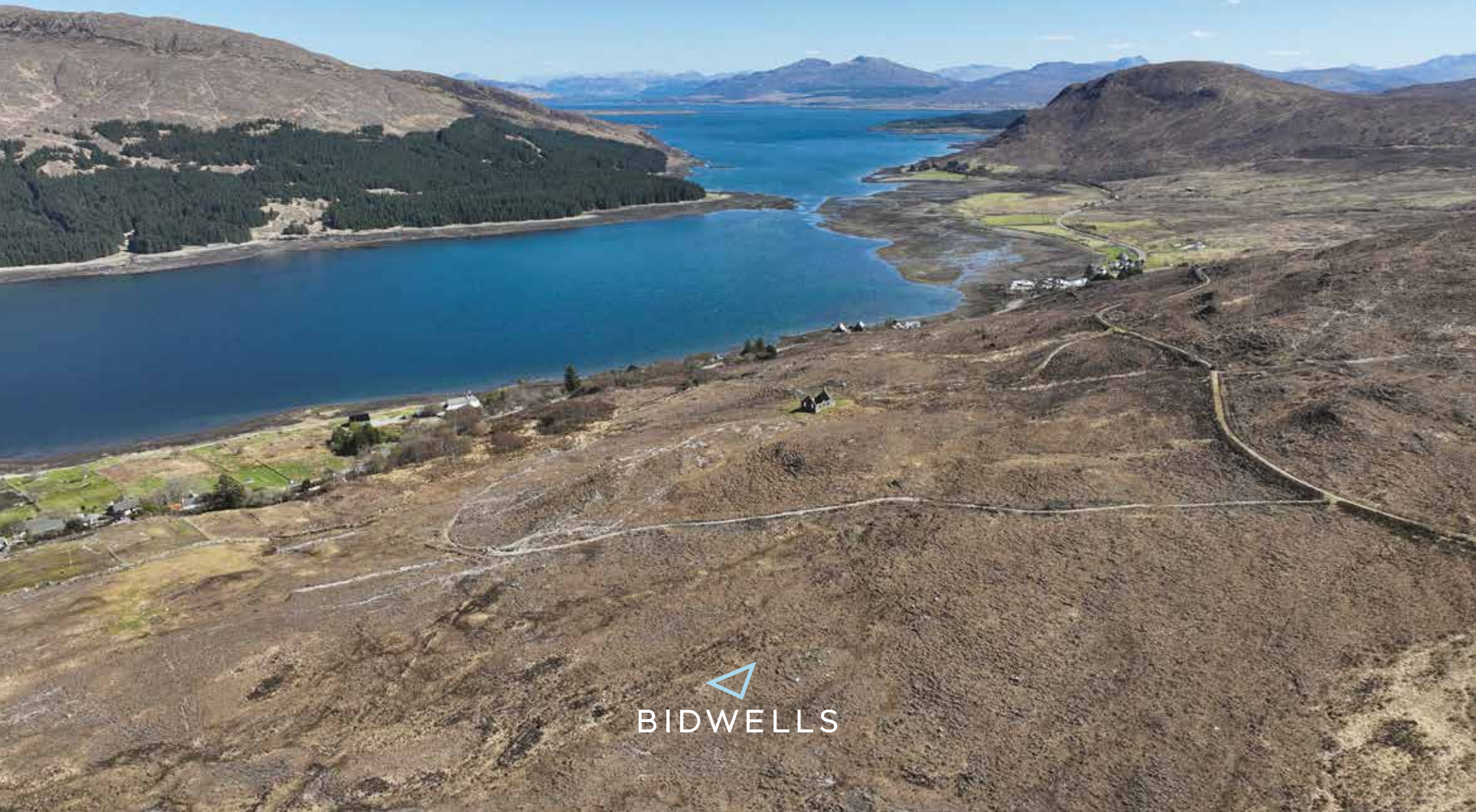


STROLLAMUS ESTATE

Isle of Skye




BIDWELLS

STROLLAMUS ESTATE

Broadford • Isle of Skye • IV49 9AL

An extensive area of hill ground with sporting rights and natural capital potential, together with a somewhat novel, but undoubtedly appealing, opportunity to renovate a former Free Church to form the Estate's new principal residence

