

An aerial photograph of a coastal estate. In the foreground, a white building with a blue roof sits on a rocky peninsula overlooking a vibrant blue bay. The surrounding landscape is a mix of green fields, yellow heather, and dark volcanic rock. In the background, rolling hills and a coastline with cliffs meet a blue sky filled with white clouds. A large, semi-transparent 'DRAFT' watermark is overlaid across the center of the image.

Husabost Estate

by Dunvegan Isle of Skye

An extensive coastal estate located at the north west of the Isle of Skye enjoying exceptional views to the Cuillin Mountains and the Outer Hebrides

Husabost Estate, by Dunvegan Isle of Skye

Inverness 133 miles, Inverness Airport 140 miles, Edinburgh 255 miles

Features:

Lot 1 Husabost Estate – about 2,395.63 Acres (969.48 Ha)

Husabost House (in need of complete refurbishment, upgrading and modernisation)

Husabost Home Farm

Borreraig, Galtrigall and Feriniquarrie Common Grazings

Tenanted crofts

Approximately 5 miles sea frontage

Deer Stalking, Salmon & Sea Trout Fishing on the River Hamara

Lot 2 Former Salt Store, Glendale - about 0.25 Acres (0.10 Ha)

Development opportunity (subject to gaining planning consent)

Sea frontage located next to Loch Poltiel, Glendale

About 2395.88 Acres (969.58 Ha) in total

For sale as a whole or in 2 lots





Situation

Husabost Estate is located at the North West end of the Duirinish Peninsula on the Isle of Skye.

The Duirinish Peninsula is approximately 8 miles long and is situated between Loch Dunvegan and Loch Bracadale in the North West of the island. The peninsula contains the villages Colbost, Borreraig, Glendale, Skinidin, Galtrigall and Totaig, whilst the principle settlement within the area is Dunvegan located on the east shore of Loch Dunvegan. The Peninsula is dominated by the hills known as Macleod's Tables (or in Gaelic, Healabhal Mor and Healabhal Bheag), which are 1,539 feet and 1,609 feet respectively. Dunvegan Head is the north of the peninsula and Idrigill is the southern point. The coastline is dramatic with the large cliffs dominating the north and west coasts and the famous Macleod's maiden sea pinnacles at the southern end.

In terms of services, Dunvegan has a range of hotels, restaurants, grocery stores a bakery and primary school together with the popular tourist attraction of Dunvegan Castle which has been the seat of the Clan Macleod since the 1200s and reputedly the oldest inhabited castle in Scotland.

The largest settlement on Skye is Portree which has a good range of local services and amenities, such as a swimming pool, restaurants, cafés, schools, shops and hotels. There is also a commercial zone with companies serving trades with building materials, electrical and plumbing equipment, home furnishings etc.

The City of Inverness provides a full range of commercial, educational, recreational, retail and transport facilities, including Inverness Airport, 9 miles east of the city, which provides frequent flights to domestic and international destinations. Inverness also has good public transport links and bus and rail connections.

Historical Note

Husabost Estate was originally part of the Macleod Estate land holdings, and subsequently was owned by the Nicholson Family and then the Martin Family.

Within the estate, the village of Borreraig is famous for being the location of the MacCrimmon Piping College which was active during the 16th - 19th centuries, where pipers from around Scotland were sent to by their clan chiefs to master the instrument. A memorial cairn to the MacCrimmon pipers was built at Borreraig Hoe in 1933 where it can be seen today.

