

THE CORRYBROUGH ESTATE, TOMATIN, INVERNESS-SHIRE

Incorporating the long Sporting Lease on the Moy Estate Grouse Moors

Inverness 18 miles

Tomatin 1 mile

A Superb Highland Sporting Estate

- **Stunning Sporting Lodge**
- **Driven Grouse Moor: 4 separate days driving – averaging 513 brace**
- **Salmon Fishing: 2¾ miles of the River Findhorn – averaging 65 salmon**
- **Lowground Shooting**
- **6 additional houses/cottages, a flat and ancillary buildings**

Total of around 5,226 Ha (12,913 acres) of Freehold and Leasehold property

FOR SALE BY PRIVATE TREATY AS A WHOLE



Summary of Assets

The Estate includes the Freehold of all the property at Corrybrough and the remainder of the sporting lease (19 seasons to run) on the Moy Estate.

The combined package provides an exceptional opportunity to purchase a first class Highland Sporting Estate, with four day driven grouse, traditional sporting lodge, fishing on the River Findhorn and lowground shooting, all within easy reach of Inverness Airport. It is very rare indeed that such estates become available, particularly with a large driven grouse moor of high pedigree.

The Corrybrough Estate

- Freehold**
- 1,522 Ha (3,761 acres)
 - Spectacular Sporting Lodge with 4 reception rooms and 10 bedrooms
 - One day driven grouse moor averaging 192.5 brace
 - Salmon fishing: 1½ miles single bank, River Findhorn, averaging 44 salmon
 - Lowground shoot including pheasants, duck flighting, hares, rabbits and roe deer stalking
 - 3 houses/cottages, flat and extensive hostel accommodation and buildings

The Moy Estate Sportings

- Leasehold**
- 3,704 Ha (9,154 acres)
 - Improving driven grouse moor including 3 separate days driven shooting, averaging 320.5 brace
 - 3 Gamekeepers' cottages and ancillary buildings
 - Salmon fishing: 1¼ mile single bank, River Findhorn, averaging 21 salmon
 - Lowground shoot
 - Pre-emptive right to buy during currency of lease

General

The Corrybrough Estate lies in the Findhorn valley amongst some of the most beautiful scenery in the Highlands of Scotland. A plan is on following pages.

The property provides a diverse Highland sporting estate with a superb driven grouse moor complemented by a comfortable, traditional sporting lodge with 4 reception rooms and 10 bedrooms. There is 1 day's driven shooting at Corrybrough and a further 3 at Moy. This gives a total grouse moor area of around 4,752 Ha (11,744 acres) providing 4 separate days driving. This area has a particular pedigree for producing large numbers of driven grouse. This is a truly superb package and one that has not been available in the marketplace for a very long time.

The Estate is situated around the village of Tomatin, some 15 miles south of Inverness and 30 miles from Inverness Airport. The moors at Corrybrough and Moy are considered to be some of the finest and most consistent grouse moors in the north of Scotland.

They are located in an area which is generally managed intensively for driven grouse. The Moy Estate Sportings are held under a sporting lease which has 19 seasons to run, expiring on the 2nd February 2028. The moors are neighboured by other well kept driven moors including Clune, Kyllachy, Cawdor and Nairnside.



King George V often visited Moy in the early 20th century. It is believed that the record for the number of grouse shot in a day on a Highland grouse moor is 914 brace shot in 1905 (the season bag that year was 7,127 brace albeit over a larger area). The area is reputed to be one of the earliest to carry out driven grouse shooting. The sporting records are attached at Appendix I.

The Grouse Moor

The moor extends to approximately 1,416 Ha (3,500 acres) of principally heather ground. All the farming is in hand. The moor provides a generous single day's shooting with some very exciting and challenging drives. The 10 year average to 2008 is 192.5 brace and the 5 year average to 2002 was 489.5 brace. The best recent season was in 1998 when 1,010 brace were shot, and the record day for the moor was in 1988 with 351½ brace shot in a single day.

