

CROMLIX ESTATE



DUNBLANE • STIRLINGSHIRE



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Gleneagles 15 miles, Stirling 11 miles, Glasgow 37 miles, Edinburgh 47 miles
(all distances approximate)

A secluded rural estate in the heart of Scotland with potential
for forestry, renewable energy and residential development

A traditional estate lodge with four reception rooms, six bedrooms and three bathrooms

Mature gardens including a tennis court, overlooking a stunning loch with a boathouse

Portfolio of four residential properties with further development potential, subject to planning consents

Range of traditional and modern farm buildings

Permanent pasture, hill ground, amenity woodland and commercial forestry, with scope for further afforestation

Three trout fishing lochs, duck flighting and rough and driven shooting

Single bank trout fishing on two miles of the Allan Water available in addition

**ABOUT 1,346 ACRES (545 HECTARES) IN TOTAL
FOR SALE AS A WHOLE OR IN THREE LOTS**



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Wemyss House, 8 Wemyss
Place
Edinburgh EH3 6DH
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Perthshire PH2 9HL
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SITUATION

Located within central Scotland, Cromlix Estate offers an escape from urban life. It is situated in Stirlingshire, immediately west of the boundary between Stirling County and Perth & Kinross.

The estate's diverse topography ranges from the tranquil valley of the Allan Water to rolling in-bye pastures dotted with fishing lochs, to south facing and gently sloping uplands. The Braes of Cromlix and Braes of Doune serve as a stunning backdrop.

Despite its seclusion, Cromlix enjoys excellent connectivity, a unique advantage of its central-belt location. The A9 road (3 miles south) provides access to the cities of Stirling and Perth, and to both Glasgow (37 miles) and Edinburgh (47 miles). Dunblane's rail services connect to Glasgow, Edinburgh, and the north, and on weekdays the Caledonian Sleeper service calls at Dunblane. Nearby airports (Dundee, Edinburgh and Glasgow) ensure convenient travel within the UK, to Europe and beyond. Additionally, Perth boasts an airport for private and business aircraft.

On the doorstep of the estate lies the opulent five-star Cromlix Hotel and Spa, owned by Sir Andy Murray. It offers an award-winning restaurant and recreation in the form of tennis and pickleball.

For the outdoor enthusiast both Stirlingshire and Perthshire offer abundant opportunities to explore the great outdoors, including hiking and cycling across a multitude of trails in the local hills. At the world-famous Gleneagles golf resort (13 miles), three of Scotland's finest golf courses can be enjoyed, which in recent years have hosted The Ryder and Solheim Cups.

The surrounding area offers fishing opportunities such as salmon fishing on the River Teith or fly fishing for rainbow and brown trout on the Lake of Menteith. With an array of lochs in the vicinity, including those within Loch Lomond and the Trossachs National Park, water sports are available.

The cities of Edinburgh, Glasgow, Stirling, Dundee and Perth, all within easy reach, offer a wide selection of professional services, shops, cultural and leisure facilities. Perth is home to Scotland's most northerly racecourse nestled in the parklands of Scone Palace. In addition, in June Scone Estate hosts the annual Game and Wildlife Conservation Trust (GWCT) Scottish Game Fair, the country's top country sports event.

Within a 25 mile radius there are a number of options for private schooling including Dollar Academy, Strathallan School, Glenalmond College and Morrison's Academy. For younger children Craigclowan School and Nursery and Ardvreck School offer schooling for ages three to thirteen.



DESCRIPTION

Cromlix Estate is a well-rounded estate set in a private position surrounded by stunning countryside. It consists of residential, agricultural, forestry and sporting aspects, with scope for renewable development and to expand the residential and forestry portfolio. The estate has been enjoyed and owned by the Eden Family and their ancestors, the Hay-Drummonds, since the 1500s.

The estate encompasses 1,346 acres (545 hectares) and is centred around Cromlix Lodge. This cherished family home is set amongst stunning gardens which feature a tennis court, picturesque loch and a charming boathouse.

