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# KILRAVOCK CASTLE ESTATE

CROY · INVERNESS · HIGHLANDS

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CROY • INVERNESS • HIGHLANDS

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A historic amenity estate, private and secluded yet  
within 10 minutes of Inverness Airport.

*Nairn 7 miles • Inverness Airport 6 miles • Inverness 11 miles*

## SUMMARY

Original seat of the Clan Rose

A-listed 15th Century Castle with 4 main reception rooms, 13 bedrooms, 10 bathrooms  
and two adjoining Wings (4 bedrooms and 4 bedrooms respectively)

9 estate cottages, former hostel and games hall

Extensive policy grounds including an arboretum

Range of farm buildings

70.71 Ha/174.72 acres of farmland; 81.07 Ha/200.32 acres of commercial woodland; 22.4 Ha/55.4 acres of amenity woodland and riparian land.

Trout fishing rights on the River Nairn

Private and secluded yet close to a wide range of amenities

**ABOUT 194.7 HA/481.1 ACRES AS A WHOLE**

## SITUATION

Kilravock Castle Estate is situated in a private position within the attractive Nairn Valley, not far from the Moray Firth coastline and conveniently close (6 miles) to Inverness airport. The attractive coastal town of Nairn is only 7 miles to the northeast and is a popular holiday destination. It has a good selection of local services including a train station, range of shops, supermarket, cafés and restaurants. There is a lovely beach and many recreational facilities including a renowned golf course, sports centre, swimming pool, tennis club and riding centre. The harbour is a focal point of the town and is home to a marina and sailing club. There is primary and secondary schooling locally, with Gordonstoun Independent School also about 28 miles away.

The city of Inverness is only 11 miles away and has all the facilities expected of the Highland's capital including supermarkets, retail parks, cultural and medical facilities. There is a train station with regular services to Aberdeen, Perth and Edinburgh together with a sleeper service to London. Inverness airport offers regular flights to London, Bristol, Manchester, Birmingham, and other UK and European destinations.

The surrounding area has plenty of sporting opportunities with salmon and sea trout fishing on the Rivers Nairn, Findhorn and Spey all within easy reach. Driven grouse and pheasant shooting are available to rent on surrounding estates. The beautiful Spey valley with its Whisky trail and skiing at Cairngorm Mountain is some 42 miles away. The surrounding coastline has many sandy beaches including Findhorn Bay whilst the Moray Firth offers sailing, windsurfing, sea angling and dolphin watching trips from Nairn.

For the golfer, there are two championship courses at Nairn, together with Castle Stuart Golf links and further afield at Royal Dornoch. There are plenty of cultural and historic sites to visit in the surrounding area including Culloden Battlefield, Fort George, Brodie Castle and Cawdor Castle.





## DESCRIPTION

Kilravock Castle Estate is centred on the historic category 'A' listed Kilravock Castle and policies which sit at the heart of a mix of woodland and farmland in the stunning Nairn Valley. In addition to the Castle, the Estate comprises a let farm; nine Estate cottages many of which are occupied on a variety of secure, assured, short assured tenancies, and private residential tenancies; various Estate buildings including a former hostel, a games hall and a mix of amenity and commercial woodland. In total, the Estate extends to 194.7 ha/481.1 acres.





## HISTORICAL NOTE

The lands of Kilravock were acquired by the DeRoses of Geddes in the 13th Century through marriage to the DeBissets of Kilravock and were then held by the family, as the seat of the Clan Rose, for the best part of the following 8 centuries until the Estate was bequeathed in 1984 by Elizabeth Rose, the 25th Baroness of Kilravock to the current owners, Kilravock Christian Trust SCIO.

The castle is believed to date from circa 1460, when the then Baron of Kilravock obtained a licence from the Lord of the Isles and Earl of Ross to build a defensive tower at Kilravock. Various additions to the castle were built over the years including the main mansion which was added in 1553; the main staircase, corridors and West Wing being added at some point in the 18th Century and finally, in 1926, the last main alteration in the form of an additional tower was built.

The Castle has played host to a wide range of famous historical figures including Mary Queen of Scots in 1562, her son King James the 6th (and 1st) in 1598 and most famously Prince Charles Edward Stewart (The Bonnie Prince and Young Pretender) who is recorded as dining with the Laird of Kilravock in the lead up to the Battle of Culloden, the last pitched battle held on British soil in 1746.

It is also held that his visit was followed shortly thereafter by his adversary, the Duke of Cumberland. Other famous visitors include the famous Scottish bard, Robert Burns who stayed in September 1787, writing to Miss Elizabeth Rose, the 19th Baroness of Kilravock, "The beautifully wild scenery of Kilravock – the venerable grandeur of the castle – the spreading woods – the winding river, gladly leaving his unsightly, heathy source, and lingering with apparent delight as he passes the fairy walk at the bottom of the garden." Queen Mary also visited in 1922.

## METHOD OF SALE

Kilravock Castle Estate is offered for sale as a whole.



