

THRIEPLY ESTATE
ANGUS, SCOTLAND



THRIEPLY ESTATE

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Dundee 9 miles. Perth 26 miles. Edinburgh 64 miles.

An exceptional residential estate

About 298.41 acres (120.76 ha)

Thriepley House – 4 reception rooms, 9 bedrooms

Fine gardens with exquisite terraces and sweeping lawns

Sunnyhall Farmhouse, Sunnyhall Cottage and Sunnyhall Steading

About 28 acres arable

About 51.25 acres permanent pasture

About 109.32 acres of woodland

2 lochs

For sale as a whole.

Further land and houses available separately.



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Barossa Place
PERTH
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59 George Street
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Savills, Edinburgh

Wemyss House
8 Wemyss Place
EDINBURGH
EH3 6DH

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Savills, London

33 Margaret Street
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W1G 0JD

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SITUATION

Thriepley Estate lies a short distance inland from Dundee on the east coast of Scotland and within about 65 miles of Edinburgh and Aberdeen and some 79 miles to Glasgow, the three principal cities of Scotland. All three cities can be accessed easily both by road and by rail from Dundee whilst the airport in Dundee provides regular services to London Stansted airport. The River Tay and the Carse of Gowrie lie to the south and the renowned farmland of Strathmore immediately to the north, with the Grampian Mountains beyond.

Dundee, known as the 'City of Discovery,' provides an excellent range of shops and professional services together with leisure facilities and the two universities of both Dundee and Abertay. Dundee is an established centre of excellence in education and life sciences. The waterfront is the home to RRS Discovery which was the last traditional wooden three masted ship to be built in Britain and took Robert Scott and Arnold Shackleton on their first successful journey to the Antarctic. The waterfront will be further enhanced with the addition of the new Victoria and

Albert Museum of Design which is due to open in 2018.

Nearby private schools include the High School of Dundee and St Leonards in St Andrews with further independent schools available in both Perthshire and Edinburgh. There is a primary school in Birkhill whilst secondary schools can be found in both Dundee and Monifieth.

Thriepley Estate is well positioned for a wide array for outdoor pursuits. Walking may be enjoyed both from the Sidlaw Hills and further afield in the Grampian and Cairngorm Mountains to the north. For the winter sport enthusiast the ski slopes at Glenshee are about 35 miles journey by car to the north. There are numerous golf courses within a comfortable distance of Thriepley including the championship courses of Carnoustie and St Andrews together with the local 18-hole course at Piperdam. Sailing can be enjoyed on the Tay Estuary and around the coast whilst shooting and stalking may be taken locally, as well as salmon fishing on the Rivers Tay, North Esk and South Esk.

DESCRIPTION

Thriepley Estate is situated on the southern side of the Sidlaw Hills with the principal house occupying an elevated position overlooking the Round Loch. Extending to some 298.41 acres (120.76 ha), the land includes immaculate and well-tended gardens and policies together with farmland, woodland and two lochs: Round Loch and Long Loch. Thriepley Estate is the core of the land formerly known

as Kinpurnie Estate which is renowned across Scotland as an outstanding high pheasant shoot. As a result, Thriepley Estate offers the opportunity of a pleasing shoot together with exciting duck flying on the ponds and some excellent roe deer stalking. In addition, fishing may be enjoyed on both Loch Long and the Round Loch. The carefully managed and maintained woodland on the estate extends to approximately 110.48 acres (44.70 ha) and provides wonderful amenity and privacy.



Thriepley House dates back to the 1800s and is an exquisite and extremely comfortable house. Originally a modest farmhouse, it has evolved into the magnificent principal estate residence of today with an attractive tower in the style of the Scottish architect, Robert Lorimer, forming a distinguishing feature.

Thriepley House:

There are four reception rooms, library, study, well-appointed kitchen and breakfast room on the ground floor. On the first floor are the master bedroom suite, four further double bedrooms, two bathrooms and a shower room, together with three bedrooms, sitting room, shower room and kitchenette which have been used as a wing for children. Within the tower are a further bedroom, bathroom and store.

The outbuildings, which form the east side of a gravelled courtyard, have been adapted to provide a suite of rooms for entertaining; a stunning orangery used as a dining room overlooks the immaculate Italianate gardens which have been meticulously planned and developed to create an ambience that one might enjoy in Continental Europe.

There is garaging for three cars, a laundry and a number of stores for fuel, garden and estate equipment. A traditional cottage has been converted to a guest annexe and provides two further bedrooms and bathrooms.







