

Armadale Castle Estate

Armadale, Isle of Skye



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A unique opportunity to acquire the centrepiece of a historic estate, located in a spectacular position on the Isle of Skye, with potential to be restored as a private home or further developed into a world class tourism and hospitality destination

Armadale Castle Estate, Armadale, Isle of Skye, IV45 8RS

Inverness 100 miles, Inverness Airport 108 miles, Edinburgh 223 miles

Features:

Lot 1 – Armadale Castle and Gardens – About 55.56 acres
Offers over £995,000

Armadale Castle (derelict) and adjoining living accommodation (requiring renovation)
Renowned arboretum, ornamental gardens and mature wooded policies
Former stables building featuring restaurant, bar, living accommodation and offices
Large modern commercial building currently housing museum, retail space and offices

Lot 2 – Forester’s Cottage – About 0.23 acre
Offers over £240,000

A recently renovated traditional 2-bedroom cottage and garden

Lot 3 – Armadale Cabins – About 9.79 acres
Offers over £400,000

Six timber Scandinavian-style holiday cabins plus service cabin
Enclosed field of permanent pasture and a copse of mature woodland

Lot 4 – Armadale Woods and Ardsavar Workshop – About 78.99 acres
Offers over £195,000

Attractive and extensive block of mixed-species woodland of mixed age and open ground within the woods
Workshop buildings with development potential, subject to planning

Lot 5 – Keeper’s Cottage, Land and Woodland – About 94.30 acres
Offers over £295,000

Derelict former gamekeeper’s cottage in elevated setting with outstanding outlook over Armadale Bay
Extensive land/woodland offering a superb opportunity to create a small woodland estate

Lot 6 – Armadale House – About 1.11 acres
Offers over £385,000

A traditional 5-bedroom family-sized house and spacious garden in a semi-wooded setting overlooking Armadale gardens

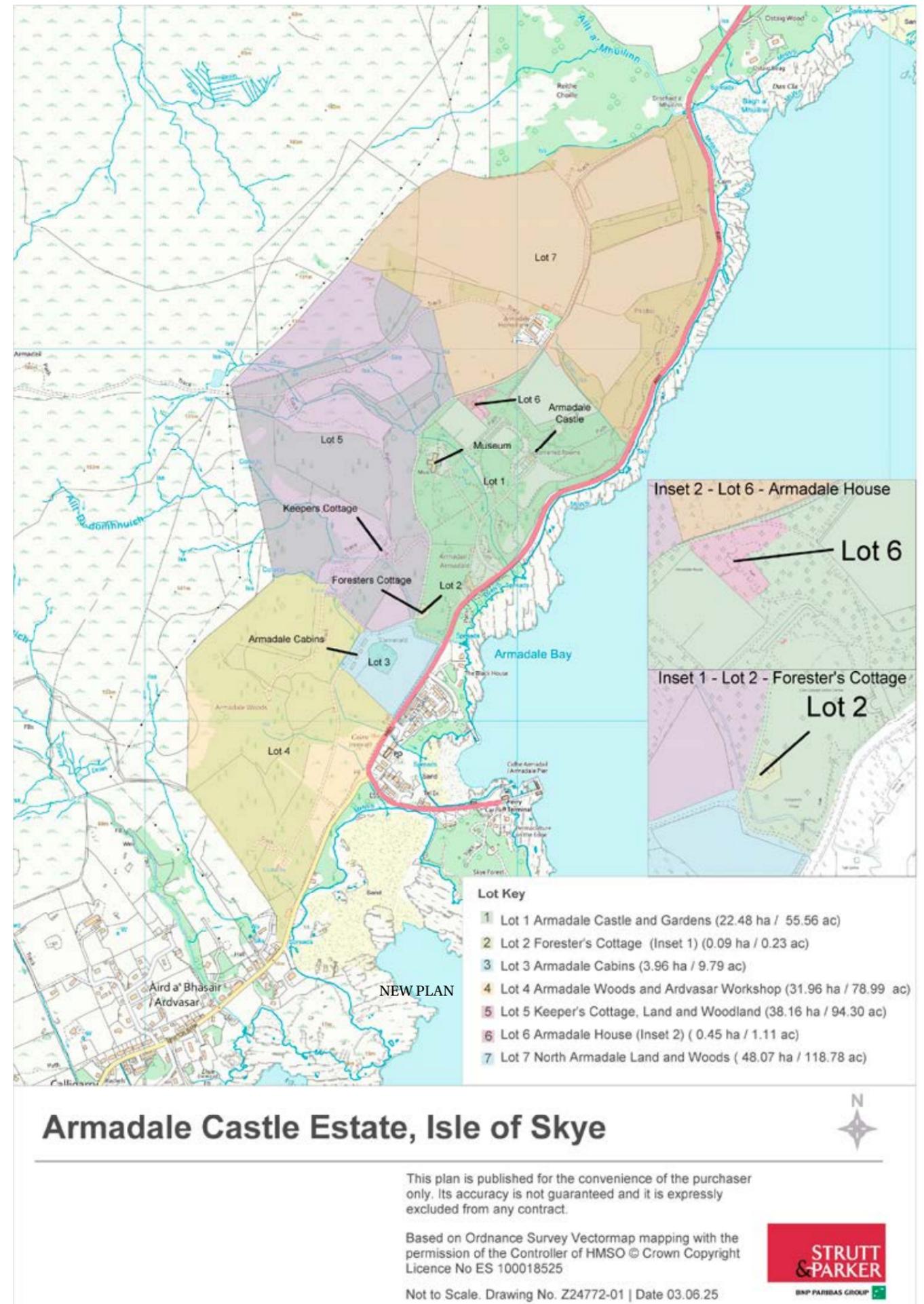
Lot 7 – North Armadale Land and Woods – About 118.78 acres
Offers over £250,000