## Kilravock Castle

An imposing and historic category 'A' listed castle dating back to mid-15th Century. Sitting in an elevated position overlooking the River Nairn and its valley, the castle enjoys a very private and peaceful position and offers great opportunity for a wide range of potential uses.

Dating from approximately 1460 and rumoured to be designed by Cochran, a servant of King James III who designed Cawdor Castle nearby, the building has been added to over the centuries and now offers extensive accommodation over six floors in total and principally between the original tower or 'keep' and the 16th century adjoining mansion. At basement level, there is extensive ancillary accommodation with two kitchens, various larders and stores and the Estate office.

On the ground floor, there is a stone vaulted room most recently used as a chapel, the reception hall, a third kitchen, dining room and a magnificent drawing room with a tall corniced ceiling, fireplace and an adjoining turret (reading) room.

On the first floor, the main landing leads to 4 bedrooms, two of which have en suite facilities within south facing turrets in addition to two further bathrooms. Within the older tower section is the original banqueting hall complete with a fireplace and oubliette (secret dungeon). From the banqueting hall, a door leads to a library with shelving on three walls.







Hall



Drawing room



Dining room



Banqueting hall





Library

A second floor has 6 further bedrooms, five of which have en suite facilities in addition to two other bathrooms. A third and fourth floor, partly within the original tower provide two/three further bedrooms, the Rose family museum and a bathroom. The original tower contains a spiral staircase built within the outer wall that also leads to a roof section.

As a historic building which has largely been within the same family ownership for centuries, the castle has retained many of the original architectural features one would hope to find in a structure of this age and character.



