A BEAUTIFUL ESTATE IN THE HEART OF SCOTLAND

In a peaceful, private setting with wonderful views to the Trossachs
Superbly situated for both Edinburgh and Glasgow

Leckie House
2 Reception Rooms, Study, Principal Bedroom Suite, 4 further Bedrooms and 2 Bathrooms
Heated Indoor Swimming Pool, All Weather Tennis Court
Whitehill Cottage (4 Bedrooms)
Sawmill Cottage (3 Bedrooms)

Knock-O-Ronald Farm
Farmhouse (4 Bedrooms), Cottage (2 Bedrooms), Farm Buildings, 192 acres pasture, 517 acres rough grazing
Policy Fields extending to 63 acres
Grouse Moor
Established Pheasant Shoot

294 acres of Commercial and Amenity Woodland with 2 Lochs.

About 1,547 acres (626 ha) in total
For sale as a whole or in 4 lots
HISTORICAL NOTE

Leckie has a rich and varied history. This dates back to ancient times, with the vestiges of an iron age broch, above the wooded ravine of the Leckie Burn.

Leckie was originally a much larger estate and belonged to The Crown, before being transferred in part to Malcolm de Lelley in the 1350s, during the reign of Robert the Bruce. The Leckies remained in possession until 1668 when the estate was sold to David Moir of Craigarnhall, in whose family it remained until 1906. Bonnie Prince Charlie visited the estate in the romantic, but ultimately doomed Jacobite Rebellion of 1745.

Picturesque stone bridges remain, dating from the seventeenth and eighteenth centuries and there are the ruins of old mills. The former Leckie House (now called Watson House) was built in 1836 and is now in separate ownership, having been converted into apartments.

Leckie was purchased in 1906 by George Younger of the eminent family, who had been brewers in Alloa since the early 1700s. George was a leading Conservative MP, becoming a Baronet in 1911 and a Peer in 1923, with the title Viscount Younger of Leckie.

The ‘new’ Leckie House was built in 1962 and from 1992, formed the much loved family home of George, 4th Viscount Younger, who had been Secretary of State for Scotland and also Minister of Defence under Mrs Thatcher. His widow, Diana, Viscountess Younger of Leckie, died in November 2015.

BARONY TITLE

The title “Barony of Leckie” is believed to belong to the owners of Leckie Estate. Further details are available from the selling agents.

SITUATION

Leckie is situated in the heart of Scotland. The estate enjoys a splendidly sheltered and private setting, with the Gargunnock Hills to the south and wonderful views northward to Ben Ledi and Ben Vorlich.

The pivot of the motorway network is only 7 miles to the east near Stirling, with the M80 giving quick access to Glasgow and the M9 leading directly to Edinburgh. Glasgow Airport is 36 miles via the Erskine Bridge and Edinburgh Airport is 39 miles via the M9. Both airports offer regular services to London and other UK cities, as well as services to an increasing number of international destinations.

Loch Lomond and The Trossachs National Park are within easy reach to the west. Gleneagles Hotel and its associated Country Club (22 miles) provides an extensive range of sports and leisure facilities including three golf courses – the King’s, the Queen’s and the PGA Centenary Course (designed by Jack Nicklaus). The golf courses of Aberfoyle, Callander, Sheriffmuir and Stirling are also nearby. In addition to the sport on Leckie, grouse and pheasant shooting can be taken in the area with salmon fishing on the River Teith.

Gargunnock lies one mile to the east and is an attractive village which has a primary school, pub/restaurant and a local shop. Stirling (7 miles) is the major city of central Scotland, with its historic castle and excellent shops and services, including a choice of supermarkets, a large shopping centre, a cinema and swimming pool. There is a Park & Ride terminus on the outskirts of Stirling linking to regular bus and train services to Edinburgh and Glasgow in addition to a direct service to London King’s Cross (including sleeper service).

Independent schools in the area include Beaconhurst at Bridge of Allan and Ardvreck in Crieff. Glenalmond, Strathtallan and Kilgraston are also within easy reach. Bridge of Allan is also home to Stirling University which has a sports centre and the MacRobert Arts Centre with a theatre and cinema.