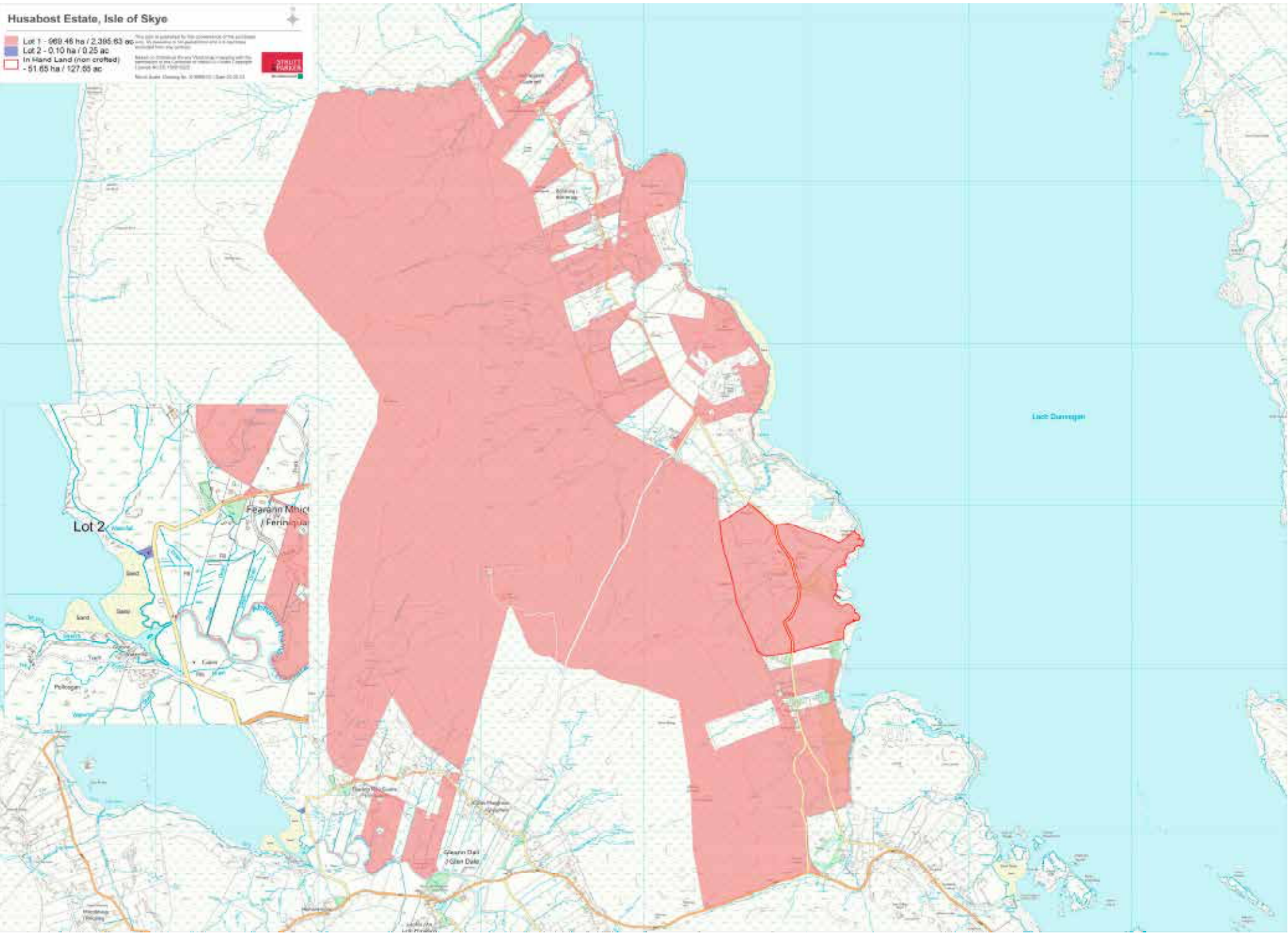
The estate also has a large amount of historical landmarks such as a Pictish Broch at Dun Borreraig, the remains of St Francis Church on Husabost Home Farm which is said to date from the 1600,s and The Manners Stone which lies close to the northern boundary of the estate at Galtrigall.



Husabost Estate, Isle of Skye

- Lot 1 - 969.46 ha / 2,395.63 ac
- Lot 2 - 0.10 ha / 0.25 ac
- In Hand Land (non crofted) - 51.65 ha / 127.65 ac

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The Property

Lot 1 - Husabost Estate

The estate extends to approximately 2,395.63 acres (969.48 ha) in total and comprises a spectacular coastal estate at the north west of the Isle of Skye. The estate comprises a Georgian House as its centrepiece (which is now in need of complete refurbishment, upgrading and modernisation), an in-hand farm/land, substantial areas of common grazing and tenanted crofts and ancillary properties such as part single bank ownership of the Hamara River (spate river) and various potential development opportunities (subject to planning).