Blue bedroom



Yellow bedroom



Red bedroom

# Kilvarock Castle

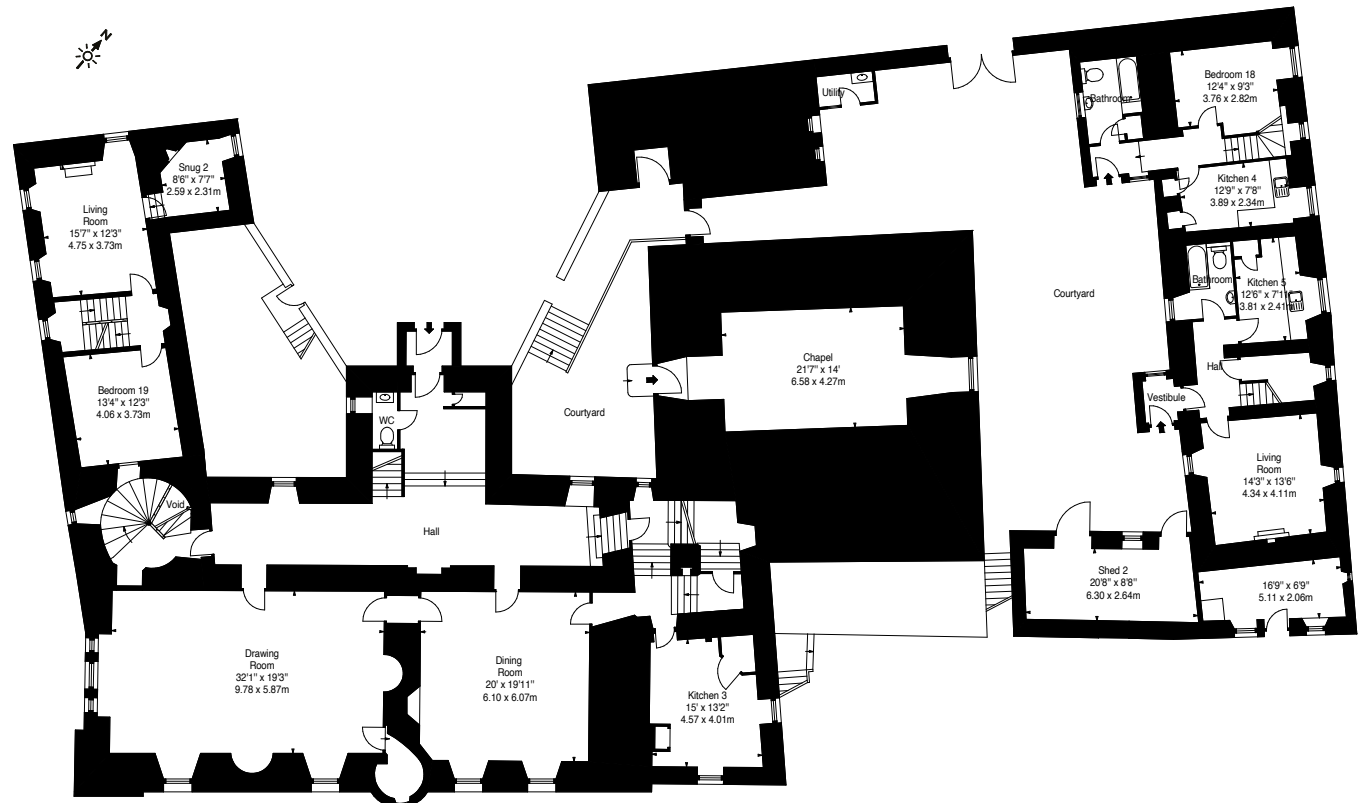
Approx. Gross Internal Area

18,315 Sq Ft - 1,701.46 Sq M

Boiler Room: 159 Sq Ft - 14.77 Sq M

Sheds 1 & 2: 293 Sq Ft - 27.22 Sq M

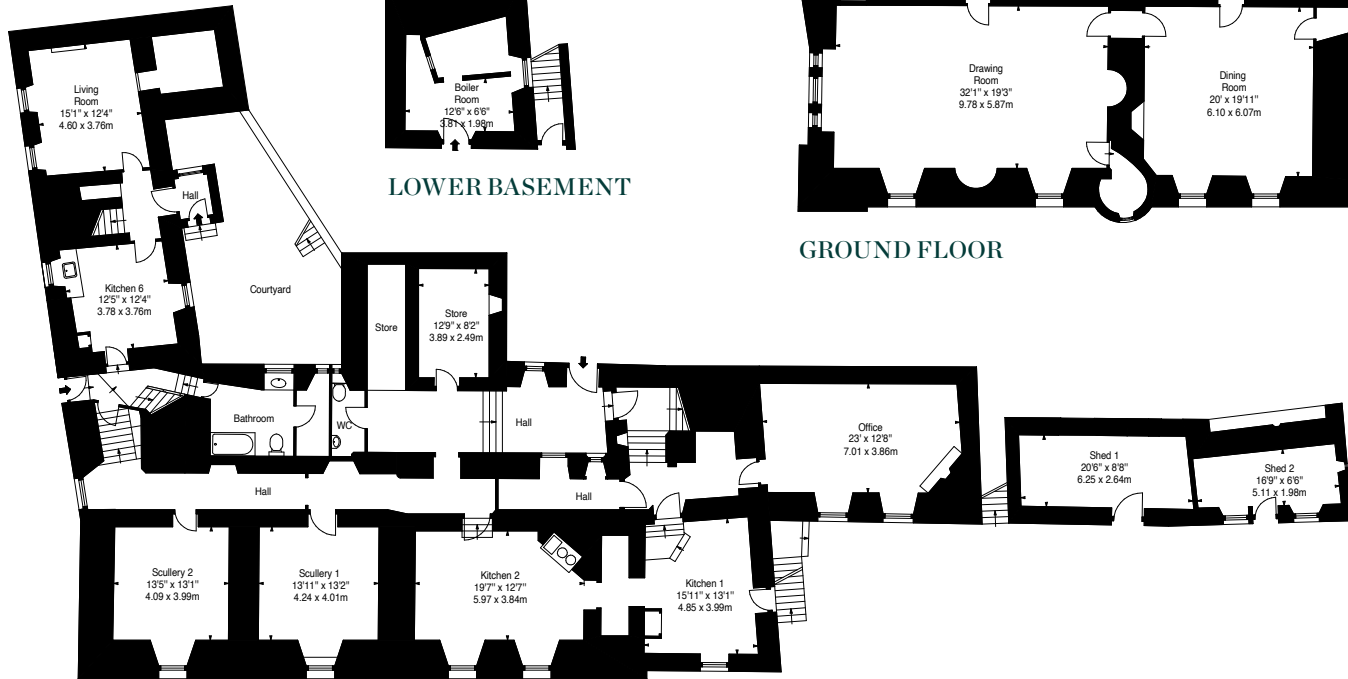
For identification only. Not to scale.