A block of good quality pasture land bounded and interspersed by stands of mature amenity woodland

About 358.76 acres (145.19 ha) in total

For sale as a whole or in 7 lots

Offers over £2,760,000 for the whole



Armadale Castle Estate, Isle of Skye

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Not to Scale. Drawing No. Z24772-01 | Date 03.06.25

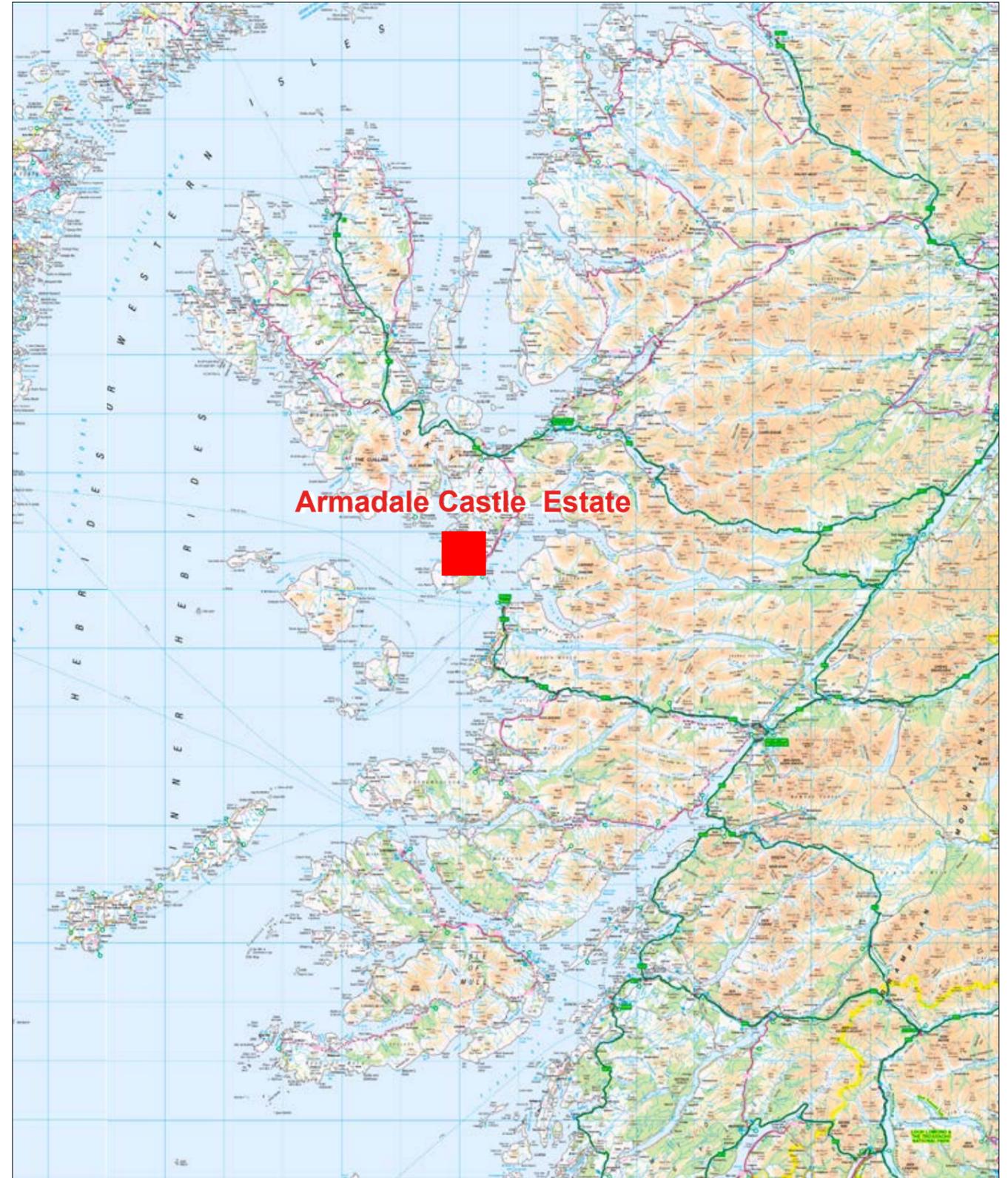


Situation

The Armadale Castle Estate is located on the eastern shoreline of the Sleat peninsula and at the southern end of the Isle of Skye. Access to the peninsula is excellent with the A851 leading south from Broadford being a two-way road which has benefitted from extensive upgrading during the last 20 years. The village of Broadford provides a range of basic amenities including shop, petrol station, hotels and restaurants and can be reached in about 15-20 minutes' drive from the estate.

From Broadford, the A87 connects to Kyle of Lochalsh on the Scottish mainland via the Skye Bridge and is around 30 minutes' drive from the estate. As an alternative form of arrival at and departure from the Sleat peninsula, Caledonian MacBrayne operate a daily ferry service from Armadale to Mallaig on the Scottish mainland where, in turn, ferry sailings operate to the 'Small Isles' of Eigg, Rum, Muck and Canna. The journey time from the estate to Inverness (either via Kyle of Lochalsh or Mallaig) is around 2 hours' driving time depending on the time of day and season.

With its combination of a majestic landscape including world famous features such as the Old Man of Storr and the Quiraing, the Fairy Pools and Kilt Rock; internationally renowned hotels and restaurants including Kinloch Lodge, The Three Chimneys and the Michelin-star Loch Bay, Skye is recognised as one of the most attractive holiday destinations in Europe.



Armadale Castle Estate, Isle of Skye



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Not to Scale. Drawing No. Y21704-10 | Date 24.05.24



Lot 1 – Armadale Castle and Gardens

About 55.56 acres/22.48 ha

Armadale Castle and Gardens form the centrepiece of the estate, with the castle occupying a slightly elevated position overlooking the Sound of Sleat with magnificent views to the Scottish mainland.

Historical Note

Armadale Castle is a ruined former mansion and home of the Macdonalds of Sleat. The first reference to a house at Armadale is in 1690, when the Royal Navy bombarded the tower house at Armadale in an attempt to make the Jacobite Sir Donald Macdonald of Sleat submit to the new Hanoverian government.