GARDENS

The gardens at Thriepley are a particularly fine and notable feature. The exquisite terraced gardens to the rear of Thriepley House have been created over the last 20 years and must rank amongst the finest in Scotland. The three tiers of terraces draw on a wide spectrum of design influence. The garden design involved huge personal input from the owner with ideas and designs which were then formalised with the aid of an artist and an architect. The result is a formal, yet relaxing outdoor space, where water, in the form of rills and fountains, is a keynote. Described in an article by Caroline Beck in *House and Garden* (June 2013) as an “amalgam of Italian and Moorish design – a sort of melange of the great gardens of the Medici and the Alhambra in Granada”, it also possesses elements drawn from the Taj Mahal and Versailles Palace. One area, outside the orangery, has been designed for outdoor entertaining, with a charming “sitooterie” on the top tier of the garden where the lawn can accommodate a marquee for larger gatherings. Lying

immediately to the front of Thriepley House is a terrace, leading on to an extensive sweeping lawn down to the Round Loch. The gardens are bounded by a fine collection of deciduous trees with a gravelled drive to the south.

ROUND LOCH AND LONG LOCH

Lying immediately to the west of Thriepley House is the Round Loch, with the Long Loch lying beyond Sunnyhall Farmhouse and reached over an attractive woodland track. Both lochs are a haven to a variety of wildlife and other water birds. They can bring an exciting sporting opportunity and also charming places to enjoy the flora and fauna. A fishing syndicate, believed to be one of the oldest in Scotland, has an annual lease of the Long Loch and Round Loch. The owner of Thriepley Estate has a separate boat house on Long Loch and reserves a boat for his own and his guests' use.







Sunnyhall Farmhouse



Sunnyhall Cottage

SUNNYHALL FARMHOUSE

Sunnyhall Farmhouse enjoys a private position to the west of Thripley House. It has a painted and harled exterior lying under a slated roof and enjoys a southerly aspect. It is currently vacant. The accommodation, over two floors, comprises:
 Ground Floor: Hall. Kitchen. Sitting Room. Utility Room.
 First Floor: Three Bedrooms. Bathroom.
 There is an enclosed garden with a useful range of outbuildings.

SUNNYHALL COTTAGE

Sunnyhall Cottage lies to the north west of the farmhouse, in an elevated position, overlooking the estate. It is currently occupied by the Head Gardener under a service occupancy.

The accommodation, over a single storey, comprises: Kitchen. Sitting Room. Dining Area. Three Bedrooms. Bathroom. There is an enclosed garden to the east of the cottage and to the west a former bothy and traditional range of kennels.

SUNNYHALL STEADING

Planning permission has been granted for the conversion of the steading to the rear of Sunnyhall Farmhouse and two further traditional stone buildings to the south of the farmhouse to form three dwellings. Further details are available on the Angus Council website (ref: 13/00585/FULL). The development site at Sunnyhall is subject to Section 75 obligations to pay £3,000 per house for primary school improvements, if the relevant primary school for the catchment is at 80% capacity or more when the development commences.

THE LAND

The farmland extends to approximately 79.25 acres (32.07 ha) in total and can be analysed as follows:

2015 Cropping

Arable/Temporary Grass	28 acres (11.33 ha)
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Most of the farmland is currently let on grazing and cropping leases until the end of October 2015.



SERVICES, COUNCIL TAX, ENERGY PERFORMANCE CERTIFICATE AND POSTCODE

All dwellings are serviced by mains water, private drainage and mains electricity.

Property	Heating	Council Tax Banding	EPC Rating	Postcode
Thripley House	Oil	H	F	DD2 5PA
Sunnyhall Farmhouse	LPG	E	F	DD2 5NZ
Sunnyhall Cottage	Oil	D	F	DD2 5NZ

SOLICITOR

Murray Beith Murray
3 Glenfinlas Street,
Edinburgh EH3 6AQ

Tel 0131 225 1200

DIRECTIONS

From Dundee take the A923 road for Coupar Angus and on entering Muirhead turn right onto the B954 road signposted for Alyth. After approximately 3 miles turn left onto the minor road opposite the small bus shelter and the entrance to Thriepley House will be reached in approximately one mile.

SCOTTISH RURAL DEVELOPMENT PROGRAMME SCHEME

The seller has entered into three grant schemes under the Scottish Rural Development Programme which include Water Margins for Reduced Diffuse Pollution and Open Grazed or Wet Grassland for Wildlife, which continue until 2017. The third option, Control of Grey Squirrels, is due to expire in October 2016.

BASIC PAYMENT ENTITLEMENT

For the avoidance of doubt there are no single farm payment entitlements included in the sale. However, the entitlements are available to a purchaser by separate valuation. All of the farm land is registered for IACS purposes.



