

DUCHAL ESTATE

KILMACOLM • RENFREWSHIRE





DUCHAL ESTATE

KILMACOLM • RENFREWSHIRE • PA13 4RS

An historic residential and agricultural estate with a beautiful 18th century house at its heart

Lot 1 – Duchal House (About 198.22 Acres)

An attractive A-listed 18th century Georgian House consisting of 3 main reception rooms, 2 bedroom suites, dressing room, 7 further bedrooms, family bathroom, and shower room

Beautifully designed landscaped gardens with formal lawns, Walled Garden, tennis court, loch and wooded policies

Range of farm buildings and traditional outbuildings

Two traditional estate cottages (two bedrooms each) and a 3-bedroom Gate Lodge with garden area and garage

Parkland policies with about 105 acres of mixed mature woodland

1.7 miles of the River Gryfe and Green Water providing trout and some salmon fishing

Six paddocks of grazing extending to about 66.48 acres

Sporting opportunities including Roe Deer stalking, rough shooting, fishing and duck flighting

Lot 2 – Duchal Mains Land (About 104.60 Acres)

A block of useful grazing land

Comprises of eight fields and two duck flighting ponds

Lot 3 – Duchal Land North (About 95.27 Acres)

A block of useful grazing and woodland

Land consisting of 76.16 acres pasture, 18.61 acres woodland, and 0.50 acre misc

Lot 4 – Duchal Land East (About 50.97 Acres)

A block of pasture and rough grazing including a duck flighting pond

Land consisting of 46.27 acres pasture, 0.40 acre woods, 3.26 acres rough grazing and 1.04 acres misc

Lot 5 – South Lodge (About 0.18 Acres)

Traditional two storey lodge with 3 bedrooms

Includes a private garden

Lot 6 – Stepends Cottage North (About 0.41 Acre)

Traditional, semi-detached cottage with 2 bedrooms

Extensive garden area

Lot 7 – Stepends Cottage South (About 0.18 Acre)

Traditional, semi-detached cottage with 2 bedrooms

Garden area

For sale as a whole or in 7 lots

About 449.83 Acres (182.04 Ha)

Kilmacolm 2 miles • Glasgow 20 miles • Glasgow Airport 10 miles • Edinburgh 65 miles (All distances are approximate)

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

Duchal Estate has been in the ownership of the Maclay family for over 100 years and was purchased by the first Lord Maclay in 1915. Duchal House was built as a replacement for Duchal Castle. The house is situated in the heart of the estate and is an elegantly proportioned classical Georgian house.

The Porterfield family abandoned Duchal Castle in the 18th century and used some of the materials for their own house. There was already a small house on the site which had been built in 1710. The mansion house in its current form is believed to have been built by John Douglas in 1768 with the older part adapted as its west ancillary wing. The house throughout its history has remained in its original state, other than in 1911 when a top storey was added to the wing and both parts of the house were joined up. Throughout its history, the house remained as a private dwelling continually occupied with the exception of a period in the latter part of the 19th century when it was owned by the Shaw Stewart family. At this time, it was used as a shooting lodge during the grouse season on Duchal moor and lay empty for the rest of the year. There was also a short period thereafter when the house was owned by the Wallace family. Duchal gardens also date back to the 18th century and are included within the Inventory of Gardens and Designed Landscapes, the National Listing for significant gardens in Scotland.

Situation

Duchal Estate is situated in a private position about 2 miles south of Kilmacolm village within the Gryfe Valley only 20 miles west of central Glasgow and also 10 miles from Glasgow Airport.

Kilmacolm is renowned as one of the most sought after villages to live in Scotland and takes its name from the dedication of its ancient church to St Columba of Iona. It caters for the needs of the village with a range of shops, restaurants, cafes and it also has a pub together with a library and a large community centre. There is an excellent nursery and a primary school as well as the renowned St Columba's Independent School offering education from primary right through to secondary level. There are also bus pick up points in the village for some of Glasgow's private schools including the High School of Glasgow, Hutcheson Grammar, St Aloysius, Craigholme School for Girls, Glasgow Academy and Kelvinside Academy. Kilmacolm also has a range of leisure facilities including a golf course, tennis, squash and bowling clubs. There is a cycle path (route 75) in the village, part of the National cycle network with connections between the West coast and

central Scotland. As well as a regular bus service, there is a train station at Johnstone (7 miles away) with a four trains per hour service to Glasgow Central Station with a journey time of 15 minutes. The M8 provides swift links to Glasgow and Edinburgh as well as linking in with the wider motorway networks.