A short distance from the lodge is a terrace of two residential properties and an adjoining workshop/store. To the east, at Cromlix Home Farm, Home Farm Cottage and Poultry Cottage complete the residential portfolio. Adjacent is a modest range of both modern and traditional farm buildings, which provide livestock housing, stabling and versatile storage to support estate and farming operations.

The land at Cromlix is used for a mixture of livestock farming, forestry and sport. It rises from circa 90 metres at the Allan Water to 250 metres above sea level. The terrain is scattered with four lochs (three for fishing) and various burns including the Bracklin Burn and Lodge Burn. The land comprises permanent pasture, rough grazings and woodland. For agriculture, the land is classified by the James Hutton Institute as class 3.2 to 5.3, well suited for producing grass leys and improved pastures. Approximately 1,074 acres (435 hectares) of farmland is let on a seasonal basis.

With regards to forestry, most of the land is classed as grade F3 according to the National Land Capability for Afforestation. This signifies the potential to expand commercial conifer crops and broadleaved amenity woodlands, whilst having potential to sequester significant volumes of carbon.

The combination of forestry and open ground, coupled with the gently sloping and rolling nature of the landscape is well suited for an estate shoot. A small shooting syndicate has been run across the estate by the family for last 18 years. Typically, around 800 birds are put down and reared, supplying shoot days of up to 50 birds. As well as game shooting, there is potential for roe and red deer stalking throughout the estate.

In addition to agriculture, forestry and sport, the land may have potential to generate renewable energy through solar power production, given the proximity to the national grid.

Cromlix Estate is available as a whole or in three lots. To the north of the estate lies an area known as 'Braes of Cromlix' extending to 1,253 acres (507 hectares). It is owned by the vendors but excluded from the sale.



HISTORICAL NOTE

Cromlix Estate, dating back to the 1500s, derives its name from “Cromlech,” a standing stone, or “Crom leac,” meaning “curved hillside.” The estate has been owned by the Chisholm family for over 500 years. Edmund Chisholm, the first owner, arrived in Perthshire in the early 15th century and was knighted. His son, James, succeeded him and contributed significantly to Dunblane Cathedral until 1527. James was followed by his half-brother, William Chisholm I, known as the “robber bishop,” and later by his nephew, William Chisholm II, nominated by Mary Queen of Scots.

The estate’s notable events include the marriage of Jean Chisholm to James Drummond, linking Cromlix with Innerpeffray until the early 20th century. Bishop Robert Hay Drummond established Scotland’s first free public library at Innerpeffray.

In the 1800s, Cromlix was famed for its healing mineral water. The estate passed to the Hay-Drummonds in 1739. A fire in the late 19th century destroyed the main house, which was rebuilt in 1880. Evelyn Hay Drummond of Cromlix became Lady Auckland in 1925 after marrying Terence Eden, the 8th Baron of Auckland. Passionate about country sports, she was internationally known for her work in gun dog field trials, and regularly hosted the Scottish Field Trial Championships at Cromlix Estate. During the World Wars, much of Cromlix’s woodland was felled, but replanting occurred in the 1950s-70s. The Hay-Drummonds maintained the estate until 1971.

Today, Cromlix House operates as a hotel under third party ownership, and the remaining estate, including Cromlix Lodge, is being offered for sale.

LOT 1 – CROMLIX LODGE AND HOME FARM

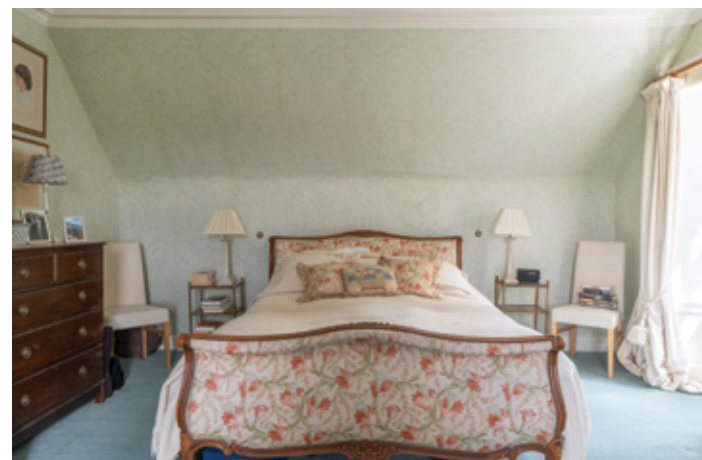
(approx. 531 acres/215 hectares)

