



INVERNESS-SHIRE

Particulars of

The Sporting and Residential Estate

OF

GUISACHAN

including

MANSION HOUSE,
DEER FOREST, GROUSE MOOR, FISHING,
THE HOME FARM and TOMICH VILLAGE

extending to over

7,242 Acres

To be offered by Public Auction, as a Whole or in Lots,
within the ESTATE ROOM, 23, BERKELEY SQUARE,
LONDON, W.I., at 2.30 p.m.

On Wednesday, 24th July, 1935

JOHN D. WOOD & CO.

23, BERKELEY SQUARE, LONDON, W.I (unless previously disposed of privately).

Solicitors: W. & F. HALDANE, W.S., 4, North Charlotte Street, Edinburgh.

Auctioneers & Land Agents :

JOHN D. WOOD & Co., 23, Berkeley Square, London, W.I.

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Particulars of
GUISACHAN ESTATE

The Estate of Guisachan

extends to

7,242 ACRES

and consists of about 143 acres of Policies, 358 acres of Farm Lands and Grazing- Parks and Village, while the remainder is Forest and Moor. It is situated amidst the most magnificent scenery, at the head of Strathglass; 23 miles distant from Beauly Station on the Highland Railway ; 31 miles from Inverness, while Fort Augustus on the West Highland Railway is 35 miles distant. Post and Telegraph Office at Tomich on the Estate.

Lot 1

(Coloured Mauve on Plan).

GUISACHAN MANSION HOUSE

with about 143 Acres.

can be reached from Inverness in an hour by good motoring roads and is approached by a 1½-mile carriage drive guarded by an Entrance Lodge near Tomich Village. It enjoys a delightful and sheltered position above the river amidst well timbered policies. The accommodation is conveniently arranged and includes:—

- | | | |
|--|-----------------|-------------------|
| Dining Room. | Business Room. | Conservatories. |
| Drawing Room. | Billiards Room. | 15 Bed Rooms. |
| Breakfast Room. | Library. | 4 Dressing Rooms. |
| Smoking Room. | Boudoir. | 5 Bath Rooms. |
| 16 Servants' Rooms. | | |
| 10 Lavatories and W.C's. Very Extensive Domestic Offices, Cellars and Storage Accommodation. | | |



HYDRO ELECTRIC LIGHT PLANT. HOT 6- COLD WATER. FIRE HYDRANTS.
HOUSEMAIDS' SINKS AND COAL BUNKERS ON EVERY FLOOR.
AUXILIARY BOILER FOR BATHS. SEPARATE HEATING TO CONSERVATORY.
TELEPHONE TO STABLES AND POWER HOUSE.

THE OUTSIDE OFFICES

comprise GARAGE FOR 3 CARS, with covered Wash; STABLES FOR 20 HORSES; Harness and Saddle Rooms, Hay Loft, Two Mess Rooms, Six Men's Rooms, Washing-house, Drying- and Ironing- Rooms, KENNELS, GUN ROOM, Ghillies' Room, Store-house. Carpenter's Shop, Two W.C.'s Carnation-house, Greenhouse and Store-house, Potting Shed, Tool-house, Mill Shed, Wood Stores, Joiner's and Painter's Shops. Cart Shed, etc.

Fruit and Vegetable Gardens extending to about Two Acres

A Special Attraction of the Grounds is the

Choice Selection of Hardwood and Evergreen Trees

Close to-the house are the HOME FALLS, about 80 feet high.

Some of the grass parks adjoining the River Dhiag, close to the Mansion House could be conveniently formed into a loch by diverting the rivers, and should prove to afford excellent trout fishing.

GRASS PARKS AND VALUABLE TIMBER extending in all to about

143 Acres

Present Assessed Rental of Mansion House and Offices £150; Turbine £5.

Lot 2

(Coloured Blue on Plan).



The Sporting and Agricultural subject of the

Home Farm

extending to about

2,870 Acres

of which 330 acres are Grass Parks and the remainder Hill and Moorland for sheep grazing well watered and interspersed with Hill Lochs and including a House containing four rooms and 9 acres at Wester Achnaeglish, in which the Shepherd at present resides, but which could be made a suitable Farm House. The Steading is large and modern and at one time housed a herd of pedigree Aberdeen Angus Cattle. It includes 56-stalled Byre; Two large covered Yards fitted with Boxes; Fifteen Calf Pens, Nine Loose Boxes, Stabling for 12, Harness and Hay Room, B-stall Pony Stable and Harness Room, Five Hen houses, large galvanised 4-bay Hay Shed with 3 drying racks, Barn, Twelve Pigsties. Slaughterhouse, Ham curing-house, Gig-house, Tool-house, Meal-house, Carpenter's Shop, 11-bay Cart Shed and Granaries. There are also 2 Cottages for Farm Servants.

