

KINNAIRD ESTATE

By Dunkeld, Perthshire

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ONCE IN A GENERATION...



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KINNAIRD ESTATE

By Dunkeld, Perthshire

Lot 1 – Kinnaird House (About 37.29 Acres)

Kinnaird House – 8 principal bedroom suites and 6 reception rooms ♦ Fine formal gardens and mature wooded policies, tennis court
2 holiday cottages, 2 further houses, estate office and traditional estate yard

Hilltop House – successful HMO short term lettings business ♦ 4.83 acre paddock and 22.11 acres of mixed woodland

Lot 2 – Milton of Kinraigie and Craignisq (About 5,711.57 Acres)

An extremely diverse estate of repute and great beauty, offering some of the finest sporting in Scotland ♦ An attractive 2 bedroom farmhouse with traditional steading and 2 further cottages ♦ A well-known, first class established pheasant and partridge shoot including duck flighting ponds ♦ Red, Roe and Fallow deer stalking, walked up grouse shooting and rough shooting ♦ 432.00 acres rough grazing and 3,967.67 acres hill ♦ 3 hill lochs with 2 bothies and exciting brown trout and pike fishing ♦ In-hand farm with modern farm buildings, 107.68 acres arable and 187.38 acres pasture ♦ 844.57 acres of commercial and mixed woodland

Lot 3 – Balmacneil House (About 8.48 Acres)

A comfortable, family house – 7 bedrooms and 4 reception rooms ♦ 3 bedroom integral cottage ♦ Range of outbuildings, attractive formal gardens

Ferry Cottage – a charming 2 bedroom cottage in a private riverside setting

Lot 4 – Balmacneil Farm (About 164.16 Acres)

A livestock farming unit including a 2 bedroom farmhouse and a 2 bedroom bungalow ♦ Range of traditional and modern farm buildings

Land consisting of 44.95 acres arable, 63.96 acres permanent pasture, 7.57 acres rough grazing and 44.44 acres amenity woodland

Lot 5 – Balnamuir Farm (About 113.85 Acres)

A compact stock and arable farm with a 4 bedroom farmhouse and a 1 bedroom cottage in need of renovation ♦ Range of traditional and modern farm buildings

Land consisting of 83.20 acres arable, 17.22 acres pasture and 6.17 acres amenity woodland

Lot 6 – Upper and Lower Kinnaird Fishings (About 192.02 Acres)

One of the most renowned fly fishing beats on the middle-Tay including part of the river Tummel ♦ Lower Kinnaird Fishings – 2 miles of double bank fishing with 12 pools and fishing hut ♦ Upper Kinnaird Fishings – 2 miles of double and single bank fishing with 10 pools and fishing hut

Ghillie's cottage and 2 former cottages with potential to create a wonderful riverside residence (subject to necessary consents)

5 year average 197.4 salmon and 20.8 sea trout

For Sale as a whole or in 6 Lots

About 6,227.37 Acres (2,520.12 Ha)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

HISTORICAL NOTE

The first recorded history of Kinnaird is from the early 1600s when it was acquired by a family called Stewart. Debts forced the family to sell in 1773 and Kinnaird was bought by Mr Colquhoun Grant. After a time it was passed to Grant's brother, Dr Gregory Grant, an Edinburgh physician. Dr Grant held the estate for a fairly short period and in 1798, Mr Chalmers Izzet, a prominent Edinburgh Hatter, bought Kinnaird and it was he who started building the house that you see today.

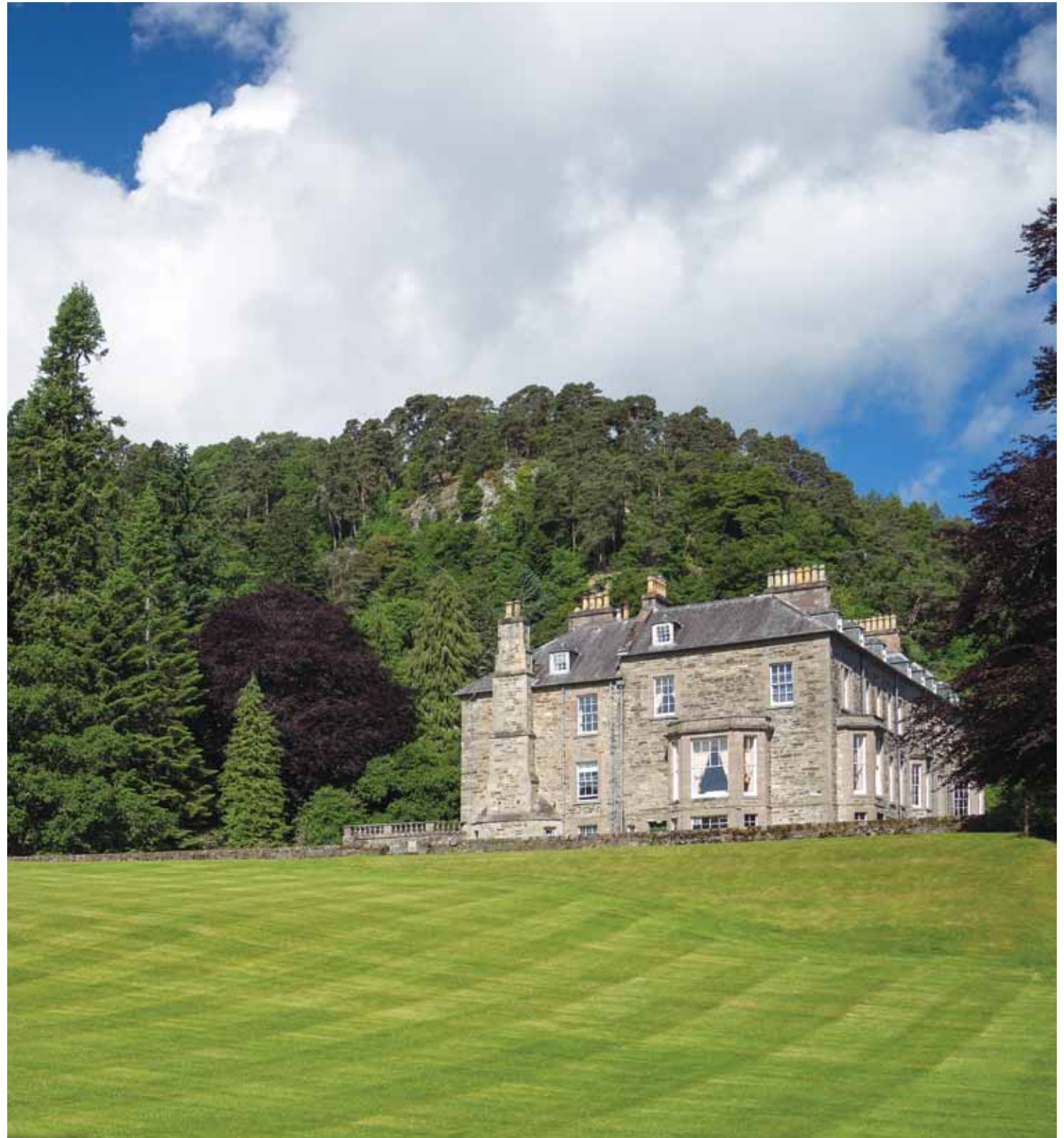
Chalmers built the south west corner of the house that overlooks the gardens. Its original form can be clearly detected when the house is studied from the drive. Chalmers was a generous host. Two of Scotland's most significant 19th Century literary figures stayed at Kinnaird at important points in their careers. The visit to Kinnaird by James Hogg, the Ettrick Shepherd was described in a memorial to him "In the summer of 1814, when making a tour in the Highlands, Hogg caught a severe cold. He remained till convalescent at Kinnaird House in Athole, the seat of Mr Chalmers Izett. Mrs Izett took a great interest in the poet, and entertained a high opinion of his genius.