DESCRIPTION

Leckie is a beautiful estate which is well managed and immaculately maintained and continues to be a much cherished family home. The estate occupies an enviable position in the heart of Scotland and offers a little of everything you could wish for in an estate. Its appeal in part is its simplicity and the ability to run the estate without considerable time and physical effort or financial input.

Leckie Estate extends in total to 1,547 acres (626 ha) and comprises at its core, Leckie House, which is surrounded by a productive mixed farm, stands of amenity and commercial woodland and a grouse moor at the top of the Gargunnock Hills. At present both the farmland and grouse moor are let, thus avoiding the necessity for direct involvement or management. The family enjoys a day’s shooting on the moor as part of the present arrangement, in addition to being fully paid up members of the shooting syndicate who run and manage the low ground pheasant shoot. The roe stalking is also let.

The beauty of the immediate natural surroundings can be relished from the woodland walkways and footpaths which run through the estate, in contrast to the stunning far reaching views which can be enjoyed from various scenic vantage points.

The estate is offered for sale as a whole or in up to the following four lots:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>Leckie Estate to include Leckie House &amp; Knock-o-Ronald Farm</td>
<td>989 acres</td>
</tr>
<tr>
<td>Lot 2</td>
<td>Policy parks &amp; woodland</td>
<td>63 acres</td>
</tr>
<tr>
<td>Lot 3</td>
<td>Grouse Moor</td>
<td>495 acres</td>
</tr>
<tr>
<td>Lot 4</td>
<td>Sawmill Cottage</td>
<td>0.7 acres</td>
</tr>
<tr>
<td>Whole</td>
<td></td>
<td>1,547.7 acres</td>
</tr>
</tbody>
</table>
LECKIE HOUSE

Constructed of harled brick under a slate roof, Leckie House occupies a commanding elevated position with stunning views to the west and north towards The Trossachs. The house is approached via a tarmac drive which leads off the private estate road and sweeps through the lightly wooded gardens to a parking area adjacent to the house. The formal gardens are enclosed by a high beech hedge and are enjoyed from the south facing paved terrace which is accessed directly from both the drawing room and indoor swimming pool complex. An enclosed all weather tennis court lies to the east of the garden.

The layout of the house and the gardens make Leckie House a comfortable family home which is also ideally suited to accommodating and entertaining guests.

The accommodation is on three floors as shown on the accompanying floor plans. The principal reception rooms lie off the main entrance hall which also gives direct access to the Clive Christian fitted kitchen which has a four door gas fired Aga. Beyond lie the utility/laundry and drying rooms and a tiled hallway to the indoor pool with changing rooms and showering facilities. The heated pool (8m x 3.7m) is run on an ozone system. The integrated double garage has wooden sliding doors and also contains a WC with wash hand basin.

On the first floor the master bedroom suite includes an en suite shower room with a dressing room/single bedroom adjacent. There are two further bedrooms with wash basins, a bathroom and study.

Coombed ceilings feature on the second floor which includes a playroom/sitting room with fitted bookshelves, two further bedrooms and a bathroom.

To the rear of Leckie House, enclosed by a high beech hedge, is a gravelled area in which a rotary clothes dryer, two Calor gas tanks, a wooden garden store and log store are sited.

WHITEHILL COTTAGE

Situated on the rear drive to Leckie House, Whitehill Cottage is a single storey detached bungalow built of timber clad brick under a tile roof which is currently subject to a service occupancy. The accommodation comprises: sitting room, kitchen, four bedrooms and bathroom. There is an enclosed garden to the front with drying green to the rear and a wooden garage for a single car.
KNOCK-O-RONALD FARM

Knock-o-Ronald Farm lies at the heart of Leckie Estate and encompasses all of the agricultural land (with the exception of Lot 2). In total the farm extends to 986.7 acres with the farmhouse, adjacent cottage and farm buildings centrally situated at the end of the private tarred drive which runs through the estate.

The farm is currently let on a Limited Duration Tenancy (LDT) until May 2018 and is run as a productive commercial stock unit with 760 breeding ewes and a suckler cow herd of 45. There is a good relationship with the tenant who has farmed at Knock-o-Ronald for the past 25 years. For those not wishing to farm the land themselves this is a ready-made, extremely workable arrangement for any new owner, with a tenant who is highly cooperative and supportive of the estate.