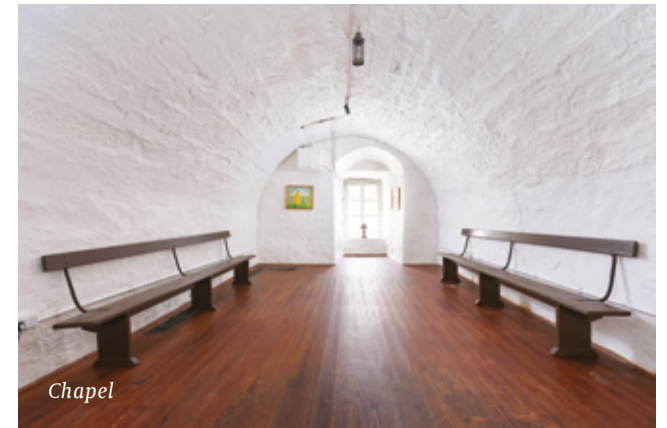
GROUND FLOOR



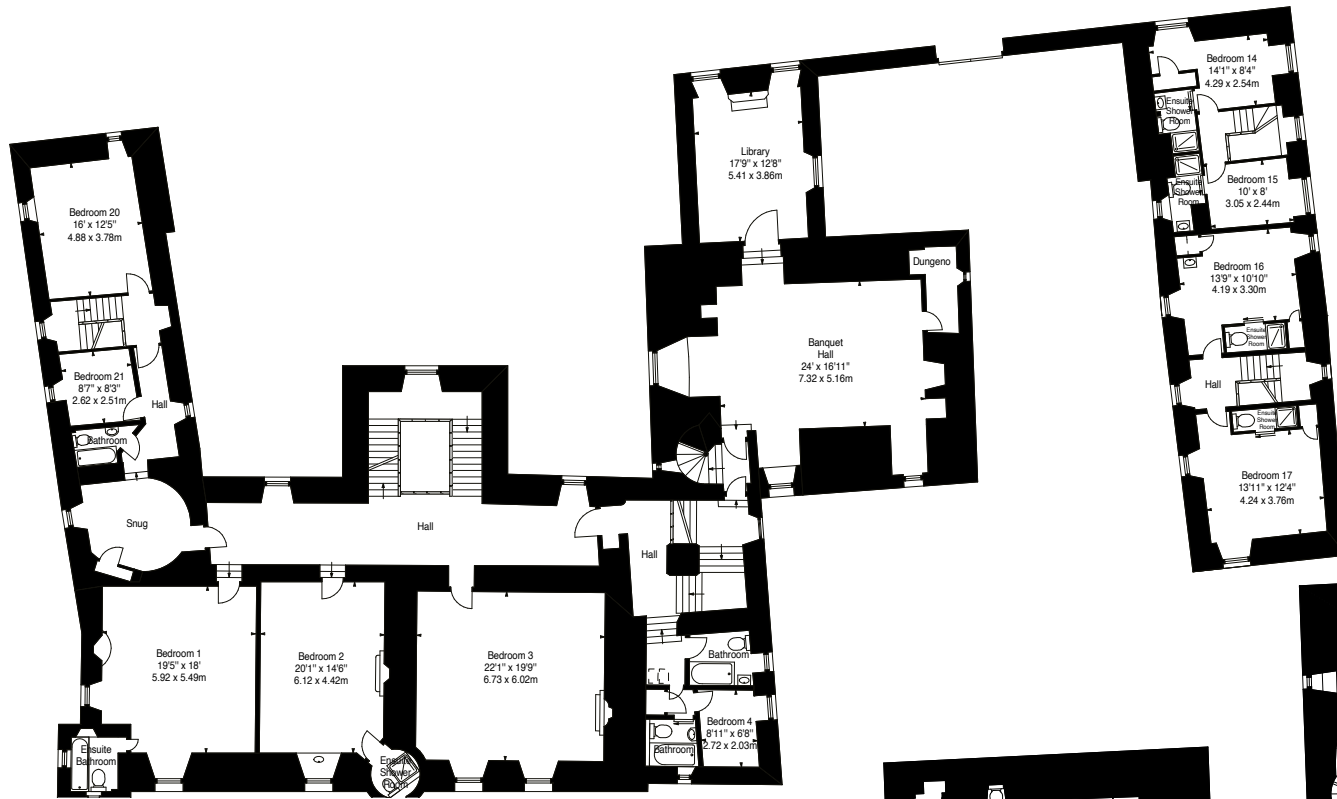
LOWER BASEMENT



LOWER GROUND FLOOR



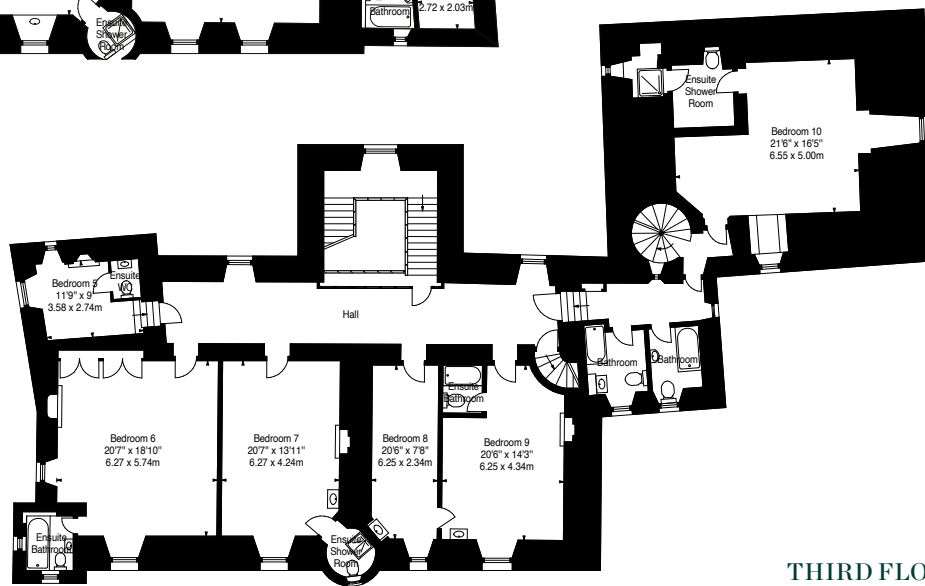
Chapel



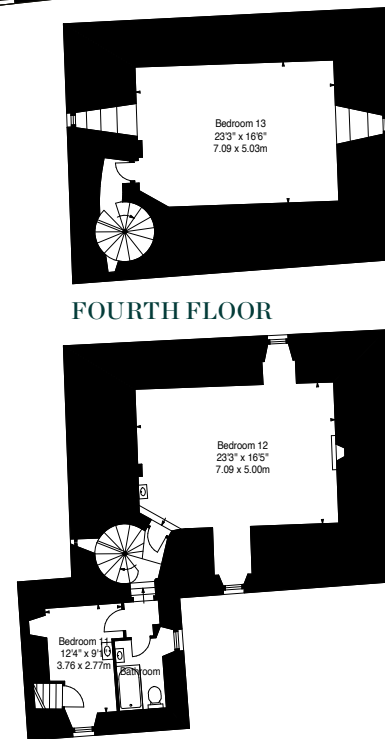
FIRST FLOOR



First floor landing



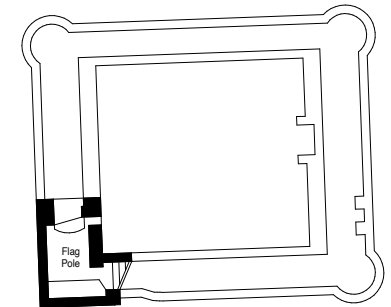
SECOND FLOOR



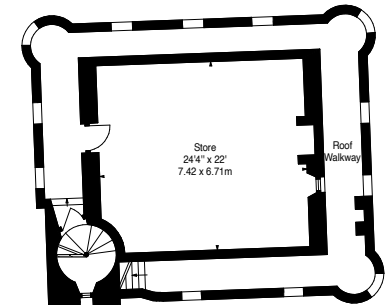
FOURTH FLOOR

THIRD FLOOR

FIFTH FLOOR



ROOF LEVEL





East Wing

Adjoining the Castle are two separate wings, East and West. The East Wing comprises two separate dwellings, both of which have 2 bedrooms (en suite), a living room, bathroom and kitchen. In the past, these have been used as staff accommodation and are currently vacant. The West Wing has 4 bedrooms, a living room and kitchen and is let on a Short Assured Tenancy.

Both wings have oil central heating whilst the castle itself is also heated by oil fired central heating and is single glazed throughout. There are a range of outbuildings

between the main tower and the East Wing, one of which contains the oil tanks for the heating system.

Surrounding the castle are the policy grounds which include a lawned area and a wonderful arboretum with a variety of specimen trees including a magnificent Giant Sequoia, Sitka Spruce and Kissing Beech (a rare example a layered Beech and possibly one of only a handful left in the UK). Within the arboretum is a summer house, whilst the policies also include a squash court and tennis court, all of which are in a poor state of repair. An 'A' listed dovecote is adjacent to the Castle.

There are various dwellings and buildings within the Estate, including:

## The Granary

The Granary is a traditional slate and stone building which was previously converted for use as a hostel/bunkhouse when the Estate regularly hosted Youth Camps and Christian retreats. On the ground floor, a porch leads to a hallway from where access is gained to a refectory room with adjoining kitchen and shower room, a separate shower room and further reception room with kitchenette. The first floor includes two dormitory style bedrooms with en suite facilities, one with a kitchenette as well as a further bedroom. The second floor has two