The city of Glasgow offers a wide range of services including shopping centres, hospitals, museums and three Universities. Glasgow is also a national culture hub being home to a number of institutions including the Scottish Ballet, Scottish Opera National Theatre of Scotland and the Glasgow School of Art.

The wider area surrounding Duchal has plenty to offer for the outdoor enthusiast. For hill walking, golfing, mountain biking and climbing, Loch Lomond and Trossachs National Park is only 30 miles away and there is also easy access to the Highlands. For the fisherman, the Clyde and its tributaries are close by. Shooting and stalking are available to rent on a number of nearby West Coast Estates. For sailing, the Firth of Clyde is on the doorstep with Scotland's largest marina (Kip Marina) is just 14 miles away.

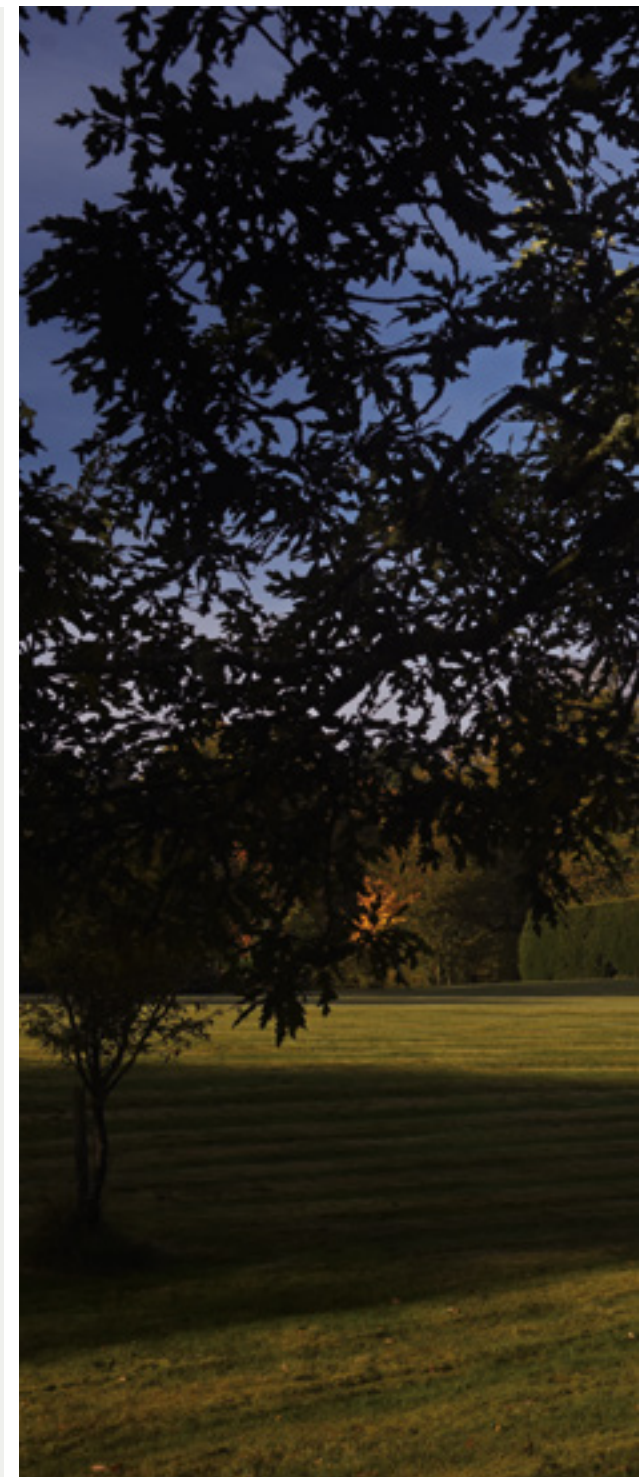
Glasgow Airport has regular flights throughout the UK and a wide range of international destinations.