ENVIRONMENTAL STIPULATIONS

Thriepley Estate falls within the Fife and Strathmore Nitrate Vulnerable Zone.

There are two sites of Special Scientific Interest (SSSI) within Thriepley Estate. They are Round Loch and Long Loch. There is an area of woodland, designated as Ancient Woodland by Scottish Natural Heritage, lying to the east of Long Loch. Further details are available from the selling agents or the Scottish Natural Heritage website.

FORESTRY

Thriepley Estate was formerly part of Kinpurnie Estate, for which there is a 20 year Long Term Forest Plan (LTFP). The owners of Thriepley Estate will have the option to adopt the part of the LTFP that relates to Thriepley Estate woodlands.

LOCAL AUTHORITY

Angus Council
Angus House
Orchard Bank Business Park
Forfar
DD8 1AX
Tel 08452 777 778
Fax 01307 466 183

FIXTURE AND FITTINGS

The following items are specifically excluded from the sale of Thriepley Estate:-

1. The contents, including the moveable light fittings, of Thriepley House.
2. The garden ornaments and garden statutory.
3. The fireplaces in the drawing room, dining room and sitting room (with Bow Front), found on the ground floor of Thriepley House, as they are family heirlooms. However they will be replaced with equivalents, to be decided with the purchaser.

Some of the light fittings, garden ornaments and garden statutory may be available by separate negotiation.

TIMBER

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

MINERALS

The mineral rights are included in the sale in so far as they are 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 roe stalking is currently let until 31st March 2017

SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND STATUTORY PUBLIC AND OTHER ACCESS RIGHTS

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. 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 following their solicitors' examination of the title deeds.

If the property is sold in lots appropriate rights of access, servitude and wayleave will be granted and reserved as appropriate.

EMPLOYEES

The purchaser will be obliged to continue the employment of the estate staff. The members of staff currently employed by the estate will TUPE across at date of entry. Further details of the employees and their terms and conditions will be made available following a note of interest.

TENURE

Some of the land at Thriepley Estate has been let on seasonal grazing agreements. Vacant possession of this land will be available from the end of 2015.

INGOING VALUATION

The purchaser(s) of Thriepley Estate may in addition to the purchase price, take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) any estate equipment to be agreed between the parties.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

ENTRY

Entry to Thriepley Estate will be mutual agreement.

OFFERS

Offers in Scottish Legal Form are to be submitted to the selling agent. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

VAT

The property is subject to an election to waive exemption. The asking price indicated excludes VAT, which will be payable in addition to the purchase price where applicable. However, please note that the sale will not automatically be subject to VAT. This will depend on the relevant circumstances at the time of the sale and we recommend that further advice is taken. Further details are available from the selling agents upon request.

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents, CKD Galbraith & Savills.

HEALTH AND 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, farmland and lochs.

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. A closing date may be fixed. Prospective purchasers, who have notified their interest through lawyers to CKD Galbraith or Savills, 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. Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith LLP, Lynedoch House, Barossa Place, Perth. Tel: 01738 451111 Fax: 01738 451900 Email: perth@ckdgalbraith.co.uk or Savills, Wemyss House, 8 Wemyss Place, Edinburgh. Tel: 0131 247 3720 Email: edinburghrural@savills.com 6. Photographs taken in 2013 and 2014 7. Particulars prepared March 2015

Thripley House, DD2 5PA

Gross internal area (approx)

1069.00 sq.m (11507 sq.ft)
(Including Garages & Stores)