*Broadford 5 miles, Kyle of Lochalsh 14 miles, Portree 20 miles,
Fort Augustus 52 miles, Inverness 75 miles
(all distances are approximate)*

- Magnificent landscape setting from which to enjoy fine views of the coast
 - Significant scale at over 1908 Acres (772 Ha)
 - Sporting rights
- Potential for a broadleaf planting scheme which may attract carbon credits
 - Plots with planning permission or further potential
- Former Free Church site which is ripe for development into the Estate's principal house

Offers Over £375,000



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SITUATION

Spanning approximately 1908.91 Acres (772.508 Ha) from the south shores of Loch na Cairidh and Loch Ainort in the hamlet of Ard Dorch on the Isle of Skye, with far reaching views to the Old Man of Storr to the north and Beinn na Caillich to the south, Strollamus Estate consists of primarily open hill utilised for a mixture of extensive grazings and as a deer forest. The land ranges in height from sea level to approximately 193m atop Am Meall and around 340m to the west near the summit of Glas Bheinn Mhor.

LOCATION

The village of Broadford, Skye's second largest settlement, lies five miles to the east and was historically made up of a few buildings on either side of the Broadford River, but as the many small townships around the wide sweep of the bay grew together, Broadford now stretches for a mile and a half around the bay.

Broadford provides a medical practice, hospital with A&E department, pharmacy, post office, convenience store, petrol station and veterinarian. The local primary school within the village allows parents to register their children for either English Medium or Gaelic Medium education with higher education available in Portree. Aside from Portree, no other village on Skye has as many hotels, pubs, restaurants, cafés, and takeaways. Many of these restaurants emphasise the use of local fish, venison, and other local fare and the overall quality is, unsurprisingly, said to be outstanding.

A half hour drive west of Strollamus, Portree, the main hub on the island provides larger supermarkets, filling station, bank, community hospital, Portree College Centre (UHI West Highland) as well as a range of independent stores and several places to eat.

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SURROUNDING AREA

After Edinburgh, the Isle of Skye is the most popular tourist destination in Scotland. It is the largest of the Inner Hebrides, measuring 50 miles in length with Portree as its capital. With truly stunning scenery Skye is home to numerous breathtaking landscapes including the spectacular flowing blue and green waters of the Fairy Pools to the south, the Old Man of Storr, a rocky hill on the northern Trotternish peninsula, and the many shorelines providing stunning white beaches and black volcanic sands with rocky inlets. Dinosaur footprints have been found at An Corran beach near Staffin on the eastern side of the north coast, which is also a Mesolithic hunter-gatherer site dating to the 7th millennium BC. Skye is also a top-tier hiking and climbing destination. The Cuillin Range with its twelve Munros and the Trotternish Ridge provide challenging climbs and thrilling scrambles, while the less experienced can enjoy several fantastic lower-level walks.

The island is a fantastic place to go bird watching, with the white-tailed sea eagle topping bird enthusiasts' lists. Some of the other notable species that can be observed across the island and around its coast include otters, seals, whales, dolphins, and red deer.

The Skye Bridge connects the Isle of Skye to mainland Scotland via the A87 at Kyle of Lochalsh. A single-span concrete arch, supported by two piers resting on caissons in the loch and using Eilean Bàn as a stepping-stone was opened in 1995, to replace the ferry service which transported in excess of 300,000 vehicles per year, thus revolutionising "road" transport to and from the island.