Cromlix Lodge

Cromlix Lodge, a Victorian estate lodge dating back to the 1880s, is surrounded by stunning gardens, sheltered by woodland on three sides. To the south the vistas unfold across the rolling pastures of Cromlix Estate, to woodlands beyond and towards the distant Gargunnock Hills. The lodge is accessed via a private tar and stone road which winds through the estate before arriving at the lodge.

The gardens feature expansive, well-kept lawns, trees, hedgerows, raised beds, and an array of plants and shrubs. The lawn and patio by the Lodge Loch, which is a haven for wildlife, is a tranquil spot for outdoor dining and relaxation. Completing the garden is a tennis court, a boathouse and a sun-house.





Internally the house offers comfortable, well-presented accommodation across two storeys. There are four reception rooms, six bedrooms and three bathrooms as detailed on the associated floor plans. On the ground floor a porch leads to the entrance hall off which a cloakroom is immediately accessed. The original reception rooms – the drawing room and formal dining room – flank the main hall, each benefiting from dual aspects and working fires. Passing a large boot room and store you reach the snug which adjoins a large dining kitchen, featuring an oil-fired AGA and pantry. The snug leads to the rear hall where the boiler room and a WC are located. The ground floor culminates in the garden room – an expansive open-plan space spanning the width of the house added in 2016 – complete with underfloor heating, a wood-burning stove, and captivating garden views.

Ascending the staircase in the main hall, the first landing leads to four double bedrooms and three bathrooms (one accessible via a separate staircase and linking to the principal bedroom). Continuing upward you reach the principal bedroom, the sixth bedroom and a dressing room.

The lodge combines traditional stone construction with a modern flat roof extension, designed for future expansion of a second storey. Plumbing infrastructure has been installed to allow for potential geothermal heating sourced from the Lodge loch.



The Residential Portfolio

There are four dwellings located on the estate. Laundry Cottages No. 1 and 2 are located a short distance from the lodge. The remaining two dwellings, Poultry Cottage and Home Farm Cottage are located at Cromlix Home Farm.

Laundry Cottages

These two-storey dwellings were once the laundry for Cromlix House (now Cromlix Hotel). Laundry Cottage No. 1 features a kitchen, sitting room, shower room and a bedroom. Laundry Cottage No. 2 is larger, incorporating a kitchen, sitting room, utility, bathroom, shower room and three bedrooms. A shared and well-maintained garden is located in front, and nearby there is an outdoor horse-riding arena with a sand surface. Additionally, a concrete hard standing could accommodate stables, subject to necessary planning consents. Alongside the cottages is a small range of traditional buildings used for general storage. These buildings, along with part of the terrace used as a workshop/store, hold potential for conversion into additional residential dwellings or stabling, pending planning approvals.

Poultry Cottage and Home Farm Cottage

A branch from the main estate drive leads to Cromlix Home Farm. Poultry Cottage is located to the east of the track and comprises a traditional two storey house constructed of stone under a slate roof featuring dormer windows and a small single storey porch. The accommodation includes a dining kitchen, utility, sitting room, office, bathroom and three bedrooms. It has a private garden located to the front and the rear.

Beside Cromlix Home Farm Steading, Home Farm Cottage enjoys an elevated position. Constructed of stone under a pitched slate roof, featuring dormer windows, it has been enhanced with a single storey lean-to extension to the north. The accommodation comprises a dining kitchen, utility, office, sitting room, two bedrooms and a bathroom. An enclosed garden laid to lawn is located to the front of the house. Next to the cottage is a traditional building housing the farm office and stabling including four loose boxes.