shower rooms and two further dormitory bedrooms. The building is fitted with self-closing fire doors, emergency lights and alarms throughout. It is heated by oil fired central heating and has a mix of single and double glazing throughout. To the rear of the property there is a large garden and a timber construction games room/ shed. The building is currently vacant.

## Rose Cottage

The cottage comprises a delightful single storey dwelling which is constructed of harled stone under a slate roof with a more recently built flat roofed extension at the rear. Located in close proximity to The Granary, it has a shared garden and access. The accommodation includes; porch, hall, open plan kitchen/sitting room, bathroom, shower room and three bedrooms. In need of modernisation, the property is double glazed and heated by oil fired central heating. To the rear of the property there is a lean-to shed attached to an external wall. The building is currently vacant.



*The Granary and Rose Cottage*



*The Granary and Rose Cottage*



## Rosehall House and Hall

The hall was built in 1972 and is of stone construction under a tiled roof. It includes a 4 bedroom cottage with an adjoining hall, suitable for hosting community events. The cottage includes an entrance vestibule, hall, dining kitchen, sitting room, bathroom and 4 bedrooms. Accessed directly from the kitchen is the hall. This includes a lobby with two separate WCs, a 14m x 7m hall complete with stage and two store rooms. The building has oil central heating. The cottage is let on a Private Residential Tenancy whilst the hall is occupied under licence by the cottage tenants.

## Ealasaidh

A modern bungalow located in an accessible and private position within the grounds. Constructed of harled block under a tiled roof, spacious accommodation is provided over a single storey. It consists of a vestibule, hallway, dining room, sitting room, breakfasting kitchen, bathroom, utility with pantry and 4 bedrooms (1 en suite). In addition there is an adjoining double garage. The house is in good condition and is heated by oil fired central heating and is double glazed. It is currently let on a Private Residential Tenancy (PRT).