During his residence at Kinnaird, Mrs Izett one morning proposed that he should write something to "prevent his mind from rusting". The poet was not a man to flinch when thus put on his mettle, and the result was "Mador of the Moor".

Mr Izzet owned the estate and House until 1824 when it was bought by James Stewart who sold it two years later to John, the 4th Duke of Atholl.

The house was leased for a number of years by the Buller family of Edinburgh. Thomas Carlyle spent two years as tutor to Charles Buller, who later became a highly distinguished Liberal MP. In his own words, Carlyle described his life at Kinnaird as follows: "I lodged and slept in the old mansion, a queer, old-fashioned, snug enough, entirely secluded edifice, sunk among trees; hither I came to smoke twice or thrice in the daytime; had a good oak-wood fire at night and sat in seclusion, in a silence, not to be surpassed above ground".

The next full time occupant was Lady Emily Percy of the Northumberland ilk who was married to Lord James, the first Lord Glenlyon, the second son of John, the 4th Duke. Lady Emily was an artist and her sketches of the surrounding areas and buildings give a vivid account of life in the latter part of the 19th Century. Around the turn of the 20th Century, the Atholl Estates were slimmed down for the first time in centuries and in 1927 the estate was sold to Sir John and Lady Ward. The Wards used Kinnaird as a sporting estate and lodge and the Ward parties became legendary. In 1928 the house was remodelled by WA Forsyth of Forsyth and Maule under the commission of Sir John Ward. They added the new main entrance, smoking room and billiard room. The estate remains in the family to this day.







SITUATION

Kinnaird Estate is situated in Highland Perthshire amid dramatic scenery. From the high ground the estate has spectacular views towards the hills of Atholl in the north, Ben Vrackie to the east and Schiehallion and Ben Chonzie to the west. This part of Strathtay is truly the gateway to the Highlands. The countryside is a wonderful mix of productive arable land lying adjacent to the meandering Tay, beautiful woodlands of ancient birch and mature deciduous trees, higher pasture with a backdrop of heathery hill and rugged tops. It is a dramatic county with a beautifully designed landscape that has been managed for centuries.

Kinnaird is well located, elevated above Strathtay with excellent transport links to Perth, Edinburgh and Glasgow to the south and Pitlochry to the north via the A9. Dunkeld is short drive away and has a railway station. Pitlochry and Dunkeld provide day to day needs and offer a good choice of hotels and restaurants. The county town of Perth is within half an hour and has a complete range of facilities, including a hospital, schools and a mainline railway station. In addition, Perth and Dundee airports can accommodate private aircraft.

In addition to the sport offered at Kinnaird, National Hunt racing takes place at Scone racecourse on the outskirts of Perth and there are several golf courses to choose from nearby including Pitlochry, Strathtay, Dunkeld and Birnam.

Edinburgh airport is 62 miles away providing regular flights throughout the UK and to a range of international destinations.

DESCRIPTION

The Kinnaird Estate extends to 6,227.37 acres. It is well known as one of Scotland's finest estates. Kinnaird has only had seven owners in its history and it has been visited by the great and the good of the country, all drawn to its beauty, the fantastic sport on offer and its relative convenience. The estate has great diversity with a range of land types,

income streams, sporting and residential assets. It is difficult to imagine a more rounded estate in Scotland. It has been run as one business for the last 25 years.

The estate is centred on the very comfortable Kinnaird House, with its attractive gardens and wonderful mature policies that contain some of Scotland's oldest and tallest trees. There are a total of 15 additional estate houses/cottages from which a holiday lettings business is run, staff are accommodated and the remainder are let. The farming can be brought in-hand which provides the purchaser with a great deal of scope to take this business forward in whichever way they choose. Both the diversity and quality of the sport is unrivalled. The estate offers the opportunity of a "MacNab" (a stag, a salmon and a brace of grouse on the same day). There is a world class pheasant and partridge shoot with signature drives and one of the finest beats of salmon fishings on Scotland's premier salmon river.

The sale offers a very rare opportunity to buy one of the most sought after and accessible sporting estates in Scotland. It is the complete package.

FARMING

All of the estate farmland will be offered vacant and represents an opportunity for the creation of a significant livestock and mixed farming business. The farmland includes 240.66 acres arable, 279.79 acres pasture and 455.39 acres of rough grazing. The farming operation provides great potential for a livestock business to produce its own forage and finish both lambs and cattle on the low ground. There are four steadings serving the farmland being Milton of Kinraigie, Balnamuir, Balmacneil and Craignisq, which are spread across the estate and give access to both low ground and the areas of hill. The in-bye land is sheltered as a result of the many woods on the estate and the low ground is fertile boulder clay and alluvial soils. The arable land is predominantly classed as grade 3₁ according to the James Hutton Institute.

SPORTING

The quality of sport at Kinnaird is difficult to quantify until you have experienced it. The natural contours and the layout of the woodlands result in driven pheasant and partridge shooting of the highest quality. In addition there is a grouse moor with scope for walked-up shooting, as well as stalking for Red, Roe and Fallow deer. The four miles of salmon fishing include one of the most renowned middle-Tay beats, providing great sport throughout the season. The estate also offers some fun brown trout and pike fishing from the three hill lochs.

The shooting rights across the estate are let to "Feathers at Altitude" until 1 February 2017.

Year	Stags	Hinds	Salmon/ Grilse	Sea Trout
2010/11	7	8	243	43
2011/12	5	4	154	9
2012/13	6	10	235	18
2013/14	10	15	214	12
2014/15	10	20	141	22
Total	38	57	987	104
5-year average	7.6	11.4	197.4	20.8





LOT 1: KINNAIRD HOUSE (ABOUT 37.29 ACRES)

Lot 1: Kinnaird House	Acreage
Arable	4.83
Woods	22.11
Gardens/Buildings/Misc	10.35
Total	37.29

Kinnaird House was previously run as a top end hotel between 1990 and 2009 and was a member of Relais & Chateau. It has subsequently functioned as a lovely guest house, one of the first in Highland Perthshire that can be reached on the route north to the Highlands. It has the advantage of being able to offer the guest something completely different with its unrivalled setting that is so convenient.

It is however very adaptable. The current commercial business could be built upon and improved or it could easily revert to a lovely family home.

Kinnaird House is a welcoming country house of great comfort. It is different from most Scottish lodges as there are no rambling passages and draughty baronial rooms. The accommodation is well laid out with generous and well-proportioned rooms. There is no wasted space and the house feels comfortable, not huge. The reception rooms are delightful and have played host to some wonderful parties over the years. The drawing room has cedar panelling, an open fire and leads onto a billiard room overlooking the Tay valley. It is reputed that it was around this particular table that the game "Freda" was invented! The long hall connects the reception rooms and there are two elegant dining rooms. Also of note is the panelled dining room, with its beautiful painted arabesques believed to date from 1860. The arabesques are listed as historical. A smaller commercial kitchen sits to one side and would be an obvious place to create a family kitchen with close access onto the lawn.