Farm Buildings

The buildings at Cromlix Home Farm include an ATCOST concrete frame shed with an adjoining lean-to, corrugated cladding and roofing, which is used to house livestock. Cattle handling facilities are incorporated and feed-bins are conveniently located to the west of the shed. In addition, there are a number of outbuildings used for general purpose storage and an area of hard standing used for storing bales.





Land and Forestry

The land within Lot 1 includes a mixture of permanent pasture, rough grazings, woodland blocks and shelter belts and four lochs. The grazings are let under a seasonal licence which also extends into Lot 2 and 3. There is opportunity to continue farming whilst establishing woodland on the agricultural land and around the lochs for timber production, biodiversity and to enhance the landscape.

The land is easily accessed via the estate drive which extends to forestry located to the north of Cromlix Estate (outwith the vendors' ownership). The road is well maintained and has been recently upgraded in part. There is another road which loops around Cromlix Home Farm and another which runs from the drive to the very south of the estate allowing for easy access to the land and properties, and extraction of future forestry. Moreover, good tracks lead to each of Cullings, Jack Shand Loch and Keepers Loch.

Sporting

Further to the small shoot, which is run across the whole of Cromlix Estate, Lot 1 features four charming lochs. Notably, Cullings Loch and Keepers Loch are fished and stocked with diverse trout species - natural brown, blue, rainbow and tiger trout. They are fished by a small fishing syndicate and Cromlix Hotel guests, while the estate retains fishing privileges. These lochs also offer fantastic opportunities for duck flighting.



LOT 2 – MUCKLE HILL

(approx. 578 acres/234 hectares)

Muckle Hill holds great potential for large scale afforestation. Surveys have been completed with the intention of submitting a Forestry Grant Scheme application later this year for the bare land within Lots 2 and 3, amounting to a potential woodland establishment area of 598 acres/243 hectares, subject to approval.

The land has a good range of mineral based soils, and some peatland which is excluded from the application and will be left as open habitat and as a carbon store. Alternatively, the land could continue to be grazed by renewing the current grazing licence, allowing the purchaser time to consider future land use options whilst awaiting approval for woodland creation.

Lot 2's northern boundary follows the Muckle Burn and is enclosed by stock and deer fences (in varying condition). Access to the land is via the shared estate/forest access, recently upgraded for third party timber extraction. The land provides excellent potential for woodland expansion on the primarily mineral based soils.

In addition, this lot provides untapped potential for renewable energy production including solar and wind power.

LOT 3 – BRACKLIN HILL

(approx. 237 acres/96 hectares)

Bracklin Hill has a diverse range of land uses, currently supporting livestock, yet prime for woodland creation. It neighbours Drummond Wood, an established commercial forest planted in two phases with, predominantly, Sitka spruce, covering approximately 72 acres / 29 hectares, with the lower section planted in 1996 and the upper section replanted in 2001 post-harvest.

Adjacent to the woodland is fertile farmland let under the same grazing licence as the other lots. Access into Lot 3 is excellent with the main access road providing a direct link through the estate with a track leading west onto the farmland.



AVAILABLE IN ADDITION

Excluded from the sale but available by separate negotiation is 2 miles of single bank trout fishing. The section of the Allan Water begins across the county border in Perthshire, passes the hamlet of Kinbuck and ends at the village of Ashfield. The fishings are currently let to the Allan Water Angling Improvement Association (AWAIA) and the estate retains two rods.

OWNED BUT EXCLUDED

The following is owned by the vendors but excluded from the sale of Cromlix Estate:

Braes of Cromlix, including a derelict property known as Hill House, extending to 1,253 acres/ 507 acres situated to the north of the estate (shown hatched on the sale plan).

EXCLUSIONS

Milldam House, 5 Cromlix Home Farm Cottage and Gamekeepers Cottage are not owned by the vendors and therefore do not form part of the sale of the estate.

GENERAL REMARKS & INFORMATION

Viewing

Strictly by appointment with Savills – 0131 247 3720 or LANDFOR – 07444 559 510. Given the potential hazards of a rural property, we request you take care when viewing the property, especially around Cromlix Home Farm and the lochs.