FARMHOUSE

Constructed of stone under a slate roof, the farmhouse lies to the west of the farm steading with a range of traditional buildings adjoining, which offer potential for redevelopment/expansion. The accommodation is over two floors as shown on the accompanying plans and includes sitting room, fitted kitchen, external utility room, study, office, pantry, four bedrooms and bathroom. To the rear lies an enclosed garden and washing green.

KNOCK-O-RONALD COTTAGE

Situated to the west of the farmhouse, Knock-O-Ronald Cottage is a single storey timber building on a brick base under a tile roof. The accommodation comprises a kitchen, sitting room with wood burning stove, two bedrooms and a bathroom. The cottage enjoys a southerly aspect with views to the north.

Knock-o-Ronald Cottage lies outwith the LDT and is currently let on a Short Assured Tenancy.
FARM BUILDINGS

The buildings at Knock-O-Ronald Farm are situated conveniently close to the farmhouse and provide good housing for both cattle and sheep. To the north lie the sheep handling facilities and an area of hard standing for storage.

**Feed and Bale Store** (13.14m x 8.74m) – steel portal frame, partial concrete floor, block walls with corrugated cladding and roof.

**Cattle Court** (32.19m x 22.28m) – steel portal frame, block/concrete panel walls, corrugated roof. Raised central feed passage. Lean-to with steel frame with feed barrier under corrugated roof. Earth floor.

**Tupp Shed** (9.48m x 5.18m) – Pole lean-to with block walls and profile sheet cladding and roof.

**Dutch Barn** (18.44m x 9.13m) – Steel frame with corrugated cladding, Earth floor. Adjoining Sheep Shed/Pens (9.17m x 6.44m) constructed of a steel farm with stone/block wall under corrugated roofing. To the rear is a pole lean-to (16.66m x 4.81m) with sheet roof. Earth floor.

**Bull Pen** – situated in a former stone bothy under a slate roof with modern kennel runs adjacent.

LAND

The land at Knock-o-Ronald is broadly divided into two parts as defined by the natural topography of the dramatic cliffs which are a feature of the estate: to the north lies gently undulating productive grassland; with permanent pasture and areas of rough grazing extending up the higher ground to the top of the Gargunnock Hills.

The land is classified as Class 4 and 5 by the James Hutton Institute and is predominantly utilised for the production of fodder crops and grazing for cattle and sheep. The majority of the fields have been fenced for stock and water is supplied to stock by fresh open water burns or troughs. The land can be classified as follows:

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pasture</td>
<td>192.47</td>
<td>77.89</td>
</tr>
<tr>
<td>Rough Grazing/Hill</td>
<td>517.30</td>
<td>209.35</td>
</tr>
<tr>
<td>Woodland</td>
<td>276.08</td>
<td>111.73</td>
</tr>
</tbody>
</table>
WOODLAND

The woodlands on the estate are certified under the UK Woodland Assurance Scheme (UKWAS) and extend to 250.19 acres (101.25 ha) with a further 37.95 acres (15.36 ha) of open woodland.

The overall amenity of Leckie Estate is enhanced by its well maintained hedgerows and fences. There are delightful woodland walks adjacent to the Leckie & Easter Blackspout Burns which run through the estate, passing a ruined broch and the former mills at Old Leckie. The Old Sawmill which contains obsolete hydro-electric turbine & switchgear could have potential for conversion, subject to obtaining the necessary planning consents.

In 2015, 23.08 acres (9.34 ha) of commercial woodland was felled under the Forestry Grant Scheme. The remaining 123.11 acres (49.82 ha) of commercial conifer plantations and 104 acres (42.08 ha) of amenity woodland are all managed under the estate's Long Term Forest Plan (LTFP). Further details can be obtained from the selling agents.

SPORT / PHEASANT SHOOT

The shooting over the low ground estate is let to a syndicate who run a very successful and enjoyable pheasant shoot. Working in conjunction with the farming tenant, approximately 1500 pheasant poults are put down annually in pens throughout the wooded areas across the estate. The natural contours and mix of vegetation and cover provide for exciting drives which are enjoyed every fortnight over the shooting season. The current arrangement, which includes an annual payment and two family days, is due to expire on 5 April 2017.

Loch Logan to the west of the estate, and the Leckie Reservoir in Whitehill Wood on the same latitude provide exciting duck flighting and trout fishing in the reservoir. Roe stalking on the estate has been let separately on an annual basis.

