	2½ shares	51.00	69
184	R A C Ross	13	3	23	17	2	23	3½ shares	51.00	67
184, 195, 198 200/203	D J Stewart	32	3	14	54	2	13	5½ shares	78.00	71
204/5	Rev. Murray	33	0	17	10	1	5	½ share	33.00	76
207	Hugh Murray	21	2	39	12	2	16	1 share	56.00	
208	Mrs Campbell	4	3	22	9	1	7	¼ share	10.50	77
211	H MacDonald	1	3	7	0	1	31	—	7.00	S/C/79
212/3	Mrs M Grant	7	0	30	15	3	0	—	14.00	S/C/80
		232	3	7	303	2	11	28 shares		
		232.794 acres			303.568 acres			2275 acres	536.50	

Note: 1: Please refer to the note at the beginning of Section VIII relating to the resumption of land for afforestation.

2: Loch a' Ghobhair provides the main supply of water to Bonar Bridge and is sold subject to Statutory Instrument No. 1920 (s.130) 1950. The Dam and site of Dam are excluded from the sale.

3: *Acres, Roods and Perches.

Spinningdale, Achu and Acharry Crofts

3585 ACRES

A small sporting estate
 Stalking and walked-up grouse
 2 trout lochs
 78 acres with Vacant Possession

Adjoining Lots 13,14,18,19,28,41,49,51

Spinningdale, Achu and Acharry grazings are situated on the hills to the north of the Dornoch Firth, rising from 250 feet above sea level at Acharry in the south east section, to 1100 feet at the summit of Creag a Bhealaich and 940 feet at Cnoc Dubh Beag sloping away again to Evelix river in the north. The south bank of the river Evelix for a distance of 30 yards from the river is excluded from the sale.

The contours of the land give an interesting and varied topography and there are two hill lochs.

The sporting rights have not been fully exercised over recent years and only sparse records exist. Occasional forest stags are seen on this ground, and there are some Sika and Roe deer. Pheasants and Black Game are to be found at the southern end of the grazings adjoining the estate woodlands and it is quite possible to bag a few brace of grouse walking up. There is considerable scope for improving the heather burning rotation and if grouse were shot over dogs some quite respectable bags might be obtained.

Although the hill lochs have been infrequently fished, good brown trout have been caught in Loch Coire nan Ceap (7 acres). There is also scope to stock Loch Loagain (5 acres) and occasional wildfowling could be had on either of these lochs.

Access to the east end is by the track from Overskibo to Loch Lagain which is negotiable by Landrover. The section from the public road west of Loch Lagain to the ford at the north boundary of the grazings with Achormlarie Farm, Lot 28, can be passed in a car. A tarmacadam road from Whiteface, 2 miles east of Spinningdale leads to the crofts at the south east end of the property.

The Crofts and Grazings amount to 3585 acres as measured from the Ordnance Survey plans and are described in the Estate Crofting Records as follows:

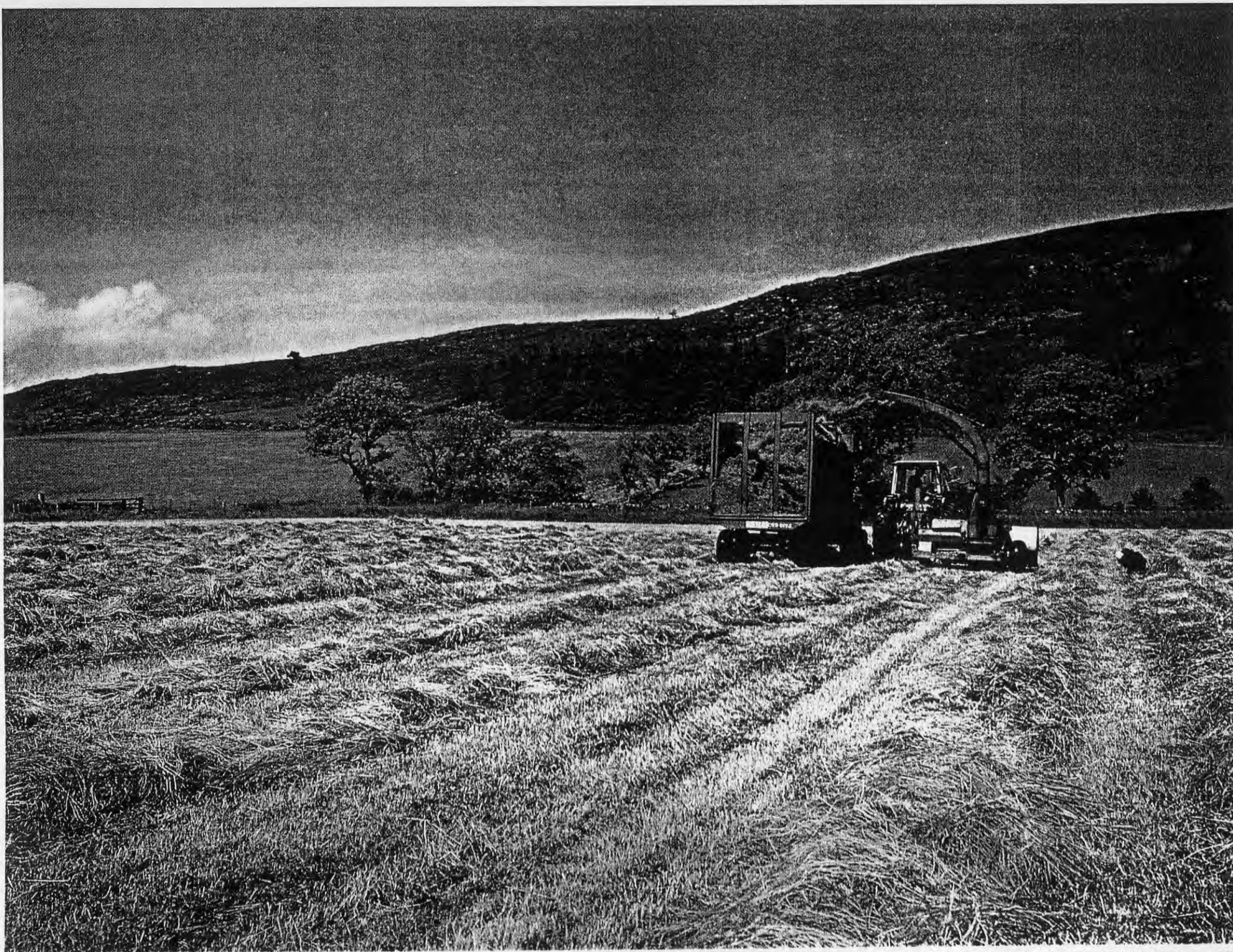
ACHARRY AND ACHU

Croft	Tenant	Arable			Outrun			Share of Grazings	Rent	File Ref
		*A	R	P	*A	R	P			
Reidmhor 58/57	D J Ross	15	3	31	2	2	23	3 shares	67.50	82
Acharry Muir 62-78	Miss M Wilson	15	1	18	231	1	38	6 shares	90.00	11
Achu 114 + 119	Wm Matheson	12	3	28	38	2	18	3 shares	27.00	14
Achu 121/129	John A Matheson	26	0	27	121	3	23	12 Shares	107.00	19
		70	1	24	394	2	22			
		70.400 acres			394.637 acres					

SPINNINGDALE

149/50	James A Matheson	19	2	31	1	1	5.	6 shares	25.00	91
145/6	James A Matheson							—	68.00	
154,159	John A Macrae	8	1	13				—	16.50	93
164,5	Wm Mackay	12	1	32		3		6 shares	96.00	96
161	Alexander Gunn	6	0	39				—	18.50	95
160/161	Miss M Gunn	15	1	4				—	22.50	94
141/3	Hugh Calder	16	0	0				6 shares	90.00	87
147/8	J Gillespie	7	3	13	2	1	2	3 shares	52.00	89
		85	3	12	4	1	7	45 shares	£680.00	
		85.825 acres			4.294 acres				2645 acres	

Note: 1. Please refer to the note at the beginning of Section VIII relating to the resumption of land for afforestation.
 2. * Acres, Rods & Perches.