## Kilravock Mains Farmhouse

The farmhouse is located centrally on the Estate. A charming traditional stone and slate built farmhouse, the accommodation is provided over one and a half storeys which on the ground floor includes a porch, hallway, office, sitting room, dining room, a fourth bedroom, kitchen and rear hall. On the first floor a landing leads to a bathroom and three bedrooms. Attached to the house is an outbuilding which is of stone construction under a tin roof.

A garden, mainly laid to lawn with various mature trees, surrounds the property. The farmhouse is double glazed and heated using oil central heating. It is currently let on a Short Assured Tenancy.

## Kilravock Farm Steading

Adjacent to the Farmhouse is the original steading built from stone under a slate and part cement fibre roof. The steading is in poor condition but offers great scope for development (subject to obtaining all necessary consents).

## Gardener's Cottage and Walled Garden

Gardener's Cottage sits at the heart of the Estate and immediately adjacent to the walled garden. It is a delightful traditional dwelling built from stone under a slate and part box profile roof with accommodation provided over one and a half storeys, which on the ground floor includes a porch, hall, sitting room with an open fire, a living room also with an open fire, kitchen, bathroom and rear hall/scullery. On the first floor there are two bedrooms with coombed ceilings and dormer windows. The cottage is heated using oil and is single glazed. Although there is no written agreement it is understood to be let on a regulated tenancy.

Gardener's Cottage has a mature and well stocked garden to the front and rear which also includes some useful timber outbuildings. Lying immediately adjacent is the wonderful walled garden which in total extends to about 1.8 acres and is divided into two principal areas. One is mainly laid to lawn whilst the other is currently gardened for vegetables and flowers.



Rosehall House and Hall



Ealasaidh



Kilravock Mains Farmhouse





*Gardener's Cottage, walled garden  
Farmhouse, Steading and The Granary*





6 Clephanton

### **Clephanton Cottages No 6**

A grade B listed semi-detached cottage located in the hamlet of Clephanton. It is a one and a half storey dwelling constructed of stone under a slate roof with a small flat roof extension to the rear. On the ground floor, a porch leads to a hall and on to the sitting room, rear hall, kitchen and bathroom. On the first floor there are two coombed bedrooms (one double and one single). The cottage has no central heating, although it has an open fire and electric storage heating and has single glazed windows. It is let on an Assured Tenancy.

At some point it has extended into the original blacksmith premises adjoining which now includes two large stores, a walk in pantry, a store originally built as a sauna and rear hall. On the first floor there are three coombed bedrooms. The cottage has single glazing and has oil central heating.

Although there is no written agreement it is understood to be let on a regulated tenancy. To the rear of the property is a large metal works/ blacksmith's yard with several sheds. These buildings are owned and operated by the cottage tenant.



7 Clephanton

### **Clephanton Cottages No 7**

Located opposite no 6, it is also a grade B listed semi-detached cottage of similar construction. On the ground floor, a porch leads to the hall and on to a bedroom (with en suite facilities), a sitting room, kitchen and further bathroom. On the first floor there are two bedrooms (Coombed) and an attic store. The cottage has no central heating, although it has a wood burning stove and electric storage heating and also has a mix of single and secondary glazing throughout. It is let on a Short Assured Tenancy.

### **Keepers Cottage, Balcroy**

Located to the north of the Estate along the B9091 road to Nairn is a very charming detached former keeper's cottage. Constructed of harled stone under a slate roof together with a wooden extension to the rear, the accommodation is laid out over a single storey and includes a hall, sitting room, kitchen, bathroom and 3 bedrooms. To the side and accessed off the kitchen is a substantial sun room which access a small timber porch to the rear. The cottage has double glazed windows and has oil central heating. Surrounding the cottage is a generously sized garden with areas of lawn and a parcel of amenity woodland. Ample parking space is provided to the rear. It is understood to be let on an Assured Tenancy.



The Smiddy

### **Smithy Cottage**

Smithy cottage is an attractive traditional stone and slate built cottage and is located on the roadside in Clephanton. Accommodation is provided over one and a half storeys and on the ground floor includes a vestibule, hall, sitting room, bedroom, shower room, kitchen and office.



## THE LAND

The Mains of Kilravock farmland extends to 70.71 Ha/174.72 acres or thereby and is currently let on a Limited Duration Tenancy (LDT) until April 2025 on an annual rent of £4,729. Notices to Quit have been served to end the tenancy giving an incoming purchaser flexibility for future uses. The land consists of Class 3(2) to the west of the castle and a mix of 3(2) and 4(2) to the east. The land itself is predominantly down to grass with one field of spring barley for the current season. Fencing is in mixed condition (with some relatively new sections). The land to the west of the castle could be considered more as park land and is in better condition with the ground being well grazed and properly fenced. Through the park land there are several large hardwood trees, with Beech avenues dividing the fields.