The modern steel portal framed Forestry Shed (8.5m x 8m) is located adjacent to the hill road in a woodland clearing and is ideal for the storage of estate and game rearing equipment.
The policy fields extend to approximately 44 acres (17.8 ha) and are let on a Short Limited Duration Tenancy (SLDT) until 14 May 2020. The land is divided into two enclosures and comprises 26.03 acres arable/ploughable pasture and 17.35 acres permanent pasture. Lying immediately to the north is an area of amenity woodland lying either side of the former drive to Watson House. There is considered to be development potential for a house site immediately adjacent to the former East Lodge - subject to obtaining the necessary consents.
LOT 3 LECKIE GROUSE MOOR

The grouse moor adjoins Knock-o-Ronald above the cliffs at the top of the Gargunnock Hills and extends to 494 acres (200 ha) of heather hill and rough grazing. The hill can be accessed by foot from Knock-o-Ronald and offers the most spectacular panoramic views encompassing much of Stirlingshire from Ben Lomond in the west to the new Forth River Crossing in the east.

The hill grazings form part of the Knock-o-Ronald LDT. Since 2011, the sport has been leased to a local syndicate who have managed and keepered in conjunction with the adjacent moors of Burnfoot, Touch and Hillhead to provide 12 days driven grouse shooting across the four moors.

Prior to this arrangement, the 5 year average bag over the Leckie Moor was 48 brace. The current lease will expire at the end of the grouse season (10th December 2016).

To the south lie the Earlsburn reservoirs and the Earlsburn Wind Farm which has recently been extended by the erection of a further eight turbines (24 in total) on land immediately adjacent to Leckie Grouse Moor. There may be potential on land belonging to the estate for the further development of this site utilising the infrastructure now in place.
LOT 4 SAWMILL COTTAGE

0.70 ACRES

Situated just off the private tarred estate road leading to Knock-o-Ronald Farm is a detached single storey traditional cottage of harled stone construction under a pitched slate roof which occupies an attractive south facing spot surrounded by mature woodland leading down to the Leckie Burn. Privacy is enhanced by a high beech hedge which bounds the front garden to the west with a gravel parking area to the rear.

The accommodation comprises sitting room, dining room, kitchen, three bedrooms and a bathroom as shown on the floor plan below:

GROSS INTERNAL AREA (approx)
119.93 sq.m (1291 sq.ft)
( Including Garden Store)
Environm ental D esignations
There are two scheduled m onuments: the L eckie Broch in the woodland 400m east of K nock-O -R onald Farm ; and the cairn at the sum m it of C arleatheran (both L ot 1 ). T he estate lies w ithin T he C entral Scotland G reen N etw ork A rea.

Servitude R ights, Burdens, W ayleaves A nd Statutory Public A nd O ther A ccess R ights
T he property is sold subject to and w ith the benefit of all existing servitude and w ayleave rights, including rights of access and rights of way, whether public or private. T he property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. T he 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.

GENERAL REMARKS

Viewing
Strictly by appointment with Savills Edinburgh office (0131 247 3720).

Directions
From Glasgow take the M80/A80 east, following signs to Stirling, merging onto the M9. Leave the M9 at Junction 10. Take the first exit at the roundabout onto the A84 and continue west towards Callander / Crianlarich / Safari Park. After Blair Drummond (3 miles) turn left onto the B8075 signposted to Gargunnock. Turn right at the T junction onto the A811 and continue for 1 mile, taking the first road on the left signposted to Beild Farm. Follow this minor public road which sweeps left below Beild Farm. The entrance gates to Leckie Estate lie on the right immediately adjacent to Beild Farm.

From Edinburgh take the M9 north past Stirling. Leave the M9 at junction 10 and continue as above.

The postcode is FK8 3BN.

Airports
Edinburgh Airport (www.edinburghairport.com) or Glasgow Airport (www.glasgowairport.com).

Railway Stations
The nearest station is Stirling. For general timetable enquiries telephone 08457 484950 or visit www.sotrail.co.uk

Fixtures & Fittings
All light fittings, fitted carpets and curtains in Leckie House are included in the sale. Certain items of furniture, white goods and estate equipment may be made available by separate negotiation. The contents of Whitehill Cottage, Knock o Ronald Farmhouse and Cottage, and Sawmill Cottage are specifically excluded from the sale.