Silage Making, Creich (Lot 15)



Overskibo Farm (Lot 3)

SECTION VIII CROFTS, GRAZINGS AND HILL SPORTING RIGHTS

Note 1: All the the crofting rents were reviewed at Whitsun 1979. Crofting rents are reviewable every 7 years.

2. Negotiations are in-hand to procure the release of parts of the grazings for afforestation. Depending upon the success of these discussions, blocks of between 400-850 acres may be available and the Seller reserves the right to re-let the affected areas. Interested parties will be informed of any such decision.

Lot 46 (Brown)

Lonemore and Cuthill Croft

71.04 ACRES

Adjoining Lots 10,11.

Croft numbers 15 and 16 of Lonemore, and number 10 of Cuthill are occupied as one unit by Mr W. Murray and extend to 71.04 acres as recorded from Ordnance Survey Plans.

The holding is situated on the shore of the Dornoch Firth to the south of the council road from Meikle Ferry to Dornoch and is described in the Estate Crofting Records as follows:

Croft	Tenant	Arable	Outrun	Rent	File Ref.
Lonemore 15/16	W. Murray	45.84	21.34	£111	58
Cuthill 10	W. Murray	6.54	—	£13.50	41
Totals		52.38	21.34	£124.50	

Lot 47 (Yellow — Inset A)

Clashmore Croft

6.54 ACRES

Adjoining Lot 7.

Otherwise known as Sunnyside, this croft is situated at the east end of Clashmore village to the north of the A9 Trunk Road. It extends to 6.54 acres and is occupied by Mrs M. Bruce and is described in the Estate Crofting Records as follows:

Croft	Tenant	Arable	Rent	File Ref.
Clashmore 74A	Mrs M M Bruce	6.54	£36 00	31

Lot 48 (Yellow)

Clashmugach Croft

81.87 ACRES

Adjoining Lots 3,6 and Clashmore village.

Situated to the north west of Clashmore village, the crofts are all occupied by Mr M. Matheson. Figures from the Ordnance Survey plans show the area to be 81.87 acres. The crofts are described in the Estate Crofting Records as follows:

Croft	Tenant	Arable	Outrun	Rent	File Ref.
Clashmugach 33	M. Matheson	3.5	5	£14.50	35
Clashmugach Nos. 35,36,42,43	M. Matheson	29.65	14.87	£276.00	30
Totals		33.15	19.78	£290.50	

Lot 49 (Yellow)

Whiteface Croft

19.39 ACRES

Adjoining Lots 13,14.

Situated to the south of the main road at Whiteface, about 1 1/4 miles east of Spinningdale village, the crofts are occupied by Mr John Lockie. Areas taken from the Ordnance Survey plan indicate the acreage to be 19.39 acres. The crofts are described in the Estate Crofting Records as follows:

Croft	Tenant	Arable	Outrun	Rent	File Ref.
Whiteface 52,53,55,58,59	John Lockie	13.0	6.34	£42	126

SECTION VII INVESTMENT COTTAGE AND CHALET DEVELOPMENT

Lot 45 (Blue)

Newton Point Cottage 27.10 ACRES

Attractive let cottage in a superb location on the shore of the Dornoch Firth.

Woodland with Vacant Possession and Potential Site for Chalet Development.
Adjoining Lots 12,13,22.

The cottage at Newton Point is constructed in stone with slate roofs and occupies an outstanding site on the shore. Set on slightly rising ground about one hundred yards from the shore and surrounded on three sides by the sea in the Dornoch Firth, it enjoys superb views across the water to the hills beyond. The site is sheltered and secluded, being protected by woodland to the north which would have possibilities for chalet development subject to planning permission, as suggested in the local structure plan.

The accommodation comprises: Sitting room, living room, bathroom with separate W.C., double and single bedroom, sun lounge (W), W.C. with washbasin.