The holding includes a portal framed general purpose shed measuring approximately 50m x 25m in size.

## COMMERCIAL/AMENITY WOODLAND

The estate has a variety of woodland in different stages, including a mix of both commercial and amenity compartments. An approximate calculation gives the overall commercial forestry wooded area at 81.07 Ha/226 acres, including areas of clear-felled/restocked forestry, principally the larger blocks to the east and west of the drive and a substantial block on the western periphery of the estate. In addition, there are substantial areas of attractive amenity woodland, mainly in and around the Castle with various parkland trees and mature stands of Oak, Birch and Beech.

The land can be classified as follows:

Land Type	Hectares	Acres
Farmland	70.71	174.72
Commercial Forestry	81.07	200.32
Amenity Woodland, Riparian Land & River	22.42	55.40
Other (houses, buildings, tracks etc)	20.50	50.66
<b>Total</b>	<b>194.70</b>	<b>481.10</b>









## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Type	Accommodation (Bedroom/ Reception/ Bathroom)	Occupancy	Tenure	Water	Electricity	Drainage	Heating	Council Tax Band/Rateable Value	EPC Rating
Kilravock Castle	Attached	13/4/10	Vacant	Freehold	Mains	Mains	Private	Oil	£14,000	F27
Kilravock Castle East Wing (2 Flats)	Attached	4/2/6	Vacant	Freehold	Mains	Mains	Private	Oil	Inc. above	E41 & E54
Kilravock Castle West Wing	Attached	4/1/2	SAT	Freehold	Mains	Mains	Private	Oil	B	F36
The Granary	Detached	5/2/6	Vacant	Freehold	Mains	Mains	Private	Oil	£11,375	F21
Ealasaith	Detached	2/4/2	PRT	Freehold	Mains	Mains	Private	Oil	F	E49
Rose Cottage	Detached	3/1/2	Vacant	Freehold	Mains	Mains	Private	Oil	D	E48
Rosehall House and Hall	Detached	4/1/1	PRT	Freehold	Mains	Mains	Private	Oil	D and £5,600	E46
Kilravock Mains Farmhouse	Detached	4/3/1	SAT	Freehold	Mains	Mains	Private	Oil	E	E39
6 Clephanton Cottages	Semi-detached	2/1/1	Assured	Freehold	Mains	Mains	Mains	Open Fire	A	G02
7 Clephanton Cottages	Semi-detached	3/1/2	SAT	Freehold	Mains	Mains	Mains	Wood stove	B	E45
Keepers Cottage	Detached	3/2/1	Assured	Freehold	Mains	Mains	Private	Oil	D	E51
The Smithy	Detached	4/1/1	Regulated Tenancy	Freehold	Mains	Mains	Private	Oil	D	G17
Gardeners Cottage	Detached	2/2/1	Regulated Tenancy	Freehold	Mains	Mains	Private	Oil	E	F25

### IACS

The woodland areas are registered for IACS purposes (Ref: 608/0010).

### LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Non-Less Favoured Area.

### HISTORIC ENVIRONMENT SCOTLAND

The Estate has the following listings:

Kilravock Castle, Dovecot and Garden Walls – A listed

No's 6 and 7 Clephanton Cottages – B listed

### LOCAL AUTHORITY

Highland Council (Inverness)

### SERVICES

Given that many of the building have been vacant for several years, the vendor does not guarantee that any of the heating systems within the buildings are operational or fit for purpose.

### SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government, Agriculture and Rural Economy, Longman House, 28 Longman Road, Inverness. IV1 1SF  
Tel: 0300 244 4968. SGRPID.inverness@gov.scot

### MINERALS

The mineral rights are included.

### TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

### SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale. The sporting and vermin control rights are leased annually for £1 if demanded and comprises vermin control obligations over the estate. The sportings include roe stalking and rough walked up shooting opportunities.





## **FIXTURES AND FITTINGS**

No other items are included unless mentioned in the sales particulars. An inventory of items currently within the Castle has been compiled and are to be sold on a first refusal basis to the purchaser of the Estate. Further details available from the selling agents.

## **DIRECTIONS**

From Inverness take the A96 East towards Nairn. About 8 miles after leaving Inverness take the right turn onto the B9006 signposted for Croy and Cawdor. Head straight onto the B9090 and once in the hamlet of Clephanton, turn right onto the B9091. After 200m, take a left onto a private estate road (passing between a pair of Gate Pillars) and bear left at the fork after 600m following signs to Kilravock Castle (see site and location plans for details).

## **POST CODE**

IV2 7PJ

## **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: meaty.dabbling.backed

## **SOLICITORS**

Harper Macleod (Inverness)

## **VIEWING**

Strictly by appointment with the Selling Agents.