Out Building

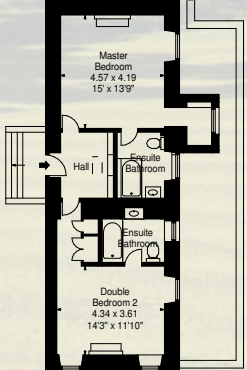
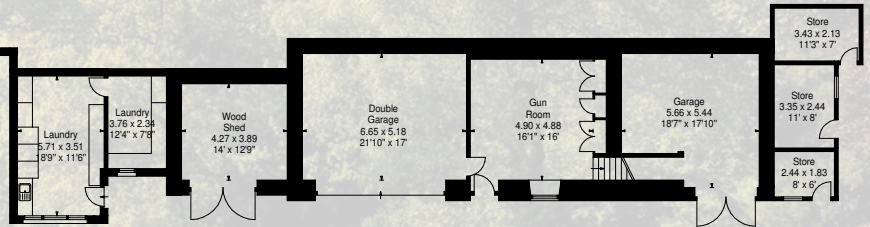
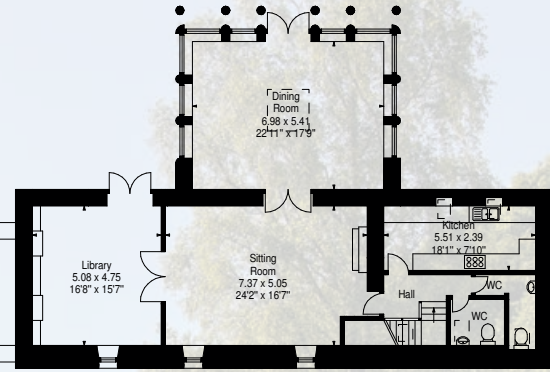
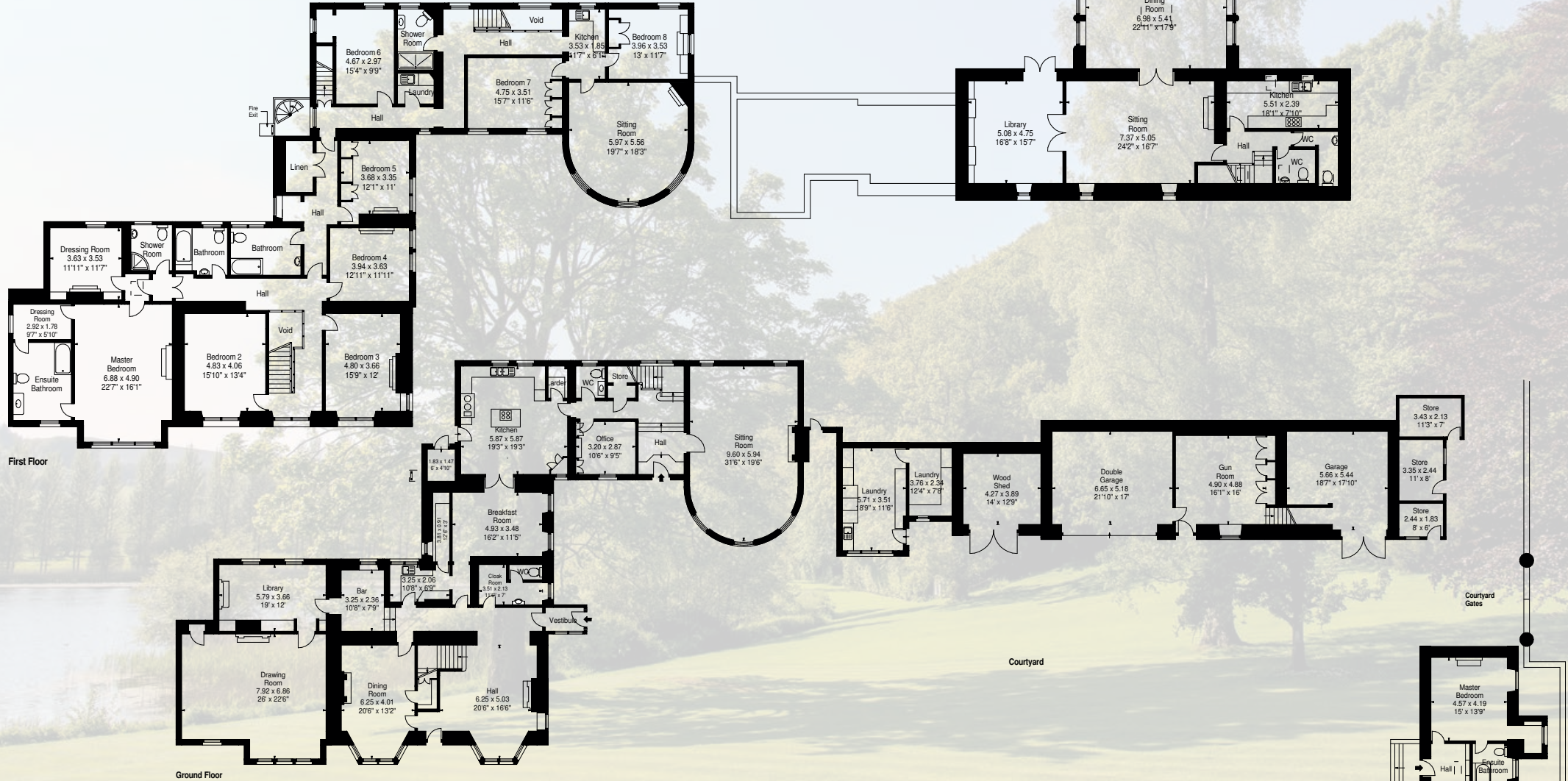
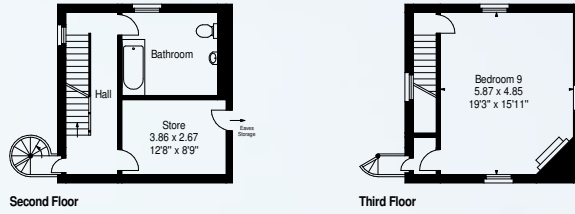
Gross internal area (approx)

62.99 sq.m (678 sq.ft)

For Identification Only. Not To Scale.
© Square Foot Media.