Outside the cottage is a well maintained garden, Garage, and Generator Shed.

Woodland

The woodland area comprises 13.8 acres dedicated woodland of which some 5.4 acres carried a crop of 67 year old Scots Pine. The remainder being bare or with deciduous trees.

Services

Water: Private Supply
Drainage: Private System
Electricity: Generator

Terms — The tenant is J. Jack esq., and the current rent is £50 per annum.





Silage Makina. Creich (Lot 15)



Flood Farm (Lot 13)



Acharry Farmhouse (Lot 14)



Cyderhall Steading (Lot 10)



Kyloag

Lot 43 (Blue)

The Old Still, Creich
26.26 ACRES

A superb site on the shore of the Dornoch Firth for possible development.
 24 acres of amenity woodlands.

Adjoining Lots 15,44

Lot 44 (Yellow)

Walled Garden and Land at Creich

6.26 ACRES

Adjoining Lots 15,27,43

The Old Still is situated on the shore at the south of Creich Mains Farm, Lot 15, in a superb waterside location with woodland to either side and a steep bank to the north. The 2.09 acre site of the Still is approached by a track from Creich Mains passing through amenity woodland and dropping down to the shore. Substantial sections of the walls of the Still remain and there is potential for rebuilding to provide holiday accommodation subject to planning approval.

To the north west of the Still, the 24.17 acres of woodland comprises 6 acres mature Scots Pine, the remainder being Larch and mixed hardwoods, predominantly oak, which are of considerable amenity.

A south facing Walled Garden situated on the south slope to the north east of the Old Still, Lot 43, surrounded by wooded grazings, dropping away to the shore of the Dornoch Firth. The Walled Garden used to be in the policies of Creich House, now derelict, and is considered to have potential as a house site subject to planning consent.

Lot 41 (Brown)

Rhivra Cottage, Fairy Glen, Spinningdale

9.11 ACRES

Vacant Possession

Detached cottage with Living Room, Kitchen, 3 Bedrooms, Dressing Room, Bathroom.
Grazing land extending to about 9 acres.

Adjoining Lots 18,19,50

Situated about ½ mile north west of Spinningdale village in an elevated position looking south over farmland, the cottage is set well back from the road and is constructed in white painted rendered stone with corrugated iron roof, rendered block kitchen extension with flat roof to the west. The cottage is approached by a track from the council road.

ON THE GROUND FLOOR

Kitchen (S) 15'8" × 15'2" (4.8m × 4.6m)
Stainless steel sink unit with cupboard under. Fitted work surfaces. Solid fuel Rayburn. Built-in shelved cupboard.

Living Room (S) 12'0" × 12'0" (3.7m × 3.7m)
Open tiled fireplace.

Bedroom 1 (S) 12'8" × 12'0" (3.9m × 3.7m)
Exposed timber ceiling beams, sliding door to:

Dressing Room (N) 8'10" × 8'0" (2.7m × 1.8m)
Built-in hanging cupboard.

Bathroom Bath, washbasin, W.C.

ON THE FIRST FLOOR

Bedroom 2 (S) 12'5" × 11'2" (3.8m × 3.4m)
Coombed ceiling. Skylight.

Bedroom 3 (S) 12'10" × 12'5" (3.9m × 3.8m)
Coombed ceiling. Skylight.

Outbuildings comprising Lean-to Greenhouse 9'2" × 6'8",
Garage with corrugated iron roof, 26'0" × 17'0", 2
Kennels.



Rhivra.

GROUNDS

To the south and west of the cottage, the grounds extend to 9.11 acres of south facing grazing land.

Services

Water: Private Supply
Drainage: Private System
Electricity: Mains

NOTE The cottage is currently occupied by Mr Bruce Milne who has given an undertaking to leave before the property is sold.

Lot 42 (Red)

Kyloag Cottage, Fairy Glen, Spinningdale

7.41 ACRES

Vacant Possession

Living Room, Sun Lounge, 2 Bedrooms, Kitchen, Bathroom.
Gardens and grounds extending to 7½ acres.