## **POSSESSION AND ENTRY**

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

## **ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## **HEALTH & SAFETY**

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

## **THIRD PARTY RIGHTS AND SERVITUDES**

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

## **ARCHITECTURAL AND PROJECT MANAGEMENT SERVICE**

Galbraith's Building Surveying team offers an end-to-end service, providing a full design and specification service that is followed with project management expertise. Our in-house Building Consultancy Team have extensive experience in the Leisure & Rural Diversification sector as well as dealing with historic/heritage estate properties and have renovated and project managed numerous similar properties for a variety of end uses.

## **DATA ROOM**

All supplementary information, including the site plan, property floor plans, EPC's, and property leases (where available) is available within a digital data room. Please contact the Selling Agent for details.

## **AMC PLC FINANCE**

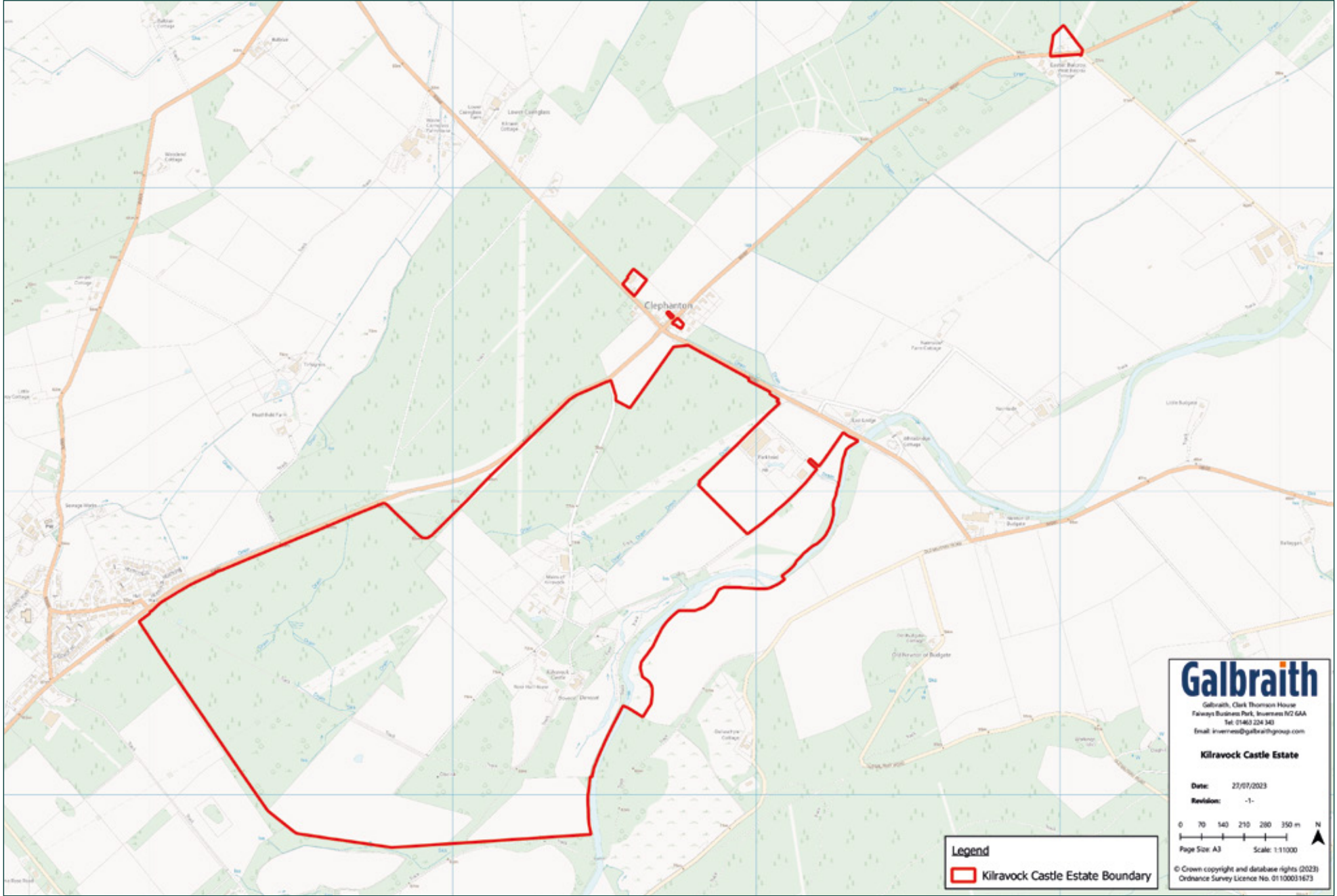
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Claire Acheson in our Galbraith Inverness office on 01463 224 343 Email: [claire.acheson@galbraithgroup.com](mailto:claire.acheson@galbraithgroup.com)





**IMPORTANT NOTES** :1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2023.





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**Kilravock Castle Estate**

Date: 27/07/2023  
 Revision: -1-

0 70 140 210 280 350 m N  
 Page Size: A3 Scale: 1:11000

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# Galbraith

Clark Thomson House  
Fairways Business Park

Inverness  
IV2 6AA

01463 224 343

[inverness@galbraithgroup.com](mailto:inverness@galbraithgroup.com)