In the 1740s, the Jacobite heroine Flora Macdonald's stepfather Hugh Macdonald lived at Armadale. Flora visited her mother and stepfather at Armadale after helping Bonnie Prince Charlie 'over the sea to Skye' and in 1750 she married Allan Macdonald of Kingsburgh at Armadale.

On its present site, the oldest part of Armadale Castle is the northern section of the manor house dating from 1790. Under an ambitious programme of development across the estate by the second Lord Macdonald, the house was extended in 1815 in the mock-Gothic style to a design by James Gilliespie Graham. Armadale Castle has an exceptional outlook over the Sound of Sleat to the wild and picturesque lands of Knoydart and Morar from its sheltered position within the grounds.

A fire in 1855 destroyed much of the central section of the castle though it was subsequently rebuilt to the design of James Bryce. The Macdonald families moved out of the castle in 1925 and the condition of the building deteriorated. The Clan Donald Lands Trust was established and took ownership of the castle in 1971.

The Gillespie Graham section is a sculptured ruin and garden with the staircase and façade often used for wedding ceremonies. Housed in what remains of the original mansion, dating from around 1790, the older house is known as the Somerled Rooms.

The castle is Grade B-listed by Historic Environment Scotland and was formerly laid out over two main floors plus attic to provide extensive accommodation including around 30 bedrooms. Historic layout floor plans are available to view at the estate office during viewing inspections.

The castle today is in a derelict condition. Its availability for sale, however, provides the purchaser with a fantastic opportunity to restore it to its former glory as one of the most iconic and beautifully situated buildings in Scotland. The castle overlooks large sweeping lawns to the front which have panoramic views over the Sound of Sleat.



Armadale Gardens

Surrounding the castle are around 40 acres of formal gardens which are part of the commercial hospitality/visitor attraction.

An established Victorian arboretum garden, the development and design of Armadale gardens evolved progressively from the late 17th century to the early 20th century. During this period, the majority of the trees were planted and its overall layout was established.

The garden has a variety of styles, ranging from informal woodland areas to more formal beds and borders. The overall atmosphere is typical of the Victorian era where long drives are lined on either side by lime trees, cedars, western hemlock, yews and birch. Another common feature of the Victorian garden is the large and well-kept lawn surrounding the castle including the formal section of the gardens known as the Quarter Lawn.