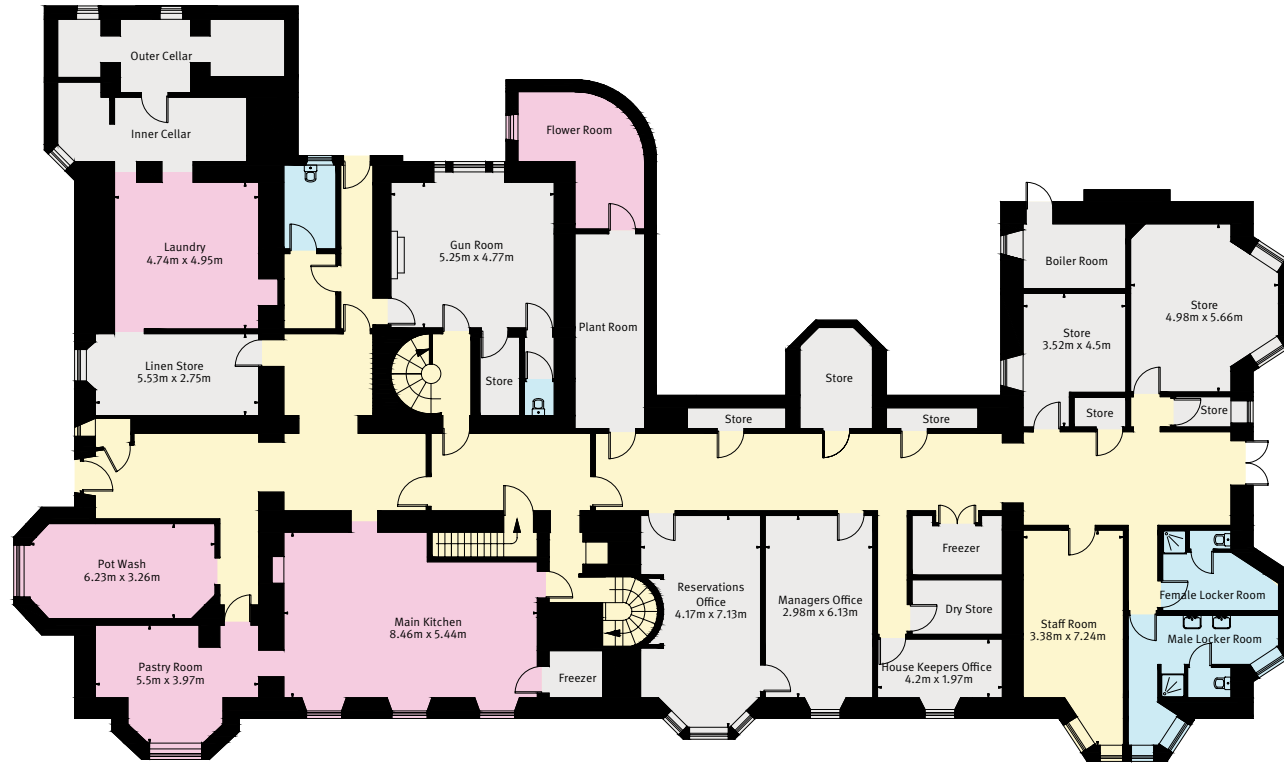




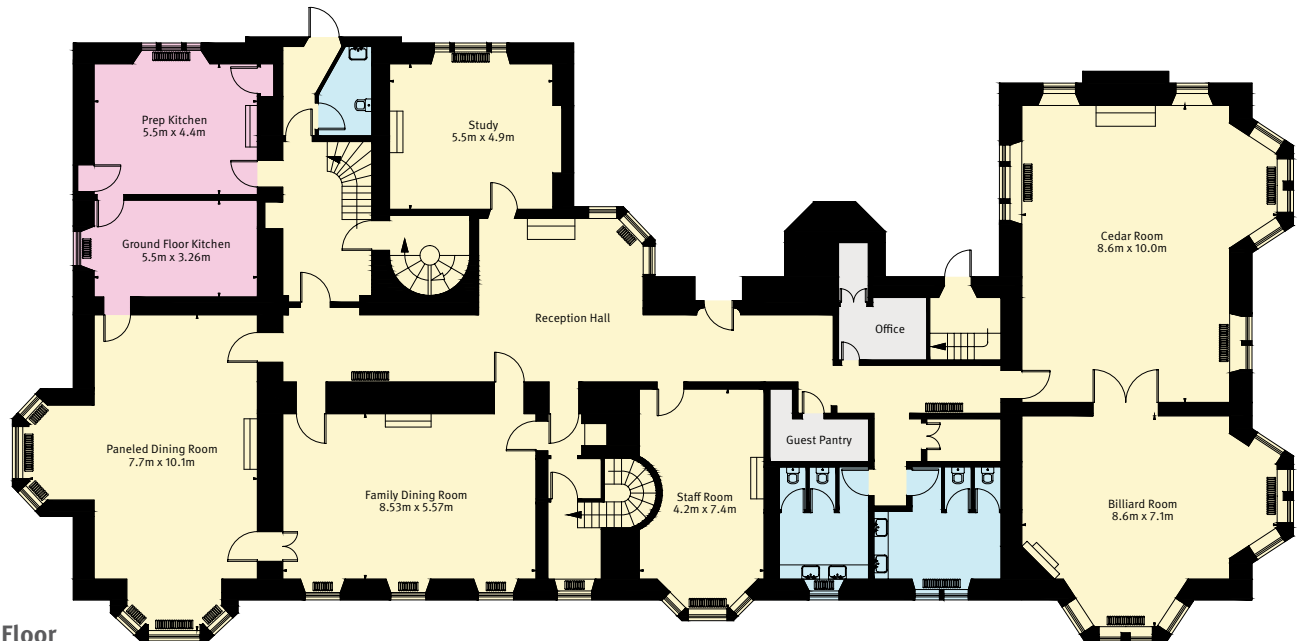
KINNAIRD HOUSE

Approximate Gross Internal Floor Area
1,922 sq.m/20,692 sq.ft.

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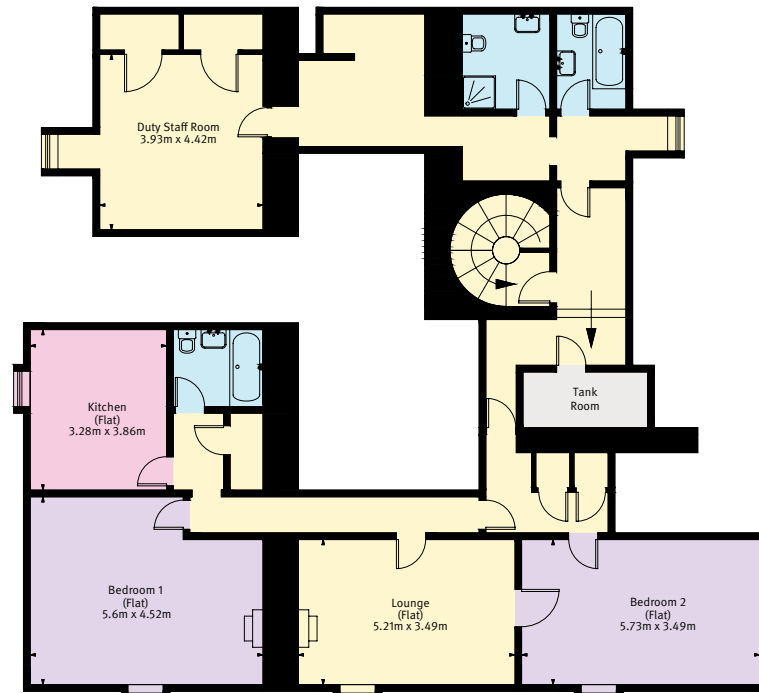