Kyle of Lochalsh, a half hour drive to the west over the bridge, provides a dentist, further pharmacy, post office, butcher, convenience store, petrol station and mechanics, in addition to a leisure centre with gym and swimming pool. There are professional services in the form of a bank and solicitors office, as well as further hotels, pubs, community parkland and boat tours. Various cargo, fishing, fish farming, leisure, and small to medium sized cruise liners are based at Kyle Harbour. There are tourist moorings on the south coast of Loch Alsh, as well as 120m of pontoons at both Kyle and Kyleakin available for recreational purposes. Trailer launched leisure

craft and freight landing craft can launch from the slipways that were originally used by the vehicle ferries that ran before the Skye Bridge was built.

Kyle of Lochalsh is also the final stop of the "Kyle Line" railway and offers access direct to Inverness via Duirinish, Plockton, Strathcarron and Dingwall, to name but a few, with the latter offering connections to the north including Wick.

Inverness, the capital of the Highlands, is just over two hours away by car and offers a wider range of services and amenities that one might anticipate from a large urban conurbation, such as all the usual larger supermarkets, retail parks, garden centres, cinemas, most major high street banks, and a variety of professional services like accountants, architects, and surveyors. The regional hospital is also located in Inverness, the Highland Council's administrative hub.

Inverness is served by excellent transport links with the A9 arterial road network in addition to having a mainline railway station offering regular services to Aberdeen, Glasgow and Edinburgh including the Caledonian Sleeper to London. The Port of Inverness is one of the Highlands' key economic centres and serves as a crucial entry point for businesses in the north to export and import a wide range of goods.

The Isle of Skye (or Broadford) Airfield with its single runway is located next to the hamlet of Ashaig, just east of the village of Broadford. The airfield was constructed by the Royal Engineers in 1972 and is maintained and operated by the Highland Council. The 771m long by 23m wide asphalt runway is occasionally used by both NHS Highland and the Scottish Ambulance Service for transferring patients to hospitals in Inverness or Glasgow and can also be used by small private aircraft. The Skye Flying Club also operate out of the site and offer microlight flight training.

Inverness International Airport (81 miles) provides regular flights to Orkney and Shetland, the rest of the UK, Republic of Ireland, and Europe.



DESCRIPTION

Strollamus extends to approximately 1908.91 Acres (772.508 Ha) of primarily open hill, the majority of which is classified as Grade 6.3 on the land classification for agriculture scale. The land is currently utilised for a mixture of extensive grazings and as a deer forest. The sporting rights are included in the sale but are currently let to a sporting tenant, with the requisite notice being served.

There is a hill loch 'Loch nam Madadh Uisge' to the west of the estate which may provide some further leisure development opportunity, subject to securing planning, in addition to entertaining fishing in a magnificent setting.

There are also considered to be a number of sites which either currently have, or formerly had, some form of planning permission for residential development, with the former Free Church providing what is undoubtedly a fantastic opportunity to create a unique principal residence.

Strollamus Estate is part of a National Scenic Area (NSA) - The Cuillin Hills NSA. Within this NSA, there are three significant mountain ranges: the Black Cuillin, with its impressive crest; the massif of Bla Bheinn; and the more rounded Red Cuillin, commonly called locally as the Red Hills (Am Binnean Dearg).

Along the coast, Strollamus forms a small part of the Inner Hebrides and the Minches Special Area of Conservation (SAC). This vast site comprises an area of 13801.99km² and has been identified as having a higher than average population of harbour porpoise. The SAC site comprises essential summer habitat, where the number of animals has been suggested to be frequently above normal levels.



DEVELOPMENT OPPORTUNITIES

The land includes a hill loch 'Loch nam Madadh Uisge' as well as the mineral and sporting rights.

According to the James Hutton Institute's land classification for agriculture system, the land is designated as Grade 6 which is widely regarded as capable rough grazings and often has a high value in terms of storing carbon.

The land rises to its highest point in the south at Glas-Bheinn Bheag reaching 320m above sea level with views to the west to the dramatic Black Cuillin peaks of Blà Bheinn, Sgùrr a' Ghreadaidh and Sgùrr Dearg with the latter being most famous for its improbable tower of the Inaccessible Pinnacle (the In Pinn).