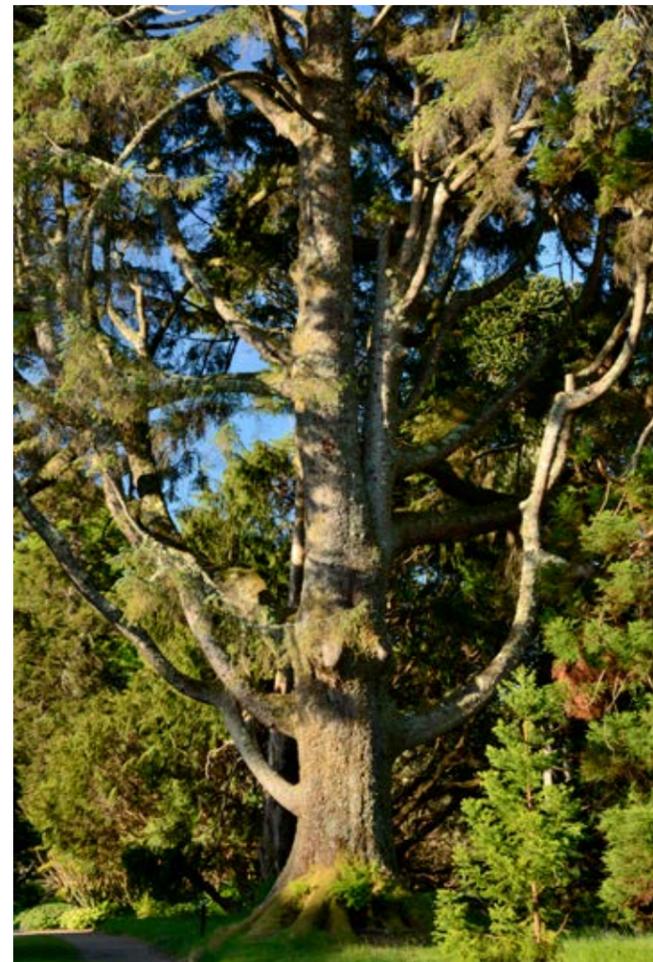
Due to the micro-climate in this region, plant species from South America, New Zealand and southeast Asia flourish here. It makes Armadale gardens unique in that the plant and tree species that have been established here are not able to be grown elsewhere on the Isle of Skye or Scottish west coast.

The gardens underwent further development in the 1980s to 2000s, where ponds were created and a retaining wall in the Quarter Lawn was built. A new arboretum was also established to complement the original Victorian arboretum, with a donation of over 100 hundred rare conifer trees from the Royal Botanical Gardens in Edinburgh. These developments have added to the richness of plant and tree life at Armadale, making it a multi-faceted garden set within a Victorian design.

Within the gardens is the original walled garden that grew a range of fruit trees and vegetables. This is an area that has the most potential for development due to its location within the gardens and the richness of the soil that would allow a large kitchen garden or orchard to be established in future, if desired.

Gift/Ticket Shop

Located at the entrance to the gardens is a timber constructed ticket/gift shop which provides open-plan retail space for visitors.



The Stables

This is an impressive traditional A-listed former stable building dating from 1822, which is highly visible adjacent to the main A851 when travelling south from Broadford, boasting an impressive castellated tower.

The stables building was converted from a derelict condition to its current use in 1984 and has since been run as a renowned tourist and local facility including a café/restaurant, bar and gift shop. In addition, the upper floor of the building provides office space with a self-contained two-bedroom apartment.

The restaurant is an impressive room which sits within an extension of the traditional former building. The restaurant comprises a semi-circular timber-clad room with glazed rear. Particular features of this room are the vaulted ceiling, flagstone floor, ornate timber gallery and bandstand which

is accessed from first floor level. There is seating for up to 50 people which is split between a lower area (which can also be used as a dance floor) and timber raised seating area. On either side of the room are bar serveries and lying off the main room is a commercial kitchen together with various associated stores. There is also an outdoor terrace with further seating.

An additional room is fitted out as a lounge bar with a further office at ground floor level together with male and female WCs.

The upper floor, accessed from an impressive feature staircase and stairwell, has a comfortable residential apartment together with modern office space and meeting rooms.