Basement

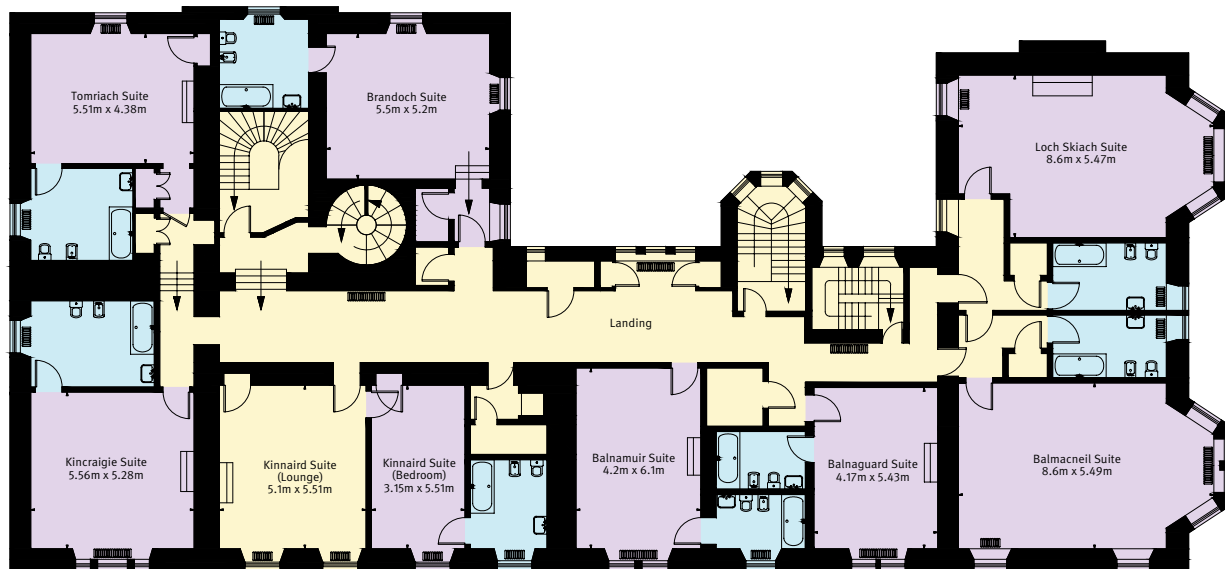


Ground Floor





Attic Floor



First Floor

On the first floor there are eight bedroom suites and a two bedroom staff flat on the floor above, as well as undeveloped accommodation. The basement is made up of a range of domestic rooms, stores and commercial kitchens. There is separate external access to the basement.



The house is approached initially from the A9 via the B898. There is a short drive through breath-taking, beautiful countryside down this quiet lane. The house sits nicely within its immediate grounds and has an interesting contrast of view points over the sweeping lawns, up to the high Kinnaird Crags at the rear of the house and down over the river valley below. It is superbly situated.

The immediate gardens around the house are laid to sweeping lawns, with flower beds and an attractive gazebo. There is also a tennis court. Policy woodlands surround the house extending to 22.11 acres and contain some of the finest mature conifers in Scotland including firs, cypresses, cedars and spruces. Gentle woodland walks run through the policies.

The walled garden is situated between the house and the estate yard. From here flowers are grown and cut for the house and the contents of the vegetable and fruit gardens supply the house kitchen with truly local produce.

ESTATE YARD AND COTTAGES

Situated a short walk away, across a charming stone bridge and beyond the walled garden, lies the traditional estate yard and a collection of cottages. The yard and cottages can be accessed off the lane through its own gates. The majority of the buildings date from the same period as the main house and are traditionally built of stone with a slate roof. It is an attractive setting adjacent to the walled garden overlooking the mature policies.

ESTATE OFFICE

The excellent office has modern communications and a generous board room. In addition there are two WCs and a kitchen. It is situated on the edge of the yard and is conveniently located for the estate staff and visitors.

OUTBUILDINGS

There are a range of workshops, garaging and stores of sufficient size to look after an estate and policies such as Kinnaird.

HOLIDAY COTTAGES

The cottages form a successful holiday lettings business. The business is run from the estate office and complements the bed and breakfast business in the main house. The cottages are attractive and popular with guests returning year after year. Indeed the majority of the cottages have won a 4 star rating from Visit Scotland.



◆ **Keeper's Cottage**

The accommodation is spread over two floors and comprises:

Ground Floor: sitting room (gas log fire), dining room, kitchen and WC.

First Floor: landing, two en-suite bedrooms.

In addition, there are French windows leading from the sitting room to a timber-decked area overlooking fields stretching towards the River Tay.

◆ **Jock Scott Cottage**

A single storey cottage with a private setting overlooking the River Tay. With disabled access, the accommodation includes:

Sitting room (with gas log fire), kitchen, double bedroom, wet room with separate shower and bath and a small dressing room.

A door leads to a timber-decked area overlooking fields stretching towards the River Tay.

OTHER COTTAGES

◆ **Gardener's Cottage**

An attractive 3 bedroom, mid-terrace cottage. The accommodation is over two floors and comprises:

Ground Floor: sitting room, shower room, bedroom/dining room.

First Floor: two bedrooms, box room, bathroom.

Gardener's Cottage is occupied under a Service Occupancy.

◆ **Laundry Cottage**

Laundry Cottage is a detached two storey house in need of refurbishment. It is a sizeable dwelling, attractively built of stone under a slate roof. It is currently used for storage but it could be refurbished to a four bedroom house to add to the holiday cottage portfolio or indeed for private use.

In addition there are good hard standing and gravel parking areas for the holiday cottages and the house.

HILLTOP

Situated to the south of the main house and with a separate entrance, Hilltop was previously used as staff accommodation when Kinnaird House was run as a hotel. It was then redeveloped in 2010 to provide a multiple let dwelling with twelve single rooms, communal reception rooms and two, one bedroom flats over two storeys. The property has an HMO licence and provides multiple lets under Short Assured Tenancies (SATs). In 2014, Hilltop had a gross income of £26,000.

PADDOCK

In front of Hilltop is an arable field extending to 4.83 acres which is currently in game crop for the enhancement of the shoot.





LOT 2 MILTON OF KINCRAIGIE AND CRAIGNUISQ (ABOUT 5,711.57 ACRES)

Lot 2: Milton of Kincaigie and Craignuisq	Acreage
Arable	107.68
Pasture	187.38
Rough Grazing	432.00
Hill	3,967.67
Woodland	844.57
Lochans	137.43
Roads/Buildings/Misc	34.84
Total	5,711.57

Milton of Kincaigie and Craignuisq is a mixed use land holding of great beauty. It comprises a productive mixed farm, some commercial forestry blocks, beautiful ancient birch woodland, heather hill, dramatic three-tier water falls, three hill lochs, the breath-taking holiday cottage; Castle Peroch and the equally pretty Craignuisq Farm. Set amongst this is one of Scotland's finest pheasant and partridge shoots with drives of the highest quality. In addition there is walked up grouse shooting when stocks allow and Red, Roe and Fallow deer stalking. The whole property is easily accessed through a network of tracks and hill roads.