The land might lend itself to the establishment of a new native broadleaf woodland planting scheme with the potential for generating certified carbon credits. In addition, there may be scope for a Natural Capital Bio-diversity Scheme, however, any such schemes would be subject to the proposed purchasers carrying out their own due diligence and satisfying themselves.

The A87 public road follows the northern boundary of the Estate. The former public road with metalled base can be accessed to the east off the A87 and used to allow access all the way to Luib which is in poor condition and not entirely passable with a road vehicle beyond the Free Church site if taking access from the east. Given the road's previous engineering, upgrading should be comparatively economic compared to starting afresh. Once complete this will allow for easy access through the Estate and out onto the open hill either side.

The southern portion of this area is part of the Cullins Special Protection Area (SPA), classified as such due to its breeding population of golden eagles, the SPA location currently has 8 breeding pairs, which constitute about 1.9% of the UK population. This population has a high breeding productivity for the west coast of Scotland and is one of the highest density in the country.





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Planning permission in principle has been granted within the 0.98 Acre (0.39 Ha) site. It is considered by the local authority that a single or one-and-a-half-storey property, with a ridge height scaled to reflect the surrounding traditional properties, could be erected on the area without detriment to the appeal of the wider landscape and integrity of the National Scenic Area. It is proposed that connection may be made to the public water supply with foul drainage via septic tank, partial soakaway and discharge to the nearby water course.

For further information please see Highland Council's Planning Portal under reference: 22/04915/PIP. It should be noted that due to the upgrade of the L T91: Skye Reinforcement Project Overhead Transmission Line, an adjustment to the siting of a residential house may be required. We do not believe this will affect the ability to build on the site however the purchaser will be required to carry out their own investigations to satisfy themselves in the event of a successful offer.