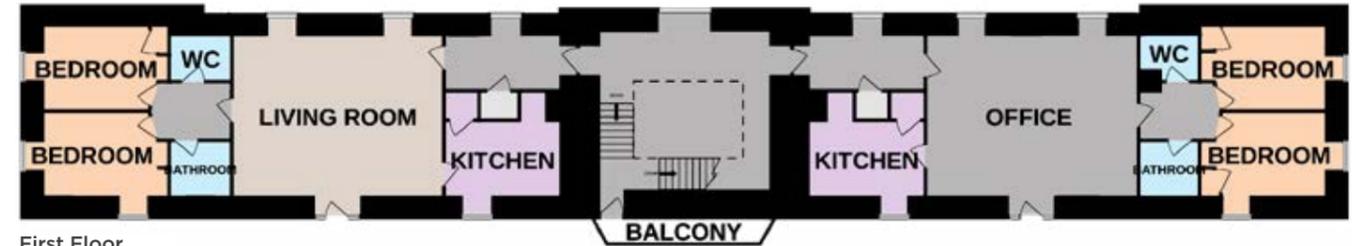
The layout of the accommodation is as shown on the floor plans within these particulars of sale.



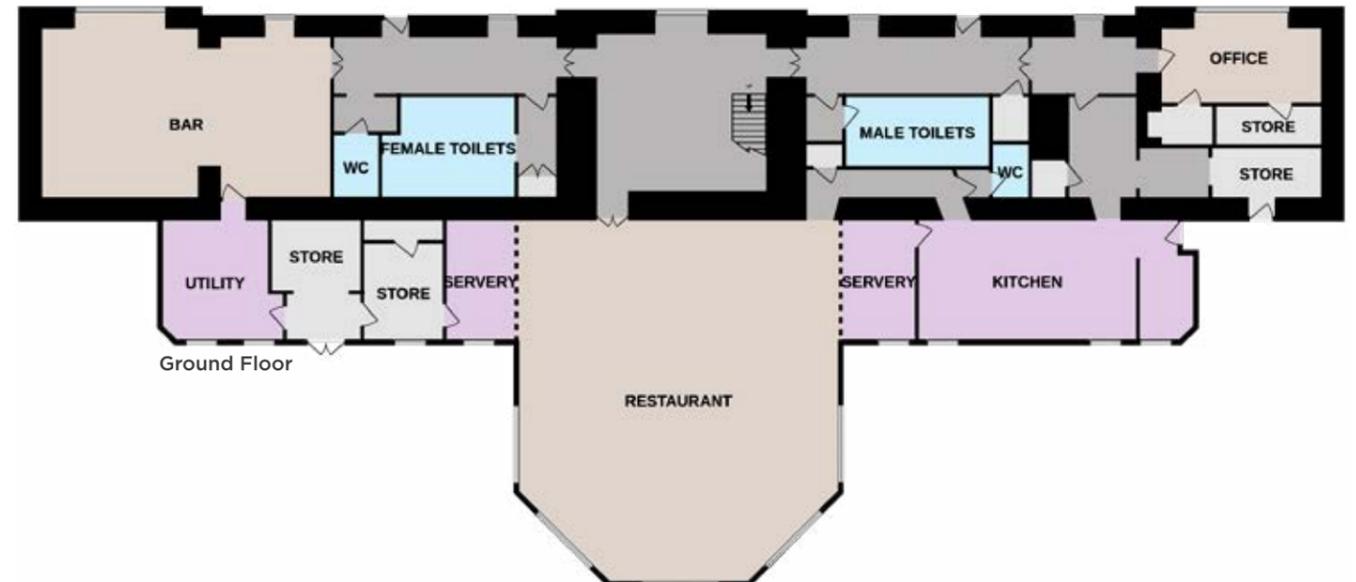
Floor plans for The Stables

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



First Floor



Ground Floor

The Museum of the Isles

Located within the formal gardens, and to the north of the stables, is the *Museum of the Isles*, which is a contemporary single-storey building dating from the mid 1990s. The building is constructed of block walls set under a pitched tiled roof with a spacious layout ideally suited to its current purpose but also offering flexibility for alternative uses in future.

Accredited by Museums Galleries Scotland, the Museum of the Isles is an award-winning museum with five main galleries that guide visitors through 1,500 years of history and culture in the area once known as the 'Lordship of the Isles'. From broadswords to bagpipes and portraits to pamphlets, the presentation of the museum's collection brings alive this rich period of history.

The building has been sympathetically designed with easy access within the castle grounds and provides significant potential for a variety of future uses subject to appropriate consents.

It should be noted that the vendors are making arrangements for the relocation of the contents of the museum.