Directions

From Edinburgh and Glasgow take the M9 towards Stirling. The motorway bypasses Stirling and Dunblane. Take the exit signposted for Dunblane/Kinbuck onto the B8033. Turn right at the T junction for Kinbuck and follow the road through the hamlet. Continue over the bridge, the estate drive is the first left signposted Cromlix Lodge and Cromlix Home Farm. Follow the road and take the first right hand turn (straight). Take the first left through the gate piers and follow the road for almost a mile. You will arrive at Cromlix Lodge on your righthand side.

For sat nav purposes the postcode is FK15 9JT

what3words - ///romance.musically.crusted

Entry and Possession

Vacant possession will be given by arrangement on entry, subject to any existing agricultural and residential leases.

Fixtures & Fittings

All fitted carpets, curtains, light fittings and white goods within the lodge are included in the sale. Some of the equipment/machinery at Cromlix Lodge may be available by separate negotiation.

Planning

Planning permission (APP/23/00120/FUL) has been granted at Cromlix Hotel in August 2023 for the erection of nine woodland cabins for additional guest accommodation within the woodlands surrounding the House Loch. We understand that four of the nine are currently planned..

Timber and Mineral Rights

In so far as they are owned, timber (standing and fallen), and mineral rights are in hand.

Architectural, Environmental & Historical Designations

There are two scheduled monuments on the areas being sold. A Hut Circle within Lot 2 and a Long Cairn within Lot 3, identified on the sales plan.

There are some areas of ancient (long established) woodlands within Lot 1 and Lot 3.

Sporting Rights

The sporting rights are in hand and included in the sale. The estate currently exempt from paying sporting rates due to Small Business Relief.



Schedule of Residential Properties

Property	Occupancy	Services	Council Tax Band	EPC Rating
Cromlix Lodge	Owner Occupied	Private water, mains electricity, oil fired central heating and AGA, private drainage, and septic tank.	H	D
Laundry Cottage No 1	PRT	Private water, mains electricity, electric storage heaters, private drainage, and septic tank	E	E
Laundry Cottage No 2	VP	Private water, mains electricity, oil fired central heating, private drainage, and septic tank	D	F
Home Farm Cottage	PRT	Private water, mains electricity, oil fired central heating, private drainage, and septic tank	E	F
Poultry Cottage	SAT	Private water, mains electricity, oil fired central heating, private drainage, and septic tank	F	E

VP = Vacant Possession | SAT = Short Assured Tenancy | PRT = Private Residential Tenancy | EPC = Energy Performance Certificate

All residential properties across the estate have the necessary U.V water filters, and Electrical Installation Condition Reports (EICRs).

Local Authority

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET.
Tel: 01785 404040.

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 owners of Cromlix House Hotel, The Square, Mill Dam, No. 5 Home Farm Cottage and Gamekeepers Cottage have a right of access over the main track to their properties.

In addition, third parties have a right of access over the route to Castlewood Forest and Muckle Wood to the north of Lot 2. Maintenance is shared according to user.

A water supply for Gamekeepers Cottage, and a back up water supply for Cromlix House Hotel and The Square, is located within Cromlix Estate. A no planting zone is proposed around the collecting tank and water pipe for this supply. Further information is available from the selling agents.

There is a spring fed water supply located within the lower half of Lot 2 providing a private water supply for Cromlix Home Farm (Lot 1). Servitude rights in favour of the purchaser of Lot 1 will be reserved. The purchaser shall not be permitted to plant trees, shrubs or other plants within this area which may interfere with or disturb the water supply serving Cromlix Home Farm. A no

planting zone extends 10 metres on either side (total 20 metres) of the existing water supply sources and pipeline.

There are two gas pipelines in connection with the Kirriemuir to Bathgate route which cross Cromlix Estate. One crosses Lot 1 only in the south-east corner of the estate and the other crosses Lot 1 and 2 to the north of Home Farm and east of Cromlix Lodge.

The overhead Beaully to Denny power line crosses a corner of the estate on the eastern boundary. This is due to be upgraded by SSE and access will be required over the land immediately surrounding the power line.