Husabost House

Husabost House is a 2 ½ storey Lairds House located in private coastal setting on the western shore of Loch Dunvegan. The house (which is in need of complete internal refurbishment, upgrading and modernisation) is grade C listed by Historic Scotland and occupies a commanding shore side site facing to the south and east and with easy sea access and frontage. Also included in the listing reference are the walled garden and the gate pillars at the entrance. The house is approached from the main road via a private driveway which is tree lined.

The original house dates from the late 1700s with further additions in the 1800's.

The house is of 2 ½ storeys with the main walls being of solid stone construction, rendered externally with a whitewash finish. The roof is traditional timber frame covered in pitched slate covering. The windows are traditional sash and case being a mixture of new UPVC windows and the older wooden frames.

Internally the gross area extends to approximately 4,600 sq.ft and provides extensive accommodation which can be summarised as follows:

Ground Floor: Porch, Sitting Room, Principal Bedroom, Dining Room, Bathroom, 2 x WC, Bedroom 2, Family Room, Larder, Kitchen/ Breakfast Room.

First Floor: 5 bedrooms, Bathroom, Drawing Room.

Second Floor: 2 bedrooms.



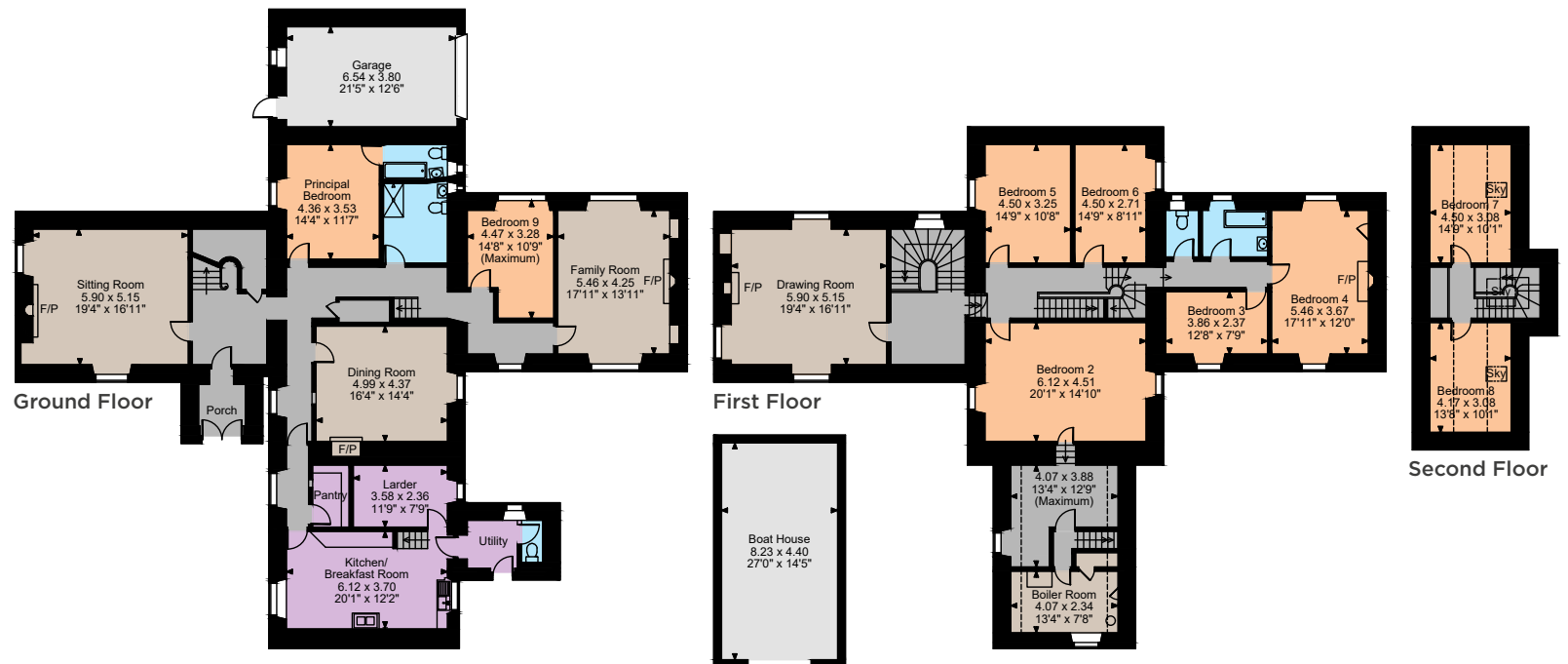


Floorplans for Husabost House

Approximate Gross Internal Area*:
 Main House internal area 4,633 sq ft / 430 sq m
 Garage internal area 269 sq ft / 25 sq m
 Boat House internal area 390 sq ft / 36 sq m
 Total internal area 5,292 sq ft / 492 sq m

Illustration for identification purposes only.
 Not to scale.

*As defined by RICS - Code of Measuring Practice.







Outbuildings, Gardens & Grounds.

The surrounds of the house are the sea frontage immediately over the sea wall at the front of the house and the former walled garden to the rear. To the north of the house is a stone and slate boathouse and stone and slate stable building. The drive is tree and shrub lined and amenity wooded area either side of the driveway and surrounding the walled garden.



Husabost Estate - Home Farm

The area known as home farm comprises in-hand land and buildings (non crofted), approximately 127.65 acres (51.65 Ha) surrounding Husabost House comprising a mixture of farmland together with farmbuildings, cottage and remains of a derelict church.

Farm Land

The land comprises a mixture of permanent pasture and rough grazings ranging in height from sea level to approximately 80 metres above sea level. The block to the west of the public road has an easterly aspect whilst the land between the public road and the shore is generally east facing with areas of pasture suitable for fodder crops.