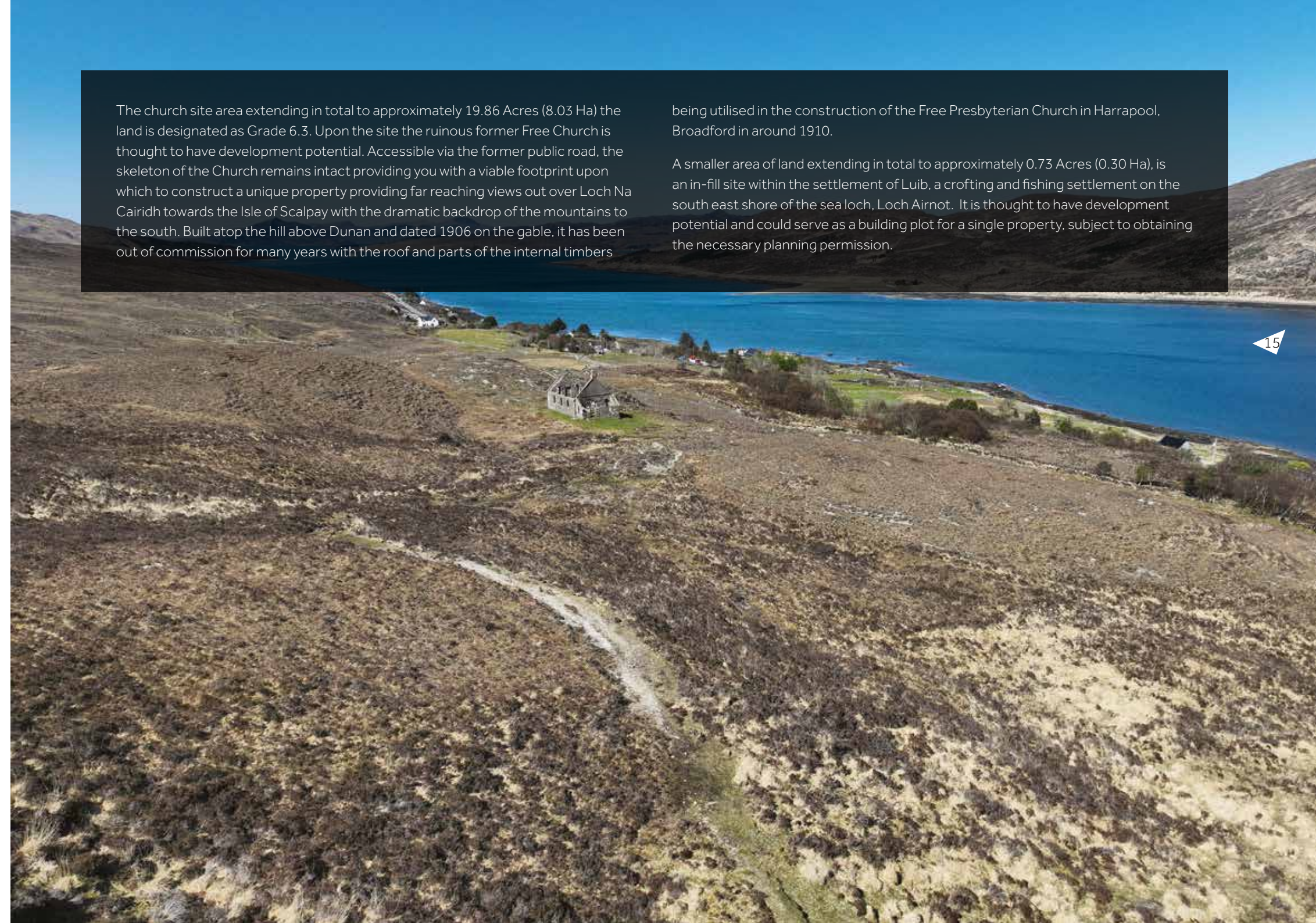
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