Grouse (brace)

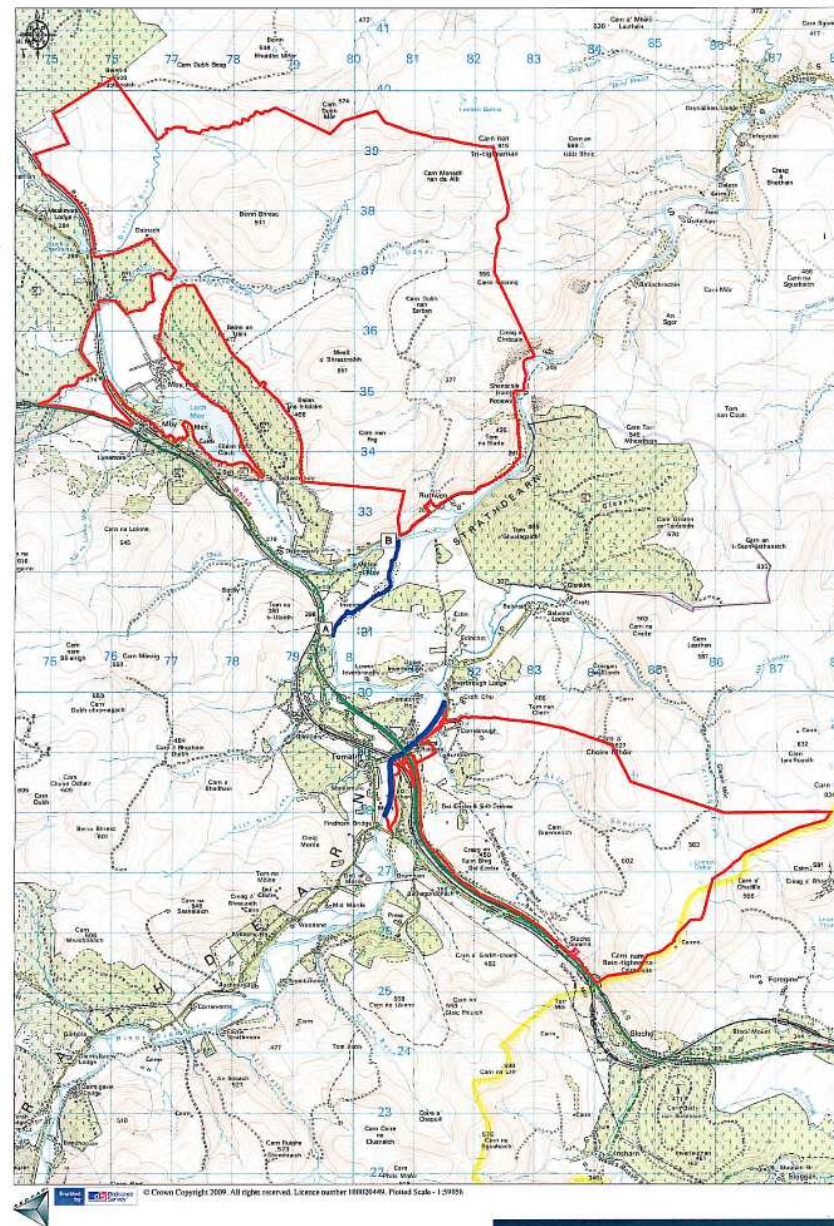
Year	Corrybrough	Moy	Total
1998	1,010		1,010
1999	219.5	46.5	266
2000	446	754	1,200
2001	347.5	1,067	1,414.5
2002	424.5	1,030	1,454.5
2003	236	275	511
2004	18.5	-	18.5
2005	67	-	67
2006	103	12	115
2007	11	8	19
2008	52	12	64

	Corrybrough	Moy	Total
10 Year Average	192.5	320.5	513.0
5 Year Average	50.0	6.5	56.5

	Corrybrough	Moy	Total
3 Year Average (2000 – 2002)	406	950.5	1,356.5
5 Year Average ((1998 – 2002)	489.5	580	1,070

Best Recent Days:

Moy 185 brace 2000
Corrybrough 351½ brace 1988



Fishing

The fishing on the River Findhorn is of high quality and all salmon recorded have been caught on the fly. The 5 year average is 65 salmon. There are several excellent pools both at Corrybrough and Moy.