Farm Buildings

The farm buildings are situated around 200m to the north of the Husabost House access and lie adjacent to the public road. The farm buildings comprises a derelict single storey cottage and stone mill together with two traditional stone farm buildings which now comprise a single pitched fibre cement under a corrugated asbestos roof for some livestock accommodation.







Husabost Farm Cottage

To the west of Husabost House access road, and with its own access track from the public road, is Husabost Farm Cottage. This cottage comprises a detached traditional cottage built of stone walls set under slate roof. This cottage is derelict however provides a fantastic opportunity to renovate and create an additional residence for the estate.

Common Grazings

The Common Grazings of Borreraig, Galtrigall and Feriniquarrie lie to the west and north of Husabost House and comprise substantial areas of hill ground which are rough grazings and moorland. The grazings reach their summits on the tops of Scoval, Ben Ettow and Ben Skriaig which lie at 250m, 295m and 309m respectively above sea level. This land is subject to third parties having grazing rights over it – further details of crofted common grazings from Crofting Commission or from Selling Agents.

The land provides some good stalking for red deer, both stags and hinds. There are no formal records, however a number of stags and hinds are taken annually.

The higher slopes and summits provide panoramic views to the Outer Hebrides and the Cuillin mountains and a challenging days hill walking.

Peatland / Natural Capital

The estate holds significant amounts of peatland which may have potential for restoration and carbon capture schemes. There have been no studies done of this potential on the estate however, prospective purchasers should note that any such opportunity would require to be done in collaboration with the crofting grazing committees who hold the grazing rights over the land.





Lot 2 – The Old Salt Store, Glendale
This building sits in a site area of approximately 0.25 acres (0.10 Ha) and is a stone built structure which was constructed as a salt store during the 19th century. The building may have potential to convert into residential use (subject to obtaining planning consents). No investigations into services to the site have been made, and any investigations to be done directly by any prospective purchasers themselves.

Sporting and Amenity

Husabost Estate has the benefit of red deer stalking which is in hand however no formal records are kept. A number of stags and hinds are culled annually by way of an informal arrangement.