In addition, the Seller will grant the purchaser(s) of each lot a right of access for all purposes over the routes shown on the sale plan and as described as follows:

Lot 1 – A servitude right of access, for all purposes, will be granted over the estate access road between points A1-A4 including the right to upgrade this route.

Lot 2 – A servitude right of access for all purposes will be granted between points A1-A9 including ownership of the solum of the access road between points A7-A8 within Lot 2. This includes a right to build a new access into Lot 2 in the vicinity of point A5.

Lot 3 – A servitude right of access for all purposes will be granted between points A1-A6.

Maintenance of these routes will be shared according to user.



The Seller will reserve the right to widen the central estate access road through Lots 1 & 3 between points A1-A6 by up to 5 metres on either side of the existing road formation and to straighten the corner next to point A5 for access to Hill House and Braes of Cromlix. Maintenance will be shared according to user.

The Seller will also reserve a right to lay service cables within the widened road corridor (A1-A6) and compensation for any loss of timber crop or damage will be payable to the owner and calculated using market rates at that time.

The seller will retain a right of access across a 25 metre wide strip running from the main drive at A2, along the track to the south of the estate which runs between Jack Shand Loch and Keepers Loch.

Offers

Offers in Scottish Legal Form are to be submitted to the joint selling agents, Savills, 8 Wemyss House, Wemyss Place, Edinburgh, EH3 6DH and LANDFOR, Glenearn Farmhouse, Bridge of Earn, Perthshire PH2 9HL. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the joint selling agents following inspection.

Potential Timber Haulage Routes

The B8033 public road between Braco and Kinbuck provides access to the estate and is suitable for timber haulage in an easterly direction to Braco and then on to the A9 trunk

road. There is a short section of public road classified as a consultation route which links the B8033 with a shared private access road, as shown on the sale plan.

Clawback

The sale is subject to a clawback agreement in favour of the seller in respect of any future renewable energy development (being wind, hydro, solar or other) on Lots 2 and 3. The agreement will require the relevant purchaser to pay 25% of the income derived from any such renewable energy development for a period of 25 years from the date of sale. A first ranking standard security in favour of the Seller on Lots 2 and 3 will be required.

Solicitors

Gillespie Macandrew, 5 Atholl Crescent, Edinburgh, EH3 8EJ.
T: 0131 225 1677 E: Lorna.Balfour@gillespiemacandrew.co.uk

Forestry Grant Scheme

There is Scottish Government support for woodland expansion with a range of grants available to encourage the establishment of new woodland. Cromlix has excellent potential for new woodland creation on a significant scale, subject to approval, which is expected to be supported by the Scottish Government in helping to meet their woodland expansion targets.

Outstanding Forestry Obligations

A shelterbelt within Lot 1 was felled under a previous forestry scheme and the replanting obligation remains on 11.30 acres /

4.60 hectares of the land. The purchaser will be expected to take on this obligation to replant this area or an equivalent area on the estate, as part of a transfer of obligations.

Woodland Carbon Code

This voluntary scheme provides an excellent opportunity for landowners to register and validate new woodland creation projects to generate tradeable carbon units from the sequestration of atmospheric carbon. Subject to Woodland Carbon Code (WCC) approval.

Scottish Forestry

Perth & Argyll Conservancy, Upper Battleby, Redgorton, Perth, PH1 3EN.

Tel: 0300 067 6005. E-mail: panda.cons@forestry.gov.scot

Reservoir

Cullings Loch is classed as a reservoir under the Reservoirs (Scotland) Act 2011.

Scottish Government Agriculture and Rural Economy

Strathearn House, Broxden Business Park, Lamberkine, Drive, Perth, PH1 1RX.

Tel: 0300 244 5400.E-mail: SGRPID.perth@gov.scot

Note to Purchaser

A small area of Himalayan Balsam has been identified at Cromlix Lodge, for further information contact the selling agents.



IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and neither Savills nor Landfor have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken in July 2022 and July 2024. DF42609

STIPULATIONS

Deposit

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas, and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and 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.

Purchasers

Any offer by a purchaser(s) must be accompanied by proof of funds or a guarantee from a bank which is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.