Salmon

Year	Corrybrough	Moy	Total
1988	16		
1989	24		
1990	28		
1991	40		
1992	32		
1993	32		
1994	39		
1995	50		
1996	34		
1997	24		
1998	38		
1999	35		
2000	42		
2001	40		
2002	27		
2003	20	3	23
2004	49	12	61
2005	31	12	43
2006	77	20	97
2007	35	38	73
2008	28	21	49

	Corrybrough	Moy	Total
5 Year Average	44	21	65



Lowground Shooting

Corrybrough had a formal driven pheasant shoot in recent years. The lowground at Corrybrough and Moy has been used on a more informal basis recently and provides exciting shooting which could be intensified if desired. Pheasants, partridges, woodcock, duck, geese, hares and rabbits have all made entries in the Game Book in recent years, also roe deer stalking.

Farming

All the farming is in hand at Corrybrough and this has assisted in implementing a tick control programme over the last five years. At Moy there is a farming partnership arrangement on the hill that has allowed control of tick and this has been intensified in recent years. There are generally no red deer to the east of the A9 and railway in this part of Inverness-shire and this has assisted with the management of the moor.

Houses/Cottages

To complement the sporting estate package there are also 6 additional houses and cottages together with a flat ancillary shoot and other buildings.

Corrybrough – The Freehold Property

Corrybrough is owned freehold and provides the centre of the sporting package being offered. It comprises a one day grouse moor, the lodge, 3 further cottages and buildings, the salmon fishings and the lowground.

The Farming

There has been an extensively run, self-contained, traditional flock run on the Estate which has around 98 Ha (240 acres) of lowland grass and rough grazing. Forage and hay is grown on the unit for winter feeding with a small acreage of roots/forage grown each year to finish lambs. During the summer months the flock grazes the hill area. Currently there is a flock of 900 sheep (900 breeding ewes, 250 barren ewes and 150 hogs).

An intensive sheep tick control programme has been instigated utilising the flock in recent years. This involves regular treatment of the sheep against tick. This system is now well established and the number of ticks on the hill has been significantly reduced.

The Houses/Cottages

All the houses are serviced with mains electricity, the Estate's private water supply and septic tanks.

The Lodge: Corrybrough Lodge is set in the most beautiful parkland with mature trees, providing an outstanding setting. The Lodge is built in traditional stone with a slated roof and has oil central heating.

The accommodation comprises of 4 reception rooms, a large billiard room, 2 kitchens, a larder and laundry, an office and gun room, 7 main bedrooms, 4 bathrooms and 3 attic bedrooms.

The Lodge is ideal for accommodating a full shooting party and has much character.

White Lodge: This is a modern single storey, brick and rendered slate roofed house with oil central heating comprising kitchen, dining room, sitting room, 4 bedrooms, 1 bathroom and separate WC.

The property is currently vacant.

Keeper's Cottage: This is of traditional stone built construction with a slate roof and oil central heating, comprising kitchen/dining room, utility room, 2 living rooms, 3 bedrooms, 1 bathroom and separate WC.

The cottage is currently vacant.

Rose Cottage: This is semi-detached, of stone built construction with slate roof and oil central heating, comprising living room, kitchen, utility room, 2 bedrooms, 1 bathroom and separate WC.

The cottage is currently let on a Short Assured Tenancy (SAT).

The Granary & Flat: The Flat is self-contained with electric heating, comprising a kitchen, living area, bedroom and bathroom. It is vacant.

The Granary is built of a traditional stone with a slate roof, modernised and converted into a hostel to accommodate up to 20 people and comprises of a large kitchen, separate male and female toilets and showers and large meeting/dining area.

Farm Buildings: These are situated at the Corrybrough yard, all supplied with electricity and water, comprising of, Estate workshop, stone and slate roofed game larder, brick and rendered dog kennels, machinery store, livestock yard and garaging for up to 4 cars.

Employees: The Estate currently employs 1 full time gamekeeper, Callum Kippen, who has been on the Estate for many years and has overseen the significant success of the grouse moor. It is a requirement that his employment be taken over under TUPE.

There are no other directly employed staff on the Estate. The shepherd, housekeeper, gardener and ghillie are all self-employed.