Key :

CH - Ceiling Height



Courtyard Gates

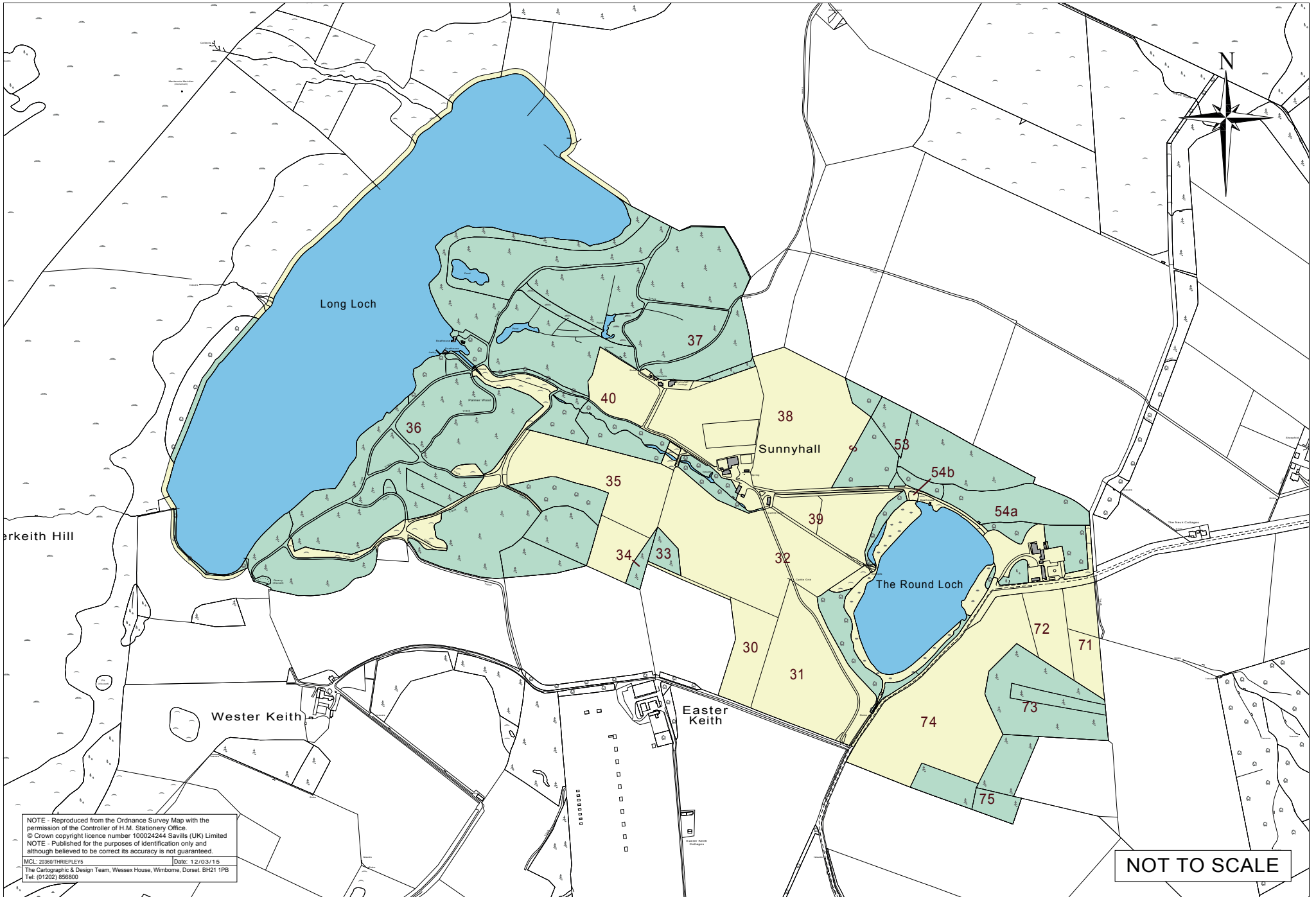
Courtyard

Ground Floor

First Floor

Second Floor

Third Floor



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 The Cartographic & Design Team, Wessex House, Wimborne, Dorset, BH21 1PB
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