The Estate has the fishing rights (north bank) of the River Hamara which is a spate river in Glendale running into Loch Poltiel. There are opportunities for trout, sea trout and Salmon fishing opportunities on this river at certain times of the year.



Crofting

A large amount of the estate is under crofting tenure in the form of common grazings and tenanted crofts. Prospective purchasers should familiarise themselves with crofting tenure. Further information is available on the crofting commission website <https://www.crofting.scotland.gov.uk> or please do not hesitate to contact the selling agents to discuss.

Common Grazings

There are two common grazings on Husabost Estate as follows:
Borreraig & Galtrilgall Common Grazings.
Feriniquarrie Common grazings.

Tenanted Crofts / Rent Roll

As of 2022 there were 22 tenanted crofts on the states split between the townships of Totaig, Husabost, Borreraig, Borreraig Parks, Galtrigall and Feriniquarrie.

The current rent roll is approximately £230 per annum.

Further details from the selling agents.





General Information

Method of Sale: For sale as a whole or in 2 lots.

Designations/Listings: We note from Naturescot 'Sitelink' website and Historic Scotland designations map, and note that the estate is designated as follows:

Special Area of Conservation – Inner Hebrides and Minch
Nature Conservation MPA – Sea of the Hebrides
Husabost House, walled garden and gate piers – Grade C listed

Local Authority:
Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606
www.higland.gov.uk

Council Tax: Band G

EPC: Band G

Services: Mains water, mains electricity, private drainage.

SGRPID:
Longman House
28 Longman Road
Inverness
IV1 1SF
Tel 01463 234141
SGRPID.Inverness@scotland.gsi.gov.uk

Crofting Commission:
Crofting Commission
Great Glen House
Leachkin Road
Inverness
IV3 8NW
Tel: 01463 663439

Forestry:
Forestry Commission Scotland
Highlands & Islands
Conservancy Woodlands
Fodderty Way
Dingwall
IV15 9XB
Tel: 0300 067 6950
highland.cons@forestry.gov.sco

Nature Scot:
The Links
Golspie Business Park
Golspie
Sutherland KW10 6UB

Rights of Way and Access:
Prospective purchasers should be aware that, as a result of the freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside.

Timber: All standing and fallen timber, insofar owned, is included in the sale.

Mineral Rights: As far as they are owned, the minerals are included in the sale.

Sporting Rights: The sporting rights are in hand.

The estate has deer stalking on the low ground and the hills of Skoval, Ben Ettow and Ben Skriaig.

The River Hamara is a small spate river located on the valley floor of Glendale, the estate having single bank fishing rights. There is some enjoyable trout and sea trout fishing as well as Salmon rights being included.