Schedule of Property

The Corrybrough Estate

		Description	Tenure	Area *	Occupancy
1.		Corrybrough Lodge	Freehold	6 Ha (15 acres)	Vacant
2.		Houses/Cottages			
	2.1	White Lodge	Freehold		Vacant
	2.2	Keeper's Cottage	Freehold		Vacant
	2.3	Rose Cottage	Freehold		Short Assured Tenancy
	2.4	Flat	Freehold		Vacant
3.		Buildings and Other Property			
	3.1	The Granary – Hostel Accommodation	Freehold		Vacant
	3.2	Outbuildings including modern game larder	Freehold		Vacant
4.		Land			
	4.1	Grouse Moor/Hill Ground	Freehold	1,352 Ha (3,341 acres)	Vacant
	4.2	In by	Freehold	106 Ha (262 acres)	Vacant
	4.3	Forestry/Woodland	Freehold	52 Ha (146 acres)	Vacant
5.		Fishing Rights, River Findhorn	Freehold	1.43 miles (2.3 km), right bank	Vacant
		TOTAL		1,522 Ha (3,761 acres)	

* Breakdown of areas to be confirmed

The Moy Estate Sportings

General

The Moy Estate Sportings were leased to the current tenant in 1998 for a period of 21 years. An extension has subsequently been granted continuing the arrangement until the 2nd February 2028. There are therefore 19 seasons left on the lease including this current season (2009). The grouse moor comprises 3 separate days driving over around 3,336 Ha (8,244 acres), 1¼ miles of single bank, left bank, fishing on the River Findhorn and 3 cottages for occupation by gamekeepers.

There is a pre-emption right to purchase the subjects of let during the currency of the lease.

There is an obligation under the terms of the lease for the tenant to employ a minimum of 2 full time gamekeepers and to manage the moors generally in a manner consistent with good grouse management practices. Three are currently employed. Rental arrangements are subsidised until 2019 in acknowledgement of the capital and other work that have been put in place since 1998 to rejuvenate the moors.

The Moy grouse moors are owned by the Macintosh family and have been famous since Queen Victoria's reign having been viewed as "entirely suitable for grouse production". Grouse driving is reputed to have started at Moy in 1869 and been regularly undertaken from 1879. In 1900 a bag of 870 brace was shot in a single day with 6,092 brace shot for the season. In 1905 914 brace were shot in a day with 7,127 brace shot in that season. George V was a regular visitor, the moors being very convenient by train.

After the improvements had been put in place by the current tenant 754 brace were shot in the year 2000, 1,067 brace in 2001 and 1,030 brace in 2002. Since then shooting has been modest, recognised now as being down to the spread of tick and the associated disease, louping ill. Extensive measures have been taken to tackle this problem and the benefits of that should soon be available.

The Moy Estate Sportings

All property held under a sporting lease with 19 years unexpired to 2nd February 2028.

		Description	Tenure	Area	Occupancy	Rent (tbc)
1.		Keepers' Cottages				
	1.1	Moy Mains Farmhouse	Leasehold		Headkeeper – Service occupant	£7,800
	1.2	Lime Tree Cottage	Leasehold		Service occupant	£4,800
	1.3	Gate Lodge	Leasehold		Service occupant	£4,200
2.		Sporting Rights				
	2.1	Grouse Moor/Hill Ground	Leasehold	3,336 Ha (8,244 acres)		£4,200
	2.2	Low Ground	Leasehold	368 Ha (909 acres)		Nil
	2.3	Fishing Rights, River Findhorn	Leasehold	2.17 km (1.25 miles), left bank		Nil
		TOTAL		3,704 Ha (9,154 acres)		£21,000
		CORRYBROUGH AND MOY COMBINED PROPERTY		5,246 hectares (12,964 acres)		

Farming

The current arrangements for farming are conducted through a limited partnership. Measures have been taken to treat sheep against tick and this has worked well.

Game Keepers' Cottages

There are 3 cottages associated with the lease including:

Moy Mains Farmhouse, occupied by the head keeper, Euan Archer, aged 34, married with 2 children. Euan has been headkeeper on the Estate since 1998 and is responsible for the major improvements that have taken place since that time. His continued employment would be a requirement under TUPE.

Lime Tree Cottage is currently occupied by the underkeeper, Wayne Grant. The shoot buildings, including the game larder, are located at Lime Tree Cottage. It would be a requirement under TUPE that his employment is continued.

Gate Lodge is a further cottage currently included within the lease, and occupied by underkeeper, James Wright.

Any cottage can be surrendered to the Estate under the terms of the lease and the rent adjusted accordingly, if desired.

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