Situated in the Fairy Glen, to the north of the single track council road about 1 mile north west of Spinningdale village, the cottage is in a south facing elevated position and is currently equipped for holiday lettings. The garden and grounds extend to 7.41 acres behind and to the east and comprise rough grass and timbered grazings. The cottage is constructed in rendered stone, with slate roof and the accommodation is on one floor.

Hall

Sitting Room (N) 13'4" × 11'8" (4.1m × 3.6m)
Stone fireplace hearth, mantel.

Sun Lounge (SE) 13'8" × 9'8" (4.2m × 3.0m)

Bedroom 1 (S) 13'11" × 9'2" (4.2m × 2.8m)
2 bay windows.

Bedroom 2 (W) 13'10" × 11'5" (4.2m × 3.5m)
2 fitted wall cupboards, 2 bay windows.

Bathroom Bath, washbasin, W.C.

Kitchen 11'6" × 9'6" (3.5m × 2.9m)
2 fitted shelved cupboards. White glazed sink and single drainer, cupboards under. Fitted work surface. Bottle gas water boiler. Back Door.

Outbuildings comprising: Coalbunker and Gas Cylinder Shed, Generator Shed with Lister 1¼ Kw, startomatic diesel generator and 200 gallon diesel tank.

Services

Water: Private Supply
Drainage: Private System
Electricity: Generator

Note The furniture is not included in the sale but may be available at valuation.



View of Dornoch Firth from Cyderhall (Cuthill, Ferrytown, Loch Evelix in the background)



Lot 40 (Blue)

West Lodge 0.98 ACRES

Vacant Possession

A Scottish baronial lodge at the gates of the west drive to Skibo Castle.
2 Reception Rooms, Kitchen, Bathroom, 5 Bedrooms.
Adjoining Lots 8,13,49

Situated at the gates of the west drive to the Castle, the lodge is constructed in baronial style of dressed sandstone, with slate roof, circular turret, crowsstepped gables, parapets, leaded and 'slit' windows, sandstone quoins and stone eagle sculpture. The lodge requires some improvement and modernisation.

ON THE GROUND FLOOR

Porch 6'6" x 4'1" (2.0m x 1.3m) in the west wing.
Pitch pine walls and skirtings.

Hall Pitch pine walls and skirtings.

Sitting Room 13'9" x 12'9" (4.2m x 3.9m)
Built-in cupboard, fireplace with pine mantel, pitch pine skirtings and window surrounds.

Bathroom 8'4" x 5'3" (2.6m x 1.6m)
Bath, wash basin, W.C.

Bedroom 1 12'5" x 10'3" (3.8m x 3.2m)

Living Room 14'8" x 13'1" (4.5m x 4.0m)
Kitchen range heating the domestic hot water.

Kitchen 16'3" x 4'7" (4.9m x 1.4m)
Concrete floor, white glazed sink, wall cupboard with hot water cylinder. Back door.

ON THE FIRST FLOOR

The spiral staircase in the turret gives access to the first floor landings with understair cupboard and continues up to the parapeted flat roof over that wing.
The West wing Landing gives access to:

Bedroom 2 9'10" x 7'10" (3.0m x 2.4m)

Bedroom 3 13'9" x 9'0" (4.2m x 2.8m)
Built-in cupboard.

The East wing Landing gives access to:

Bedroom 4 10'1" x 9'8" (3.1m x 3.0m)
Coombed ceiling. Pine panelled walls, sky light.
Adjoining store, 4'9" x 3'3" (1.5m x 1.0m)

Bedroom 5 10'1" x 10'1" (3.1m x 3.1m)
Coombed ceiling, pine panelled walls, sky light.

It is possible that the east wing area could be partly converted into a self contained flat.

Outbuildings comprising Store, Shed and Garage.

Garden

The garden extends to 0.98 acres, and contains a large selection of shrubs and trees including Lime, Sycamore, Chestnut, Monkey Puzzle, Cypress and Apple. The Purchaser will be required to erect and maintain all the boundary fences.