Description

Duchal Estate extends to about 450 acres, the heart of which is self-contained and has its own privacy. At its core is the classical 18th century Georgian mansion, Duchal House.

Access to the estate, which is partly surrounded by a stone wall, is by beech and lime avenues, some trees of which date back over 200 years. The private tree-lined driveway crosses the river Green Water and terminates in a gravel sweep to the front door.

Centred on the front of the house is a designed landscape consisting of a long lime tree avenue together with a cross avenue and at the rear of the house are lawns and the river Green Water with a footbridge over into the Walled garden. Before you reach the bridge you come to outhouses and two grade B-listed cottages all of which fit into the landscape. The Green Water, which is a tributary of the River Gryfe, adds a unique dimension to both garden and house, with kingfishers, dippers and wagtails being regularly seen as well as otters from time to time.





The estate includes six cottages which provide an income stream. The surrounding land is relatively flat and rises from 60 metres to 90 metres above sea level. At the outer edge surrounding woodland provides shelter for livestock and amenity for wildlife and at the same time the openness of the immediate areas give good views of the hills and countryside beyond.

The river, loch and woodlands provide sporting opportunities, including shooting, fishing and stalking or alternatively provide a sanctuary for wildlife.

The farmland consists of a mixture of pastures suitable for silage and hay production together with permanent pasture and some rough grazing. Extending to 449.83 acres in total, the land consists of 293.41 acres pasture, 124.24 acres woodland, 3.26 acres rough grazing and 28.92 acres of gardens/buildings/river/miscellaneous ground.

The sale offers a unique opportunity to purchase one of Renfrewshire's most treasured lowland estates in a sought after location which has been in the same family for over a century.

Farming

Duchal has an in-hand farming operation based upon the grazing of livestock and the production of silage. There used to be a suckler cow herd at Duchal but in more recent years some of the farmland has been let on annual grazing agreements for mixed stock farming. The farmland extends to about 293 acres with 159 acres suitable for silage production. The land is relatively flat in nature and is sheltered as a result of the numerous blocks of flanking woodland. The farmland is classed as a mixture of grade 3₁ and 4₁ according to the James Hutton Institute. The fields are all stock proof and are accessed either via an internal farm track or off the main roads.

Sporting

Duchal has plenty of sporting opportunities, not least the 1.7 miles of River Gryfe and Green Water which flow through the estate grounds offering trout fishing. There is also an autumn run of salmon. The river frontage together with three ponds provide an opportunity for duck fighting. The mature policy woodland together with outlying plantations provides the chance to create a small scale pheasant shoot. In addition Duchal has a good habitat for roe deer stalking and rough shooting for pheasant, woodcock, pigeon and snipe.



Lot 1: Duchal House (About 198.22 Acres)

Duchal House is an elegant grade A-listed Georgian mansion house and family home built in 1768 and one of its key features is its privacy.

The house itself is only one room wide and so has light from every quarter. The most beautiful room in the house is the dining room with its hand blocked Geranium wallpaper first issued by William Woollams & Co after the French style dating back to 1851 as well as a fine marble fireplace. The dining room and drawing room both have mahogany doors with full grain panelling. The drawing room has an attractive Georgian fireplace and the remaining reception room is the morning room which is also well proportioned with a carved wooden mantelpiece. There is a Georgian open well staircase which runs from the first floor up to the attic. Nearly all rooms throughout the house have good views over the policies and the surrounding countryside. There are also contrasting views and vistas over the gardens and the avenues which have been landscaped over the course of the last two centuries.





The accommodation is over three storeys as follows:

Ground Floor: Hallway, laundry room, library, kitchen, store room/bedroom, store room/bedroom, bathroom, gun room, study and boiler room.

First Floor: Entrance hall, inner hall, dining room, drawing room, pantry, ironing room, cloakroom, bathroom and morning room.

Second Floor: Master bedroom with en-suite bathroom and dressing room, bedroom with en-suite bathroom, five further bedrooms and family bathroom.

Attic: Two attic bedrooms and shower room.