Milton of Kincaigie and Craignuisq rises up from the river banks of the Tay to 518m at the summit of Craig Lochie. The views from all angles are simply remarkable. They stretch beyond Atholl to Ben Dearg and west to Schiehallion and Ben Chonzie. It is a view of contrasting landscapes, from the pretty river to the rugged mountain tops of Breadalbane and the Grampian Mountains. It is a property of wonderful diversity and exciting potential.







MILTON OF KINCRAIGIE FARM

Milton of Kincaigie is a mixed stock farm including about 107.68 acres of arable land. Further land is used for forage production to over winter livestock. There is a good mix of permanent pasture and rough grazing on the higher ground. All of the enclosures have access to water.

There is a modern steading at Milton of Kincaigie which includes:

- ◆ **Cattle Court:** 5 bays, steel portal frame, part block walls/ Yorkshire boarding, corrugated roof with central feed passage (30.23m x 23.94m).
- **Lean-to store:** 2 bays, concrete floor (12.28m x 8.94m). 4 bays, open sided, concrete floor (18.08m x 8.91m).

There is a large hard standing capable of storing baled silage to over winter cattle.

In addition there is a 2 bedroom bungalow that is currently let on a secure tenancy.

CRAIGNUISQ

Craignuisq is currently run in conjunction with Milton of Kincaigie and the two farms run well together. Craignuisq has a mixture of permanent pasture and rough grazing on gently sloping, well-draining fields. Again there is a good network of roads across the farm.



FARMHOUSE AND STEADING

Craignuisq is a very attractive, Victorian stone built farmhouse of great presence overlooking the Tay and Tummel valleys from its elevated position. The house is approached up a long drive and is surrounded by its own land and steading to the rear. The accommodation comprises:

Ground Floor: sitting room with open fire, large dining room with open fire, galley kitchen, small gun room and utility room with separate WC.

First Floor: two double bedrooms with en-suite bathrooms.

Currently the house is used as a successful holiday let. More accommodation could be provided in the traditional steading if required. It has great potential for conversion to residential subject to the necessary consents. Currently the steading is let to the shoot for equipment and feed storage and as well as the shoot lunch room, there is a useful hard standing to the rear.

TENURE

The land at Milton of Kincaigie and Craignuisq as well as the steading at Milton of Kincaigie is let on a 1 year Short Limited Duration Tenancy which expires on 28 November 2015.

CASTLE PEROCH

This very pretty house was originally built as a folly. It sits high above the Tay in a romantic location, approached up a long winding drive. Not only is it aesthetically pleasing, the accommodation is generous and comprises as follows:

Ground Floor: large kitchen/dining room, wonderful sitting room, WC and cosy study

First Floor: two bedrooms and bathroom (with separate shower).

Externally there is a lawn surrounded by a beech hedge and a terrace facing south for al fresco dining and an evening drink - a more superior location would be hard to find for such an activity! Castle Peroch is used as a holiday let.



WOODLAND

The woodland within Lot 2 is a particular feature and extends to 844.57 acres in total and comprises of a mixture of native birch, oak and commercial woodland of varying ages which are utilised for the enhancement of the shoot and stalking opportunities. There are areas of mature conifer and larch suitable for harvesting, together with significant areas of birch and oak. The woodland, in addition to being a commercial resource, has a high amenity value, providing excellent holding cover for game birds and shelter for livestock.

SPORTING

◆ Pheasant and Partridge shooting

Milton of Kincairnie and Craignisq forms the majority of the very high bird pheasant and partridge shoot. The shoot is currently run by a sporting tenant called “Feathers at Altitude” who operate a high quality driven pheasant, partridge and duck shoot. The experience of Kinnaird’s signature drives, such as The House drive where the birds come off the cliffs of Kinnaird Crag and Creag an Fhithich, the hardwood gully that leads to the “6 Foot” and partridges over the Balnaguard Waterfalls, are often humbling for the most experienced teams of guns. Kinnaird benefits from a wide range of terrain, all of which adds to the sporting experience.

There are 7 principal pheasant and 7 partridge drives within Lot 2, which include a number of lesser drives allowing for days to be provided with variety and the ability to shoot two days back to back as required. Typical bags are between 200 and 400 birds.

Note – The shooting rights over Lot 2 are currently let (see comment on page 9).

◆ Walked up grouse

The hill ground within Lot 2 extends to 3,967.67 acres in total and has decent estate roads giving access for both guns and beaters. There has been significant works undertaken in the last two years to improve grouse numbers and habitat, with a detailed burning programme on the upper hill. Blocks of medicated grit have also been put down. The odd walked up family day has been held in recent years. The record bag of 1,671 brace of grouse was shot in the 1934 season. In addition to grouse, black game are also seen on the estate.

◆ Deer Stalking

Stalking on the estate has been managed by the sporting tenant in conjunction with the pheasant and partridge shoot. Whilst the odd day’s stalking has been let, in general terms the hill and woodland has been lightly stalked with numbers culled as and when. There are good numbers of Red, Roe and Fallow deer on the estate.

		2010	2011	2012	2013	2014	5-year average
Red	Stag	7	5	6	10	10	7.6
	Hind	8	4	10	15	20	11.4
Roe	Bucks	10	9	15	10	12	11.2
	Does	10	6	12	4	15	9.4
Fallow	Bucks	-	-	3	8	2	2.6
	Does	-	-	2	10	6	3.6



HILL LOCHS

There are three estate hill lochs within Lot 2 extending to about 137.43 acres, which can be easily accessed via the network of estate hill roads.

◆ Mill Pond

Mill Pond is situated a short distance from Kinnaird House, on the hill ground. It provides exciting trout fishing in a spectacular position with beautiful views. The access to the loch is straightforward and there is an attractive stone built fishing bothy with an open fire. There is a boat on the loch. The fishing is popular with guests on the estate and is also let by appointment to non-residents. Brown trout of up to 1.5 lbs have been caught in recent years.

◆ Loch Skiach and Little Loch Skiach

These are situated at the very top of the estate and are approximately 20 minutes' drive from the public highway over a hill road. The drive to the lochs is spectacular across heather hills with far reaching views. Both of these lochs provide exciting fishing for brown trout. Loch Skiach is known for its monster pike and specimens of up to 30lbs have been caught in the past. There are two boats and a spacious bothy positioned on the shores of Loch Skiach. The bothy needs some improvement but there are two rooms, an open fire and plenty of parking. The bothy has been used by the Mountain Bothies Association.





WINDFARM CLAWBACK CLAUSE

There is an area of ground around Loch Skiach over which a clawback clause will be placed, to the benefit of the owners. This will equate to 50% of the uplift in value resulting from any windfarm development given planning approval within a period of 25 years from the date of entry.

TELECOMMUNICATIONS MAST

There is a telecom mast let on a lease until 2030. There are three yearly rent reviews. The next review is due in 2018. The current annual rent is £4000.