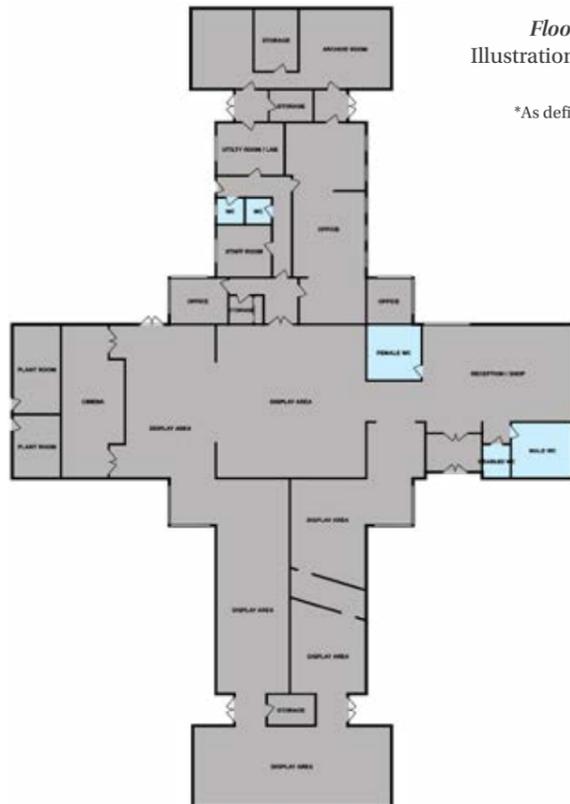
Former Laundry Building

Lying close to the museum is the pretty former laundry building serving the castle and associated dwellings. This is Grade C-listed and is of stone construction. The building offers various development opportunities (subject to obtaining planning consent).

Land and Woodland

Surrounding the gardens and buildings within this lot are stands of mature mixed species woodland featuring a number of specimen coniferous and deciduous trees. These provide a combination of shelter and seclusion and create a wonderful ambience.

On the north side of these policy woodlands, accessible via the track which forms the northern boundary, is a field of pasture which is let on a seasonal grazings basis but is available to a purchaser with vacant possession.



Floor plans for The Museum of the Isles
Illustration for identification purposes only.
Not to scale.
*As defined by RICS - Code of Measuring Practice.

Lot 2 - Forester's Cottage

About 0.23 acre/0.09 ha

Situated to the south of Armadale Castle and Stables and set back from the public road in a semi-wooded setting, this is an attractive traditional cottage which is constructed of rendered stone walls set under a pitched slate-covered roof. The cottage has been renovated in recent years to provide good quality holiday letting accommodation laid out over two floors. The cottage sits within a small enclosed garden with a car parking area to the front. The accommodation is as shown on the floor plans within these particulars of sale.

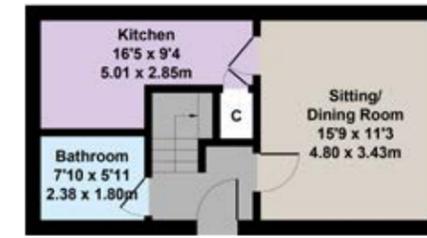
Floor plans for Forester's Cottage

Approximate Gross Internal Area*:

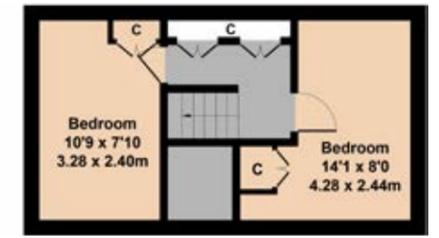
House: 624 sq ft / 58 sq m

Illustration for identification purposes only. Not to scale.

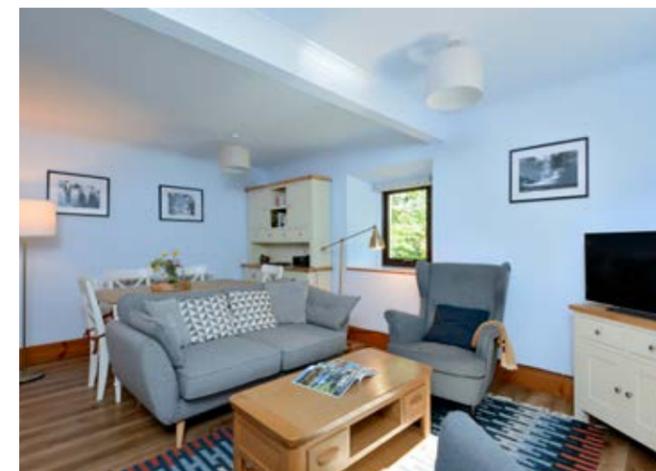
*As defined by RICS - Code of Measuring Practice.



Ground Floor



First Floor



Lot 3 – Armadale Cabins

About 9.79 acres/3.96 ha

Situated to the south of Armadale Castle and gardens, this lot combines six timber holiday cabins with a field of pasture and a copse of woodland on an elevated and gently sloping setting facing southeast with magnificent views. These cabins were originally constructed in the 1990s as holiday letting units to expand the commercial scope of the tourism facilities available at Armadale. They have proved extremely popular with high occupancy rates throughout the year and consistent repeat custom.