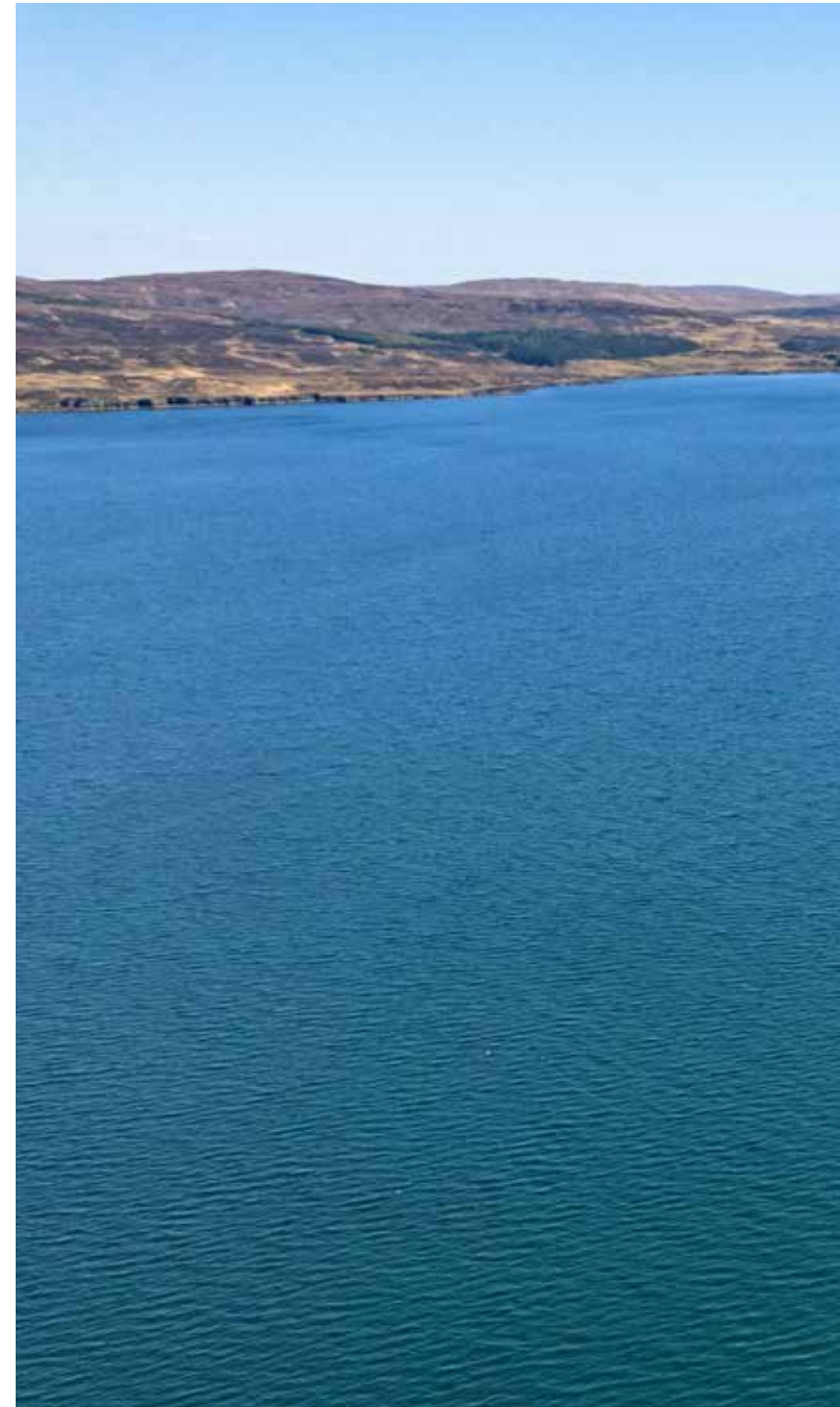
Travel Directions:
Postcode: IV55 8ZY
What3words:
///crust.comb.uneearthly
From the Skye Bridge travel north on the A87 through Broadford to Sligachan where a left turn is taken onto the A863 through Struan. Just prior to entering Dunvegan turn left onto the B884 and follow this road (single track with passing places) through Skinidin and Colbost where a further right turn is taken which is signposted Husabost and after approximately 2 ½ miles the entrance to Husabost House is found on the right hand side.

Entry and Possession: The date of entry will be by mutual agreement between the purchaser and the sellers.

Viewing: Strictly by appointment with the selling agents: Strutt & Parker, Perth Suite, Castle House, Fairways Business Park, Inverness, IV2 6AA. Tel: 01463 719171, or email euan.maccrimmon@struttandparker.com

Closing Date: A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Asking Prices:
Lot 1 - offers over £1.25m
Lot 2 - offers over £75k





Offers: Offers should be submitted in Scottish legal form to the selling agents. Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA, euan.maccrimmon@struttandparker.com. Prospective purchasers are advised to formally register their interest in writing with the selling agents following inspection.

Financial Guarantee/ Anti Money Laundering: All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or appropriate form of reference from a bank which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price. In addition, the offerer must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

Solicitors:
Turcan Connell
Princes Exchange
1 Earl Gray Street
Edinburgh
G2 5SG
Contact: Don Macleod /
Loris MacDonald
T. 0131 228 8111

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Interested parties when viewing should bear in mind the remote location of the property and also the terrain when viewing.

Plans, Areas and Schedules: These are based on the Ordnance Survey and Title Deeds and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. Note If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to

10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the sellers reserve the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at

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

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

3. The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the sellers and the purchaser as at the said date of entry.



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