LOT 3: BALMACNEIL HOUSE (ABOUT 8.48 ACRES)

Lot 3: Balmacneil House	Acreage
Pasture	3.60
Woodland	1.75
Roads/Building/Misc	3.13
Total	8.48

BALMACNEIL HOUSE

Balmacneil is a charming Perthshire country house situated in an elevated and private position above the River Tay, with fine views down the valley and pasture below. The attractive, Victorian, stone built house is approached via a tarmac drive. The front of the house is accessed through stone gate piers and over a sweeping gravel drive. The tarmac drive runs to the rear of the house terminating at a parking area adjacent to the outbuildings.

The accommodation benefits from oil-fired central heating and is over two storeys as follows:

Ground Floor: entrance hall, dining room, sitting room, study, kitchen with Aga and double pantry, boot room, WC and utility/boiler room.

First Floor: landing, master bedroom with en-suite bathroom, bedroom with en-suite shower room, two further bedrooms, linen room and family bathroom.

Second Floor: landing, studio with kitchenette, bedroom with en-suite bathroom, two further bedrooms, family bathroom and attic room.

Stairs from the hallway on the ground floor lead to a cellar.

There is an integral 3 bedroom cottage with a separate entrance, laid out as follows:

Ground Floor: lounge, kitchen with dining area, WC

First Floor: three bedrooms and shower room.

The house is well laid out with two staircases. There is a generous terrace to the front and sweeping lawns beyond with a view down to the river. The lawns are interspersed with flower beds and herbaceous borders. Balmacneil House is used by the current owners and will be made available with vacant possession.

There are a number of outbuildings at Balmacneil which include garaging and some stores.

Adjacent to the house is a grazing paddock extending to 3.60 acres and a strip of woodland.

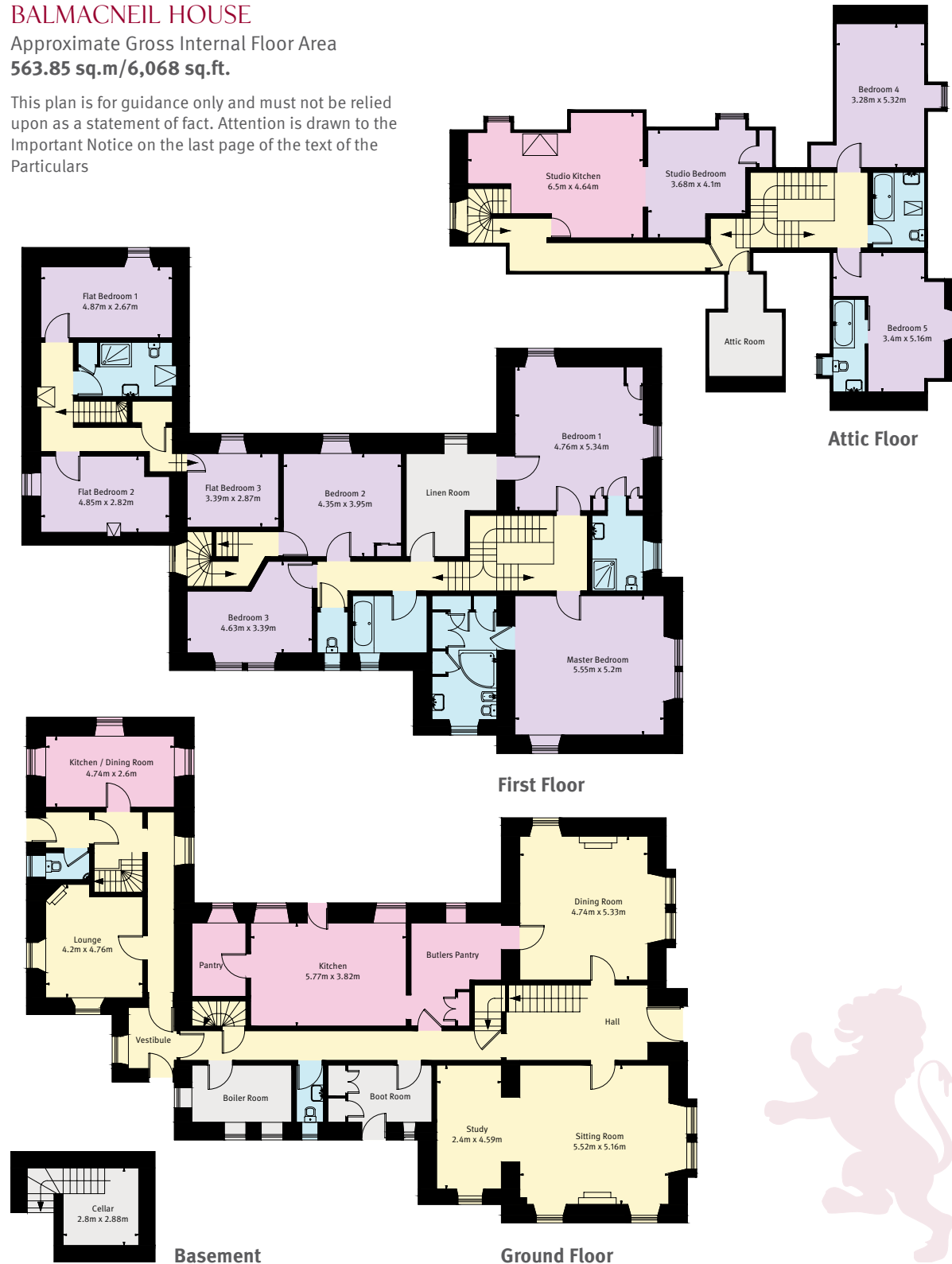




BALMACNEIL HOUSE

Approximate Gross Internal Floor Area
563.85 sq.m/6,068 sq.ft.

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FERRY COTTAGE

Situated below Balmacneil House, this is a delightful riverside cottage on the banks of the Tay in a secluded position. The cottage is built of stone with render and a slate roof. The single storey accommodation consists of:

kitchen, bathroom, sitting room and two bedrooms.

There is a charming garden and a parking area to the side. It is the most idyllic spot. The cottage is currently let under a SAT.



LOT 4: BALMACNEIL FARM (ABOUT 164.16 ACRES)

Lot 4: Balmacneil Farm	Acreage
Arable	44.95
Pasture	63.96
Rough Grazing	7.57
Woodland	44.44
Roads/Buildings/Misc	3.24
Total	164.16

Balmacneil is a flat lying, mixed farming unit running down to the banks of the Tay. It includes a farmhouse, cottage and a range of modern and traditional farm buildings.

BALMACNEIL FARMHOUSE

Balmacneil is a traditional farmhouse located within a U-shaped courtyard, currently let on a SAT. The accommodation is over two storeys as follows:

Ground Floor: kitchen, sitting room, dining room.

First Floor: two bedrooms, bathroom, box room.

BALMACNEIL BUNGALOW

Balmacneil Bungalow is situated a short distance from the farmhouse and currently let on a SAT until 5 July 2018. The single storey bungalow is of harled brick construction and has accommodation as follows:

Sitting room, dining room, three bedrooms, bathroom and kitchen.