SHOOTING

The hill ground, extending to some 2,500 acres, is to a large extent heather. A substantial bag of grouse could be shot each year, and the ground could be made a very good dogging moor with a little attention to burning and draining, increasing the probable bag of grouse to 200 brace. Blackgame, woodcock and wild duck are also to be obtained.

FISHING

There are numerous lochs on the area, certain of which have been stocked with trout, and afford excellent fishing. The principal lochs are the Monument lochs which lie within easy reach of the House, in one of which the best catch during the past season was 8 fish weighing 21 lbs., the heaviest being 3½lbs. The area of the principal loch could be inexpensive[^] enlarged to a considerable extent.



FACTOR'S HOUSE

contains Hall, Dining-Room, Sitting Room, Office with outside entrance, Five Bed Rooms, Bath Room, Kitchen, etc. Close by is a Model Dairy, tiled throughout with verandah outside, also Five-roomed Bothy. (This house has within recent years been let along with the Home Farm as the Dwelling House,

The Home Farm is let on a lease at a rent of £100 per annum, which can be terminated in 1938. This is regarded as a nominal rent including as it does about 330 acres of useful grass ground with sheltering woodlands and grazing for sheep over some 2540 acres of Moor.

The climate is healthy and the soil suitable for wintering stock.

Rental of Farm £100. Wester Achnaheglish £10.

Lot 3

(Coloured Brown on Plan).

Most of Tomich Village

extending to about

19 Acres

including the following subjects as enumerated in the Schedule below:—

SCHEDULE

of subjects as as shown in Valuation Roll 1984-85.

Rent Roll No.	Subjects.	Gross Rental.	Occupier.
262	School and House	14 0 0 ...	Inverness C.C.
263	Post Office, Garden, Shop, Garage and Outhouses	13 0 0 ...	J. D. Macpherson
264	Tomich Hotel	30 0 0 ...	Alex. Falconer
266	Cottage at School	2 12 0 ...	Mrs. MacLennan
267	1 House and Garden	2 12 0 ...	Vacant
268	2 Ditto	2 12 0 ...	Wm. Forbes
269	3 Ditto	2 12 0 ...	Mary Macdonald
270	4 Ditto	2 12 0 ...	Vacant
271	5 Ditto	5 4 0 ...	Vacant
274	8 Ditto	2 12 0 ...	Vacant
275	9 Ditto	5 4 0 ...	Jas. Michael
276	10 Ditto	5 4 0 ...	Miss Grant
277	11 Ditto	2 12 0 ...	Donald Robertson
278	12 Ditto	2 12 0 ...	David Stirling
279	13 Ditto	2 12 0 ...	Mrs. Maitland
280	14 Ditto	5 4 0 ...	Mrs. MacGillivray
282	15 Ditto	2 12 0 ...	Vacant
285	18 Ditto	2 12 0 ...	Thos. Clark
286	19 Ditto	2 12 0 ...	Farm Tenants Cottage.
287	20 Ditto	2 12 0 ...	Mrs. Grant
288	21 Ditto	2 12 0 ...	Farm Tenant
290	23 Ditto	5 4 0 ...	A. Munro (Inverness)
292	25 Ditto	2 12 0 ...	Donald Kennedy

ALSO

247	Wilton Lodge	2 12 0 ...	Donald Smith
251	House and Garden (Gardeners)	2 12 0 ...	Alex. MacRae
252	Ditto (Opp. Gardeners)	2 12 0 ...	Alex. MacRae
253	Ditto (Kennels)	2 12 0 ...	Vacant
254	Ditto (Entrance Lodge)	2 12 0 ...	Miss Macdonell
260	Sawmill	12 0 0 ...	



Lot 4

(Coloured Yellow on Plan).

4,200 Acres of Deer Forest

This adjoins a sanctuary where deer are fed during the winter and stag's are always plentiful and are well known for fine heads. This area previously was included in Guisachan Forest, and no actual head of stag can be given. The stalker, however, considers that 10 stags as well as hinds could be shot.

The ground is intersected by a roadway and there are a number of pony paths.

Splendid Rough Shooting can also be had over this area—Grouse and Woodcock being plentiful, while the Shooting also affords Roe, Blackgame and Ptarmigan. A number of Lochs yielding excellent trout fishing are also on this property. This area would form a most attractive addition to Lot No. 2 as a Sporting Subject, or as an adjunct to Lot 5.

Lot 5

(Coloured Green on Plan).

Hilton Cottage

and about 10 acres (including small Loch), suitable for conversion into Gentleman's residence, situated on the roadway running through Lot 4 and would be a useful adjunct to that lot.

Gross Rental: Hilton Cottage	...	£2 12 0
Land of about 10 acres		3 0 0

£5 12 0

Burdens over entire Estate:

(These would be apportioned to the individual lots if sold separately)

Minister's Stipend	£3 14 10
Land Tax	1 17 5

£5 12 3

The Owners County Consolidated Rates for the year- 1934/35 were 5s. 2½d. per £ : on the annual value.

Nominal annual payment to adjoining proprietor for Cullessie Bridge of one shilling p.a.