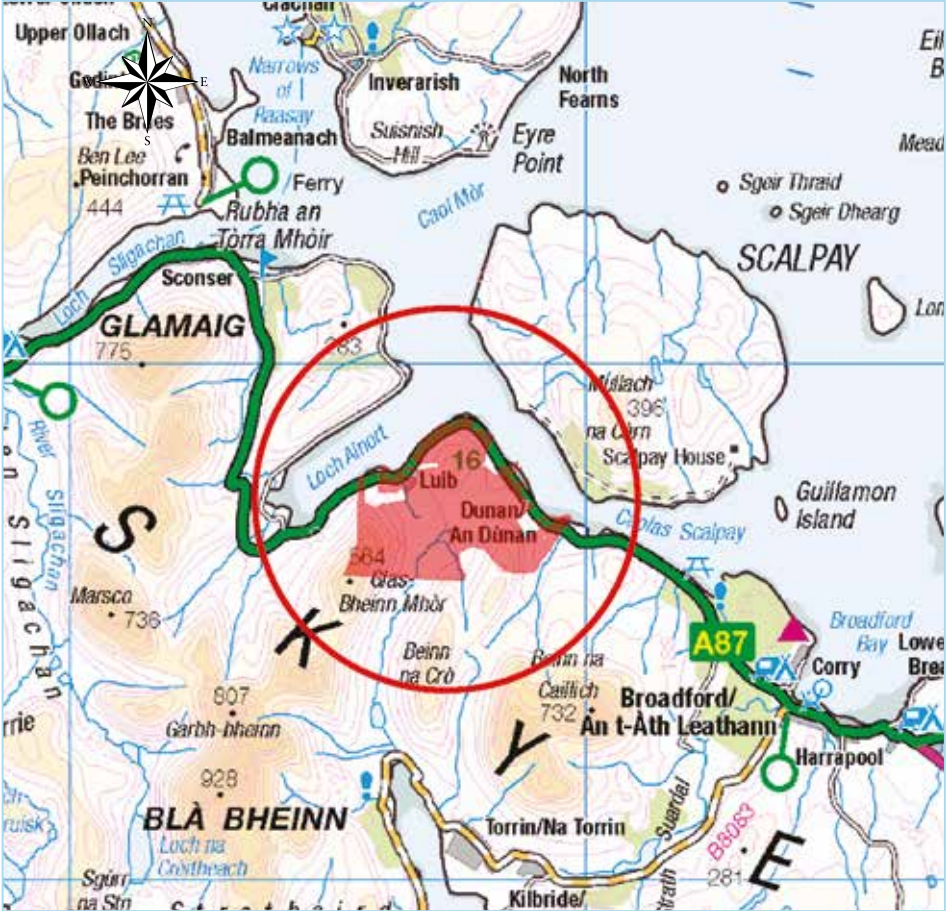
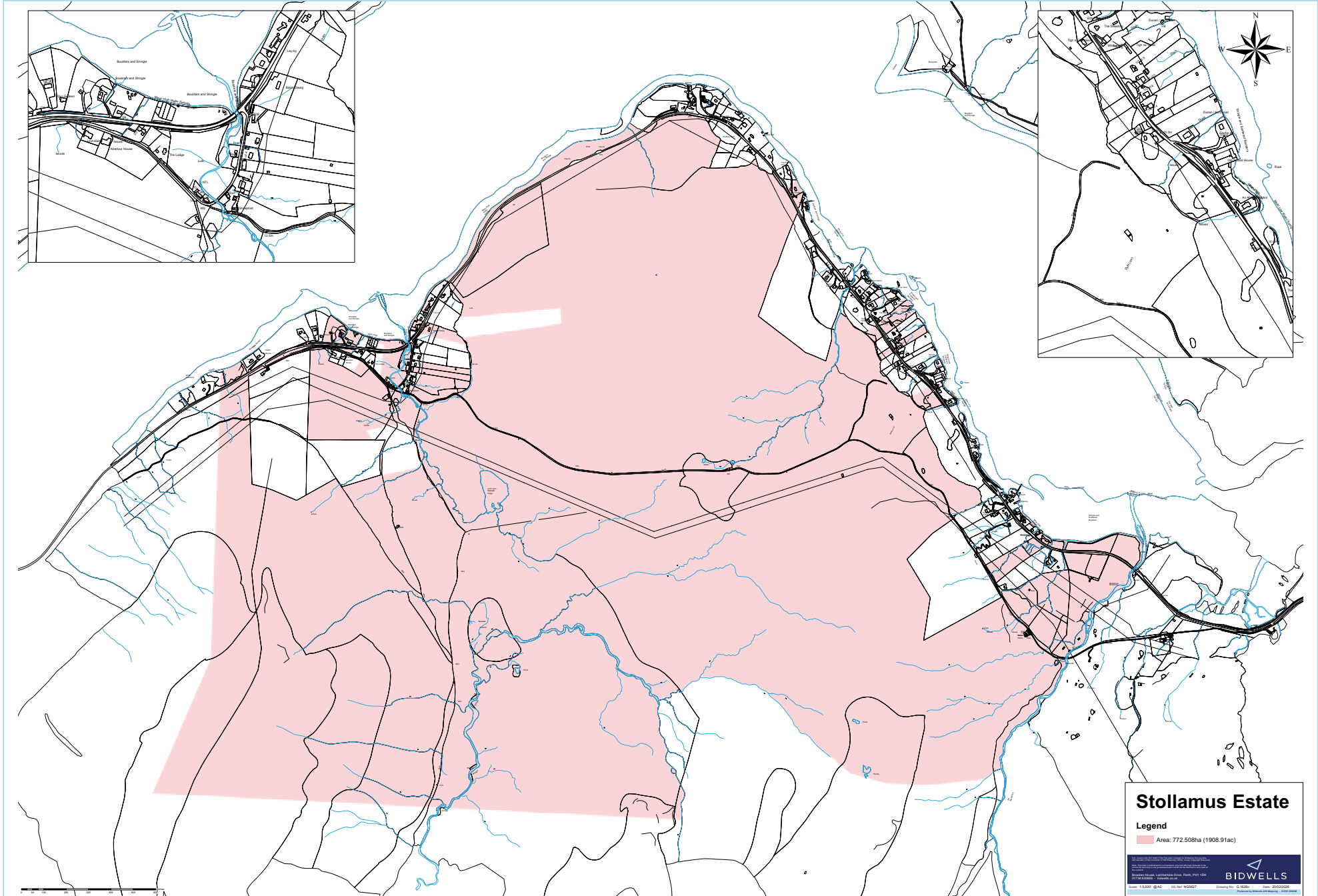