Services

Water: Private Supply
Drainage: Private System
Electricity: Mains

Note: A right of access will be reserved to the West Drive.



West Lodge.

Lot 39 (Green)

Overskibo House

1.07 ACRES

Vacant Possession

Subject to the service occupation of G.R. Peebles, Estate Accountant.

An attractive stone built house, south facing, with superb views across farmland to the Dornoch Firth and beyond. 2 Reception Rooms, Kitchen, 5 Bedrooms, Dressing Room, 2 Bathrooms. 2 Garages.

Adjoining Lot 3

Situated to the south of the main road, south west of Overskibo farmbuildings with superb views across the Dornoch Firth, the house is constructed in harled stone with slate roof and sandstone window facings. It is in good decorative order and provides excellent family accommodation. The house is approached from white painted gates along a short drive to a sweep by the garages at the back door.

The accommodation comprises:

ON THE GROUND FLOOR

Hall

Drawing Room (S + E) 15'82" x 14'6" (4.78m x 4.42m)
Open fireplace with brick inserts, stone surround and wood mantel. Stone hearth.

Dining Room (S + E) 16'8" x 14'9" (5.00m x 4.5m)
Victorian fireplace with tiled surround and wood mantel. Shelves alcove with cupboard under. Built-in cupboard.

Kitchen 14'8" x 14'1" (4.4m x 4.2m)
Solid fuel 'Rayburn'. Airing cupboard with hot water tank. Stainless steel sink unit with cupboards under. Shelves larder.

Back Hall Deep walk-in cupboard. Back Door.

Bedroom 1 (S + W) 15'8" x 14'4" (4.7m x 4.3m)
Shelved window cupboard.

Cloakroom Washbasin, W.C., walk-in shelved cupboard.

ON THE FIRST FLOOR

Stairs from the front hall lead to the large first floor landing. Built-in shelved cupboard.

Bathroom 1 Bath, washbasin, W.C.

Bedroom 2 (W) 14'10" x 11'10" (4.5m x 3.6m)
Washbasin.

Bedroom 3 (S + E) 16'10" x 14'5" (5.1m x 4.5m)
Built-in hanging cupboards.

Bedroom 4 (S + E) 15'9" x 14'5" (4.7m x 4.4m)
Interconnecting door to bedroom 3. Washbasin

BEDROOM SUITE

Bedroom 5 (S + W) 15'8" x 14'5" (4.7m x 4.3m)
Built-in hanging cupboard.

Bathroom 2 Bath, washbasin, W.C., coombed ceiling. Return door to Dressing Room.

Dressing Room (S + W) Coombed ceiling.

Outbuildings comprising 2 Garages of wood construction and 3 Outhouses.

The Gardens and Grounds extend to 1.07 acres with well maintained lawns and vegetable gardens. About ¼ acre of amenity woodland between the house and the road shelter the property from the north.

Services
Water: Private Supply
Drainage: Private System
Electricity: Mains



Overskibo House.

Lot 38 (Red — inset B)

Clashmugach 41

0.40 ACRES

Vacant Possession

Cottage
Dining Room, Living Room, Sitting Room, Kitchen, 2
Bedrooms, Bathroom. Garage.
Large garden area

Adjoining Lot 3.

An attractive country cottage set in the middle of arable farmland about ¼ mile from the A9 road and ½ mile west of Clashmore village. The cottage is south facing and is constructed on 2 floors in stone with slate roof, with a kitchen extension to the east.
The cottage is approached by a hard track from the main road which sweeps past the front of the house to the byre on the east side.

ON THE GROUND FLOOR

Front Porch

Dining Area 10'7" × 8'8" (3.3m × 2.7m)

Kitchen 12'1" × 9'0" (3.7m × 2.8m)
Single draining stainless steel unit, wall cupboard unit, alrign cupboard containing combination hot and cold water tank, two double and one single 13 amp sockets, cooker point.

Living Room 12'11" × 11'3" (4.0m × 3.5m)
Tiled fireplace and mantelpiece.

Lounge 12'9" × 10'9" (3.9m × 3.3m)
Wall cupboard

Bathroom W.C., wash basin, bath.