The cabins are named Antrim, Sleat, Glencoe, Keppoch, Glengarry and Clanranald after various septs of Clan Donald.

Each cabin is equipped for a relaxed, comfortable stay, with an open-plan living space that includes a kitchen and dining area, a bathroom, and bedrooms. Floor plans of each cabin are available on request from the selling agents.

Antrim and Sleat each have three bedrooms – a double, a twin, and a single – sleeping up to 5 guests.

Glencoe has three bedrooms – a king and two singles – sleeping up to 4 guests.

Glengarry is a ramped cabin with three bedrooms – a double and two singles – sleeping up to 4 guests.

Keppoch has two bedrooms – a double and a twin – sleeping up to 4 guests.

Clanranald has three bedrooms – a double and two singles – sleeping up to 4 guests.

Immediately in front of the lodges is an enclosed field of pasture of approximately 7 acres in extent. This may enable the purchaser to expand or develop the accommodation and tourism facilities within the site, subject to applying for and obtaining planning consent.

Summarised information about occupancy rates and recent annual letting income is available to keenly interested parties following their viewing.



Lot 4 – Armadale Woods and Ardvasar Workshop

About 78.99 acres/31.96 ha

Located at the southern end of the estate, and adjacent to the village of Ardvasar, this is an attractive block of mixed coniferous and deciduous woodland with considerable amenity appeal. Lying on a gentle slope with south-easterly aspect, there is vehicular access into this lot directly from the public road and also via the tracks leading through lots 3 and 5.

The compartments of woodland are of varying age and offer the combination of future income from thinning/harvesting plus considerable amenity, lifestyle and outdoor activity benefits.

The existing tracks are perfect for walking, mountain biking and riding/pony trekking and other forms of outdoor activity.

Included within this block is a workshop building comprising a pair of adjacent concrete sheds together with a self-contained storage shed. These buildings are accessed directly off the main road and may have various alternative uses, subject to applying for and obtaining planning consent.

Towards the southern end of this lot is an area of hard standing which is ideally suited to the development of a general purpose building, subject to satisfying permitted development rules or with appropriate planning consent.



Lot 5 – Keeper’s Cottage and Land
About 94.30 acres/38.16 ha

This lot provides a rare opportunity to acquire a former estate cottage (currently in an advanced state of dereliction and in need of comprehensive redevelopment/ replacement) together with an extensive area blending stands of mature mixed-species woodland with attractive open ground including wetlands, streams and some enclosed grazing.

With vehicular access via the track bounding the north side of Armadale Gardens, the site of the Victorian former gamekeeper’s cottage occupies an elevated position above Armadale with an exceptional outlook. Given its derelict state, the site provides the potential for the purchaser to develop a bespoke house to their own design (subject to planning) and thereby create a stunning small amenity and woodland estate on this setting.

Within this lot is a network of vehicular tracks (passable in a 4x4 only) whilst the western boundary with the adjoining South Sleat Estate is enclosed by a post and wire deer fence.

The combination of roe deer, woodcock and small ponds (which can be fed to attract wild duck) provides some traditional field sports opportunities.



Lot 6 – Armadale House
About 1.11 acres/0.45 ha

Situated adjoining the northern edge of Armadale Gardens with vehicular access via the private road forming the northern boundary of the gardens/lot 1, Armadale House is a most attractive two-storey traditional Victorian house constructed of stone walls set under pitched and slate covered roofs. Originally built as the head gardener’s house, the building has a 3-bay façade with features including pitched dormer windows and front porch.

With a south-easterly aspect, the house overlooks a spacious front garden of lawns and herbaceous beds with ample parking for several cars to the rear.

The house is currently occupied by seasonal staff as a licensed HMO (House of Multiple Occupancy) for five people. It has benefitted from recent modernisation and improvement works including contemporary kitchen and bathroom fittings.

The accommodation includes 5 bedrooms (of which 3 have en-suite facilities) and is laid out as shown on the floor plans within these particulars of sale.

Floor plans for Armadale House

Approximate Gross Internal Area*:

House: 2,345 sq ft / 217.85 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



Lot 7 – North Armadale Land and Woods

About 118.78 acres/48.07 ha

Located at the northern end of the estate and lying either side of the vehicular access track that leads through the heart of the estate, this is a block of good quality grazing ground and mixed-species amenity woodland lying immediately to the west of the A851 public road. With an easterly aspect and gently sloping from west to east, the land lies between sea level and about 120 metres above sea level.

This land is currently grazed as part of a Modern Limited Duration Tenancy covering part of the wider estate, which terminated in 2034. Situated within this lot is a small redundant agricultural building that may have potential for development subject to applying for and obtaining appropriate planning consents.