Local Authority
Stirling Council - Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET. 01786 404040

Services, Council Tax, EPCs and occupancies
All properties have mains water and electricity and private drainage.

<table>
<thead>
<tr>
<th>Property</th>
<th>Services</th>
<th>Occupancy</th>
<th>Council Tax Band</th>
<th>EPC Efficiency Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leckie House</td>
<td>LPG CH &amp; Aga Burglar alarm</td>
<td>Owner Occupied</td>
<td>H</td>
<td>F</td>
</tr>
<tr>
<td>Whitehill Cottage</td>
<td>OFCH; DG</td>
<td>Service</td>
<td>D</td>
<td>F</td>
</tr>
<tr>
<td>Knock-o-Ronald Farmhouse</td>
<td>DG</td>
<td>LDT (27/5/18)</td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td>Knock-o-Ronald Cottage</td>
<td>EH; DG</td>
<td>SAT</td>
<td>C</td>
<td>F</td>
</tr>
<tr>
<td>Sawmill Cottage</td>
<td>OFCH; DG</td>
<td>License (19/11/16)</td>
<td>F</td>
<td>F</td>
</tr>
</tbody>
</table>

SAT = short assured tenancy; OFCH = oil fired central heating; EH = electric heating; LPG = liquid petroleum gas; DG = double glazing

Environmental Designations
There are two scheduled monuments: the Leckie Broch in the woodland 400m east of Knock-O-Ronald Farm; and the cairn at the summit of Carleatheran (both Lot 1). The estate lies within The Central Scotland Green Network Area.

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
There is a housekeeper whose employment may be transferred to the purchaser of Lot 1 under the TUPE Regulations 2006.

Forestry Grant Schemes and Timber
All standing and fallen timber is included in the sale. The purchaser(s) will be obliged to continue with the existing Forestry Commission Native Woodland Expansion and Restoration Scheme which runs until 2027 and will be responsible for the repayment of any grants previously received as a result of any failure to comply with the conditions of the scheme.

Rural Development Contract
The Estate is currently subject to a Rural Development Contract for the control of grey squirrels which is due to expire on 31st December 2017. The incoming purchaser will be bound to fulfil the obligations of the existing agreement.
Basic Payment Scheme
There are no Basic Payment Scheme entitlements available.

Less Favoured Area Status
The estate lies wholly within a Less Favoured Area. It is classified as severely disadvantaged.

Mineral Rights
The minerals are included within the sale insofar as they are not reserved by statute or common law to third parties.

Reservation of Benefit
A clawback will be reserved in favour of the sellers, equating to 25% of any uplift in value/income resulting from any wind farm development given planning approval within a period of 10 years from the date of entry.

Purchaser Obligations
In the event of Lots 1 & 3 being sold separately, the purchasers of each lot will be required to enter into a binding agreement in respect of serving the required notices to end the LDT over Knock-o-Ronald Farm.

The purchaser of the Grouse Moor (Lot 3) will also be obliged if required to erect a stock proof boundary fence along the boundary of Lot 3 as highlighted on the sale plan.

The purchaser of Leckie Estate will assume all and any landlord obligations in respect of any waygoing claims relating to the expiry of the SLDT and LDT agreements.

Entry & Possession
Entry by arrangement, subject to existing sporting lets and tenancy agreements: Knock-O-Ronald Farm (Lot 1) is subject to a LDT which will expire on 27 May 2018; the policy fields (Lot 2) are let on a SDLT which will expire on 14 May 2020.

Offers
Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

Solicitors
Gillespie Macandrew, 5 Atholl Crescent, Edinburgh, EH3 8EJ
Tel: 0131 225 1677
Email: Robert.Scott-Dempster@gillespiemacandrew.co.uk
Web: www.gillespiemacandrew.co.uk

STIPULATIONS

Purchase Price
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 consignation 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 himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas Purchasers
Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Landing
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 outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

IMPORTANT NOTICE
Savills, any joint agents and their clients give notice that:

1. 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.

2. 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Neither these particulars nor any subsequent communication relative to the property shall be binding upon Savills or the Sellers (whether acted on or otherwise) 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.

IEC160526