FARM BUILDINGS

The land is served by a range of traditional and modern farm buildings as follows:

- ◆ Traditional steading (adjoining farmhouse) used for storage. One full height building is used for boat storage and has a wood burning stove.
- ◆ Separate garage and stores.
- ◆ Traditional lambing shed (26.93m x 4.21m).
- ◆ Dutch Barn: 4 bays, open sided (8.73m x 18.24m).
- ◆ Modern Sheep Shed: 6 bays, timber frame, part Yorkshire boarding and corrugated roof (26.93m x 4.21m).
- ◆ Implement store.

There is a separate timber shed situated at the northern boundary.

LAND

The land at Balmacneil extends to 164.16 acres and includes 44.95 acres arable, 63.96 acres pasture and 7.57 acres rough grazing. There is an internal farm track providing access to most of the fields. The farm includes three principal arable fields with the remainder of the land comprising of pasture interspersed with native woodland providing livestock for shelter.

TENURE

The land and the majority of the steading is let on a grazing agreement for one year expiring on 31 October 2015.

SPORTING

There are opportunities for roe deer stalking and duck flighting opportunities along the banks of the river.





LOT 5: BALNAMUIR FARM (ABOUT 113.85 ACRES)

Lot 5: Balnamuir Farm	Acreage
Arable	83.20
Pasture	17.22
Woodland	6.17
Roads/Buildings/Misc	7.26
Total	113.85

Balnamuir is a low ground arable and livestock unit extending to 113.85 acres. This unit represents an ideal start-up farm or for ancillary use to another unit. It includes an attractive, south-facing traditional farmhouse, a separate cottage and a range of traditional and modern farm buildings.

BALNAMUIR FARMHOUSE

The farmhouse is used as part of the estate's holiday cottage business and has accommodation finished to a high standard over two storeys as follows:

Ground Floor: kitchen with dining area, sitting room, bedroom with en-suite bathroom, utility room, WC.

First Floor: three bedrooms, bathroom and a shower room.

BALNAMUIR COTTAGE

Situated on the opposite side of the road is a single storey, one bedroom cottage. The cottage has not been used in recent years and requires significant refurbishment. It includes a rear garden and a small traditional outbuilding.





FARM BUILDINGS

There is a range of traditional and modern outbuildings as follows:

- ◆ Traditional stone and slate steading used for storage.
- ◆ GP Shed: 6 bays, steel portal frame, part block walls with cladding, open sided with feed passage (36.57m x 14.63m).

There is an area of hard standing beyond the farmhouse which could be used to build to a new farm building subject to the necessary consent(s).

LAND

The farmland consists of 83.20 acres arable and 17.22 acres pasture. Balnamuir has historically been used for the production of silage, hay and spring barley together with productive grassland for finishing livestock. There is a belt of woodland extending to 6.17 acres at the northern boundary providing shelter.

TENURE

The land and buildings are let on a one year short limited duration tenancy which expires on 28 November 2015.

SERVICES

The water troughs are currently served from a private supply. In the event that the estate is sold in lots, the buyer of Lot 5 will be expected to connect onto the mains supply situated at the public road.

SPORTING

As well as Roe Deer stalking there are two duck ponds on the farm.



LOT 6: UPPER AND LOWER KINNAIRD FISHINGS (ABOUT 192.02 ACRES)

Lot 6: Upper and Lower Kinnaird Fishings	Acreage
Pasture	7.63
Woodland	7.67
Rough Grazing	15.82
River/Roads/Buildings/Misc	160.90
Total	192.02

THE FISHINGS

The Kinnaird Beats on the middle-Tay have a reputation going back a Century. With 22 named pools on the Tay and the Tummel, there is something for everyone in the variety it offers. The Tummel and the lower section of the beat offer quality fly water in every pool. Due to the nature of the beat there are also opportunities to fish at almost every water height. Like many other river beats that have a major junction, the fishings hold fish well and have a history of sustained fish numbers throughout the years.

John Ashley-Cooper, the famous fishing author, ranked the Fir Trees pool amongst his favourite in Scotland. In addition, Rock Pool, Junction, Ferry Stream, Island Run, Ash Tree and Guay are well known and, whilst boats are provided, most of the pools can be waded safely. There are modern, well-equipped fishing huts on both the left and right banks, with good roads and tracks giving access throughout the beat. The beat is operated with two ghillies and has a capacity of 12 rods. The beat is split between Upper and Lower Kinnaird, with six rods on Upper and six rods on Lower.

◆ Upper Beat

The Upper Kinnaird beat extends to about two miles with a mixture of double and single (right) bank fishing and starts at Haugh Island by Balnaguard Farm and meets with the Lower beat at the confluence of the Tay and Tummel. With 10 named pools, the Upper beat consists of some very slow deep water and is best fished either off the bank (fly or spinning) or by boat (harling). It includes the right bank of the "Middle Pool" and "Mike's Run" on the River Tummel which is classic fly water. It is a good spring beat and can also fish well in the autumn with decent water heights. Fish up to 38lbs have been caught in recent years.

◆ Lower Beat

The Lower Kinnaird beat extends to two miles of double bank fishing and starts at the road bridge of the Tummel and ends at the Dalguise beat boundary. With 12 named pools, Lower Kinnaird is renowned as one of the best fly fishing beats on the middle-Tay. It was made famous by Miss Lettice Ward who caught a 50lbs salmon on the beat in 1928. Fresh fish are present in the beat from January onwards due to the early run of Loch Tay and River Tummel salmon which back up on this beat. The beat is easily fished from the bank or by wading and it is at its best in low water. Sea trout are also caught in the summer months.





Year	Upper Beat		Lower Beat		Total	
	Salmon/ Grilse	Sea Trout	Salmon/ Grilse	Sea Trout	Salmon/ Grilse	Sea Trout
2010	52	4	191	39	243	43
2011	43	0	111	9	154	9
2012	51	0	184	18	235	18
2013	61	0	153	12	214	12
2014	42	2	99	20	141	22
5-year average	49.8	1.2	147.60	19.6	197.4	20.8
10-year average	55.5	2	153.60	21.6	209.1	23.6

PORT OF TAY COTTAGES NOS 1-3

Situated on the banks of the Upper beat, there are three detached single storey cottages as follows:

- ◆ Port of Tay Cottage No. 1 is let on a SAT and has accommodation as follows: Kitchen, sitting room, two bedrooms and a bathroom.
- ◆ Nos. 2 and 3 Port of Tay Cottages are derelict but provide an excellent riverside development opportunity for a fishing lodge for guests.



GENERAL REMARKS

DIRECTIONS

From the South

From Perth take the A9 north (Inverness) and travel 15 miles to Dunkeld. Do not exit into Dunkeld; continue for a further 2 miles. Turn left on to the B898 which is signposted to Dalguise, Kinnaird and Balnaguard. Follow this road for 4.5 miles and the main gates of Kinnaird are on your right.

From the North

From Pitlochry, follow the A9 to Ballinluig and continue towards Dunkeld. Two miles south of Ballinluig you can view Kinnaird on the right hand side. After a further 3 miles, turn right immediately after crossing the River Tay on to the B898 which is signposted to Dalguise, Kinnaird and Balnaguard. Follow this road for 4.5 miles and the main gates of Kinnaird are on your right.