ON THE FIRST FLOOR

Bedroom 1 12'9" × 11'5" (3.9m × 3.5m)
Dormer window, coombbed ceiling.

Bedroom 2 12'9" × 10'9" (3.9m × 3.3m)
Dormer window, coombbed ceiling.

Landing 6'6" × 3'7" (2.0m × 1.1m)
Two cupboards.

Garden

The garden extends to about 0.4 acres to the front and rear. There is a selection of young trees including cypress, pine, rowan and beech which act as a wind break.

Outbuildings comprising Byre 60'0" × 14'0" (18.3m × 4.3m) suitable for garaging and storage space.

Services

Water: Private Supply
Drainage: Private System
Electricity: Mains



Clashmugach 41.

STIPULATIONS

PURCHASE PRICE

Within seven days of 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 from which date, failing payment, interest will accrue thereon at the rate of 3% above London Inter Bank lending rate. No consignment shall be effectual in avoiding payment of such interest.

The deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the fault of the Sellers or their agents. In the event of a Purchaser failing to pay the balance of the purchase price and complete the sale within two months of the date of entry the Sellers will be entitled (but not bound) to resile from the contract and resell the estate with right to recover any loss occasioned to them by the Purchasers' failure to implement the contract, under deduction of the deposits paid by the Purchasers. Any offer on behalf of an overseas buyer must be accompanied by a guarantee to cover the offer price supplied by a Bank in the United Kingdom.

DISPUTES

Should any dispute arise as to the boundaries or any points arise on the General Remarks, Stipulations, Particulars or plan or the interpretation of any of them, the question shall be referred to the arbitration of the Selling Agents, whose joint decision acting as experts shall be final.

PLANS, AREAS AND PARTICULARS

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the Selling Agents including plan measurements only of parts of the estate, and Purchasers shall be deemed to have satisfied themselves as to the description of the property before completion of missives and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. The Purchasers or their agents can obtain access to the estate titles and other necessary documents for checking in the office of Archibald Campbell & Harley WS, 18 Dublin Street, Edinburgh, EH1 3PT. Should there be any discrepancy between these particulars, the general remarks, stipulations and the missives of sale, the latter shall prevail.

LOTING

It is intended to offer the property for sale as described but the Sellers reserve the right to divide the property into further lots, to amalgamate lots, or to withdraw the property, or to exclude any property shown in these particulars, and in particular it should be noted that Lots 2-4 and 35-37 will not be sold before Lot 1. The Sellers do not bind themselves to accept the highest or any other offer.

SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights and wayleaves, including rights of access, rights of way, whether public or private, drainage, water and other rights (if any) and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, and other pipes, whether contained in the Title deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchasers will be held to have satisfied themselves as to the nature of all such servitude rights and others.

WATER SUPPLIES

The water supplies serving most of the subjects are drawn from private sources within the Estate. There is a possibility that the central supply serving the Castle and properties in the Clashmore area may be taken over by the local authority; however any property sold before an agreement is reached will be allocated a share of the liability to maintain the system. No guarantee will be given as to the quality or quantity of the water supplies.

CROFTING REFORM (SCOTLAND) ACT, 1976.

Under the terms of the above Act, the crofters are now permitted to buy their enclosed croft land and the sites of their dwelling houses. It is possible that some crofters will exercise this right between the preparation of these particulars and the date of sale. Details of these purchases will be available at the Estate Office. This caution only applies to Lots 46-53 and 60.

MISREPRESENTATION

1. The property is sold with all faults and defects whether of condition or otherwise and neither the Sellers nor Messrs Savills nor Messrs Renton Finlayson, the Joint Selling Agents, are responsible for such faults and defects or for any statements contained in the particulars of the property prepared by the Said Agents.

2. Purchasers shall be deemed to acknowledge that they have not entered into their contracts in reliance on any of the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Sellers or the said Agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle Purchasers to rescind or to be discharged from their contracts nor entitle any party to compensation or damages nor in any circumstances to give any party any ground for action.