The church site area extending in total to approximately 19.86 Acres (8.03 Ha) the land is designated as Grade 6.3. Upon the site the ruinous former Free Church is thought to have development potential. Accessible via the former public road, the skeleton of the Church remains intact providing you with a viable footprint upon which to construct a unique property providing far reaching views out over Loch Na Cairidh towards the Isle of Scalpay with the dramatic backdrop of the mountains to the south. Built atop the hill above Dunan and dated 1906 on the gable, it has been out of commission for many years with the roof and parts of the internal timbers

being utilised in the construction of the Free Presbyterian Church in Harrapool, Broadford in around 1910.

A smaller area of land extending in total to approximately 0.73 Acres (0.30 Ha), is an in-fill site within the settlement of Luib, a crofting and fishing settlement on the south east shore of the sea loch, Loch Airnot. It is thought to have development potential and could serve as a building plot for a single property, subject to obtaining the necessary planning permission.





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GENERAL INFORMATION

RATES AND HOME REPORT

Rates Deer Forest: £400 per annum

CLAWBACK AGREEMENT

Subject to the detail contained in offers received, the seller may seek the inclusion of a clawback arrangement over all or part of the property.

FLOOD RISKS

As far as the seller is aware, the property has not flooded significantly in the last 5 years.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the land falls outside an indicative flood plain but there could still be localised effects from flooding in some places, particularly around the immediate coastline.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements. For the personal safety of interested parties, please be aware of potential hazards at the property as the buildings and land may be in temporary use for livestock handling.

DIRECTIONS

From Kyle of Lochalsh, continue on the A87 over the Skye Bridge, following the main road for around 14 miles, through the village of Broadford. The Estate boundary starts just to the west of the Strollamus sign at the bridge and continues along the route of the A97 to Luib in the west.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold). The purchaser will be required to satisfy themselves as to the extent of any crofting tenure affecting the property.

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

PLANNING PERMISSION

Planning permission has been granted in principal for the erection of a house. Further information can be found on the Highland Council's planning portal under ref: 22/04915/PIP.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

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

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

RESTRICTIONS & THIRD PARTY RIGHTS

The sellers are not aware of any third-party rights over the property other than:

- An Option and Wayleave Agreement in favour of SSE for the L T91: Skye Reinforcement Project Overhead Transmission Line and corresponding compound area. Any relevant future wayleave payments shall be apportioned between the seller and the purchaser(s) as at the date of entry.

- A core path runs east to west along former public road terminating at Luib (Core Path Ref. SL03.01)

The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others whether contained in the title deeds or not as the sellers cannot warrant the position.

Strollamus is part of the Cullins Special Protection Area (SPA), Inner Hebrides and the Minches Inshore Special Area of Conservation (SPC) in addition to forming part of the Cullin Hills National Scenic Area (NSA).

CROFTS AND COMMON GRAZINGS

The Estate is subject to a number of tenanted crofts and Common Grazings, details of which can be provided to your legal advisor in due course. You should consult a suitably qualified solicitor on crofting matters.

LOCAL AUTHORITY

The Highland Council
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IV3 5NX

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