SOLICITORS

Thorntons Law LLP
 13 Melville Street
 Edinburgh
 EH3 7PE
 Tel: 0131 225 8705
 Fax: 0131 226 7077
 Email: lbarclay-smith@thorntons-law.co.uk

ACREAGE SCHEDULE

Lot No	Arable	Pasture	Rough Grazing	Hill	Woods	Roads/ Buildings/ Water/ Misc	Total
1	4.83	-	-	-	22.11	10.35	37.29
2	107.68	187.38	432.00	3,967.67	844.57	172.27	5,711.57
3	-	3.60	-	-	1.75	3.13	8.48
4	44.95	63.96	7.57	-	44.44	3.24	164.16
5	83.20	17.22	-	-	6.17	7.26	113.85
6	-	7.63	15.82	-	7.67	160.90	192.02
Whole	240.66	279.79	455.39	3,967.67	926.71	357.15	6,227.37

BASIC PAYMENT SCHEME

- ◆ All of the farm land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the codes 681/0040 and 682/0005.
- ◆ The land is eligible for Less Favoured Area Support with an LFASS payment.

ASSESSMENT

The Tay District Salmon Fishery Board levies river assessment charges on the River Tay. The rates paid to the board in 2015 in respect of the fishings (Lot 6) were as follows:

- ◆ Upper Kinnaird Beat: £3,431.40
- ◆ Lower Kinnaird Beat: £7,182.00



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EMPLOYEES

There are currently thirteen members of staff employed at Kinnaird Estate whose employment could be transferred to a purchaser under the TUPE regulations 2006. Further details are available from the selling agents.

DATA ROOM

Further information on specific elements of the estate will be available online to those who have viewed the estate. Details on how to access the data room are available from the selling agents.

MOVEABLES

Available by separate agreement.

HOUSEHOLD CONTENTS

Available by separate agreement.

VAT

The business is registered for VAT but there has not been an election to opt to tax over the land or buildings.

WAYLEAVES

There are a number of wayleaves for power to third party dwellings within the estate.

RESIDENTIAL PROPERTY SCHEDULE

Lot No	Property	Occupancy	Services	Rateable Value/Council Tax	EPC Rating
1	Kinnaird House	Commercial Use	LPG central heating, private water	£4,600/F	G
	Hilltop	HMO, SATs	Night storage heating, private water	G	D
	Keeper's Cottage	Holiday Let	Oil-fired central heating, private water	£1,975	G
	Gardener's Cottage	Service Occupancy	Oil-fired central heating, private water	E	F
	Laundry Cottage	Vacant	Solid Fuel, private water	–	G
	Jock Scott Cottage	Holiday Let	Oil-fired central heating, private water	£1,450	G
	Estate office	–	Oil-fired central heating, private water	£2,800	B
2	Craignuisq	Holiday Let	LPG central heating, mains water	£1,650	G
	Castle Peroch	Holiday Let	Economy 10 heating, private water	£1,825	G
	Milton of Kincairgie	Regulated Tenancy	Night storage heating, mains water	D	F
3	Balmacneil House	Vacant	Oil-fired central heating, gas fired Aga and mains water	H	G
	Balmacneil Cottage	Vacant	LPG central heating, mains water	–	G
	Ferry Cottage	SAT	Economy 10 heating, mains water	D	F
4	Balmacneil Farmhouse	SAT	Solid fuel, mains water	E	F
	Balmacneil Bungalow	SAT – for a term of 3 years	Oil-fired central heating, mains water	C	E
5	Balnamuir Farmhouse	Holiday Let	Economy 10 heating, mains water	£3,100	F
	Balnamuir Cottage	Vacant	Mains water	B	–
6	Port of Tay Cottage 1	SAT	Solid fuel, mains water	D	F
	Port of Tay Cottage 2	Vacant	–	–	–
	Port of Tay Cottage 3	Vacant	–	A	–
	Upper Kinnaird Fishing Hut	–	Solid fuel, mains water	£1,050	–
	Lower Kinnaird Fishing Hut	–	Solid fuel, mains water	£450	–

ENERGY PERFORMANCE CERTIFICATES

Available on request from the selling agents.

LOCAL AUTHORITY

Perth & Kinross Council
Pullar House
Kinnoull Street
Perth
PH1 5GD
Tel: 01738 475000

AFRC-RPID

Strathearn House
Broxden Business Park
Perth
PH1 1RX
Tel: 01738 602000

FISHING AUTHORITY

Tay District Salmon Fisheries Board
Site 6, Cromwellpark,
Almondbank
Perth
PH1 3LW
Tel : 01738 583733

TRAVEL ARRANGEMENTS

Airports

Edinburgh Airport	Tel: 0844 448 8833
Glasgow Airport	Tel: 0844 481 5555
Perth Airport	Tel: 01738 551 631
Dundee Airport	Tel: 01382 662201

Car Hire

Hertz	Tel 08708 448 844
Europcar	Tel 0870 607 5000

Railway Stations

Edinburgh, Perth and Dunkeld

General Rail Information

Tel: 08457 48 49 50
www.nationalrail.co.uk/stations

ENTRY

Entry is available by arrangement with the seller.

LISTINGS/ENVIRONMENTAL DESIGNATIONS

Kinnaird Estate is affected by the following designations:

- ◆ Kinnaird House is category B-listed (Lot 1).
- ◆ Castle Peroch is category B-listed (Lot 2).
- ◆ Balnaguard Glen is designated as a Site of Special Scientific Interest (SSSI) within Lot 2.
- ◆ Balmacneil House is category C-listed (Lot 3).

- ◆ The Upper and Lower Kinnaird Fishings form part of the River Tay Special Area of Conservation (SAC) and the Shingle Islands SAC and SSSI (Lot 6).
- ◆ Scheduled Monument known as Kincaigie Homestead (Lot 2)
- ◆ Scheduled Monument known as Creag Eilid Settlement (Lot 2)
- ◆ Scheduled Monuments known as Balnaguard Settlement and Balnaguard Cairn (both located within Lot 2)

SPORTING RIGHTS

The sporting rights over the whole estate are in-hand. The sporting tenant has a lease over the whole estate until 1 February 2017. In addition, the sporting rights over Balnaguard Farm (as shown on the sporting plan) are included in the sale of Lot 2.

TIMBER AND MINERAL RIGHTS

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

MILL POND LOCH

The loch is subject to the Reservoirs Act since the dam was constructed and created a body of water over 10,000 cubic metres. Maintenance and inspection by a suitably qualified person will therefore be required.

LOGIERAIT BRIDGE

The estate is a member of the Logierait Bridge Company. The annual membership subscription is £20. It is a Scottish Charitable Company. The Bridge provides a vital local link between the two banks of the Tay.

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

If the estate is sold in lots appropriate rights of access, servitudes, burdens and wayleaves will be granted and reserved as appropriate, specifically in relation to the fishings and maintenance of the river banks.

- ◆ There are reserved rights over adjacent land to access the fishing rights where indicated.
- ◆ The estate is crossed by a gas pipeline and a public water main. Where there are third party properties, rights of access are reserved.
- ◆ There are no public core paths.

- ◆ The estate is a member of the Logierait Bridge Society and contributes to the bridge maintenance where required.

Where appropriate maintenance of roads will be decided on a user basis.

HEALTH AND SAFETY

Given the hazards of an estate we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

VIEWING

Strictly by appointment through the Joint Selling Agents, Knight Frank (tel 0131 222 9600) and Bidwells (tel 01738 630 666).

OFFERS

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Bidwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Bidwells has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only. Particulars dated September 2015. Photographs dated August 2015.

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