Additional Information

Travel directions

Postcode: IV45 8RS
What3words: ///pegs.grape.grasp

Viewing

Viewings for all lots are strictly by appointment with the selling agents: Strutt & Parker, Inverness 01463 719171
Strutt & Parker, Edinburgh 0131 226 2500

The whole estate and lot 1 can be viewed by prior arrangement and will be accompanied by a representative of the owners.

Viewings of lots 2, 3 and 6 will be at specifically designated times during each week due to their ongoing occupancy by holiday tenants and employees. Please contact the selling agents to establish the available viewing times for each of these lots.

Viewings of lots 4, 5 and 7 will be on an unaccompanied basis but by appointment with the selling agents only.

Local Authority

Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606.
www.highland.gov.uk

Designations/Listings

The estate is subject to the following designations:

- Armadale Castle (lot 1) – Grade B-Listed
- Bridge by Armadale Castle (lot 1) – Grade B-Listed
- Armadale Castle Laundry (lot 1) – Grade C-Listed
- Armadale Castle Stables (lot 1) – Grade A-Listed
- Armadale Gardens (lot 1) – Designated Landscape
- Shoreline (lots 1 and 7) – Inner Hebrides and Minches Special Area of Conservation.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Sporting Rights

The sporting rights are in hand.

Residential Schedule

Lot No	Property	Services	EPC Rating	Occupancy
1	Armadale Castle (Somerled Rooms)	Mains Water (MW); Mains Electricity (ME); Private Drainage (PD)	N/A	Vacant Possession (VP)
1	The Stables	MW; ME; Electric heating (EH); PD	D	VP
2	Forester’s Cottage	MW;ME;PD; EH	E	VP (currently let as holiday accommodation)
3	The Cabins	MW; ME; PD; EH	F	VP (currently let as holiday accommodation)
6	Armadale House	MW; ME; PD; EH	F	VP (currently occupied as staff accommodation under HMO Licence)

Moveables

The fitted carpets, curtains and white goods in the Stables (lot 1), Forester’s Cottage (lot 2), the Lodges (lot 3) and Armadale House (lot 6) are included in the sale.

The available moveable contents of the stables and shop (lot 1), Forester’s Cottage (lot 2), the cabins (lot 3) and Armadale House (lot 6) can be purchased at a separate and additional price. An inventory of these items will be prepared ahead of the closing date for offers.

The vehicles, machinery and equipment used in the operation and maintenance of Armadale Gardens and grounds (lot 1) are also available at a separate and additional price with an inventory available in advance of the closing date for offers.

Rights of Access and Title

The property will be sold with the benefit of, and subject to, all existing rights and burdens as recorded in the Title for the property.

In the event of the of the estate in lots, interested parties should note:

The solum of the private road forming the western boundary of lot 1 will be included in lot 1 with rights of vehicular access granted over the relevant sections of this road in favour of the purchasers of lots 2, 3, 4, 5, 6 and 7.

The purchasers of lots 4 and 5 will be granted a right of access over the vehicular track leading through lot 3.

Offers

Offers should be submitted in Scottish legal form to the selling agents, Strutt & Parker by email to:

Euan MacCrimmon:
euan.maccrimmon@struttandparker.com
or
Robert McCulloch:
robert.mcculloch@struttandparker.com

Prospective purchasers are advised to formally register their interest in writing with the selling agents following inspection.

Employees and Financial Information

Further information about the existing employees and the extent to which their employment may be transferred to the purchaser is available in confidence to seriously interested parties following both their viewing and registration of their interest in making an offer, subject to pre-offer due diligence investigations.

Summarised income/expenditure information based on the way in which the vendors have chosen to operate the commercial activities at Armadale Castle is available to seriously interested parties following their viewing and registration of their ongoing interest, subject to due diligence enquiries.

Additional Property for Sale

Prospective purchasers should note that vendors are offering for sale the adjoining 19,208-acre South Sleat Estate on an independent but simultaneous basis.

Further information is available from the selling agents or online. Furthermore, additional land owned by the vendors at Kilbeg village to the north of Armadale Castle will be offered for sale separately at a later date. More information about this land is available from the selling agents.

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.

It is highly recommended that interested parties in individual lots or the Property as a whole, formally note their interest to the selling agents in early course.

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.

Entry and Possession

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

Health and Safety

Interested parties when viewing should bear in mind the remote location of the property and also the terrain when viewing and prepare accordingly.

Solicitors

Brodies LLP, Clava House, Cradlehall Business Park, Inverness, IV2 5GH.
Tel: 01463 214390.
Email: emily.flett-grant@brodies.com

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.

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.

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 resale 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 resale 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 10 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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Over 50 offices across England and Scotland,
including Prime Central London

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