Duchal House, Kilmacolm, PA13 4RS

Approximate Gross Internal Floor Area
871.16 m sq (9375 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page
of the text of the Particulars





Gardens and Grounds

The Gardens at Duchal are included in the Inventory of Gardens and Designed Landscapes under the National Listing of Significant Gardens for Scotland. The grounds surrounding the house are laid out with sweeping lawns and groups of specimen trees and the Walled Garden has its own tennis court.

The house itself sits in the centre of the historic designed landscape with the main Lime Avenue centred on the house and intersected at right angles by a further Lime Avenue. Just recently a third designed avenue has also been restored with a new planting of beech trees. To the southeast there is an 18th century Dovecot which was reroofed due to a fire during the first half of the 20th century and a short Lime Avenue has been formed in order to frame the Dovecot from the driveway.







The 18th century Walled Garden was created in 1768 and extends to about 5.04 acres. It has a high stone wall on three sides and stone ha-ha with a holly hedge on the riverside. The Walled Garden is approached via the footbridge over the Green Water and it is a garden for all seasons. The garden is centred on the main lawn with its double line of clipped hollies and there are herbaceous and shrub borders as well as rose borders, orchards, fruit trees and soft fruits, climbing roses on the wall and a lily pond with an ancient pleached lime walk. There is also a vegetable garden, a tennis court and a barrel vaulted ice house which is situated in the roundel at the top of the Walled Garden.

In addition there are two greenhouses, a small wooden garden shed and a large potting shed at the top of the garden.

Immediately behind the gardens, a passageway leads to Duchal Loch which extends to 1.76 acres and has a boathouse with boat.





Estate Yard and Cottages

Outbuildings

Duchal traditional outbuildings were built in 1764 in the same style as the main house and are B-listed. They consist of the following (see buildings plan):

- A: Garage:** Traditional stone construction with concrete floor and slate roof (15.16m x 5.03m).
 - B: Harness Room:** Traditional stone construction with stone floor and slate roof (4.80m x 2.90m).
 - C: Electrical Store:** Traditional stone construction with stone floor and slate roof (2.46m x 5.08m).
 - D: Bee/Equipment Store:** Traditional stone construction with stone floor and slate roof (2.24m x 5.08m).
 - E: Store Room/Paint Store:** Traditional stone construction with stone floor and slate roof (4.89m x 2.40m).
 - F: Implement Shed/equipment store:** Traditional stone construction with stone floor and slate roof (5.16m x 6.38m).
 - G: Former stables and Bothy:** Traditional stone construction currently with no roof but has protective wall covering (3.78m x 11.48m).
 - H: Byre:** Traditional stone construction currently with part roof over one section (3.78m x 4.88m).
 - I: Apple Store:** Traditional stone and brick construction with stone floor and slate roof (5.01m x 3.12m).
 - J: Workshop:** Traditional stone and brick construction with stone floor and slate roof (8.0m x 5.20m).
- Situated a short distance to the south of the traditional buildings, there is a modern range as follows:
- K: Dutch Barn 1:** 3 bays, steel portal frame, side cladding, earth floor under a tin roof (7.28m x 12.2m).
 - L: Lean-to:** timber pole construction with side cladding under a tin roof (15.5m x 6.6m).
 - M: Dutch Barn 2:** 3 bays, steel portal frame, side cladding, earth floor under a tin roof (5.37m x 13.89m).
 - N: Dutch Barn 3:** 3 bays, steel portal frame, side cladding, earth floor under a tin roof (5.70m x 13.09m).



Situated beside River Cottage there are two outbuildings as follows:

- **Round House/Former Larder:** Built as an octagon of traditional stone construction with a slate roof (5.80m x 5.80m).
- **Laundry House:** Traditional stone construction with slate roof (2.21m x 3.55m).

Bridge Cottage

Situated adjacent to the foot bridge that crosses the Green Water, Bridge Cottage is of traditional construction and has accommodation over 1½ storeys as follows:

Ground Floor: Porch, entrance hall, dining room, kitchen, two bedrooms, store room and bathroom.

First Floor: Sitting room.

There is a rear garden area. The sitting room has fine views over the gardens. Attached to the house there is a WC for general use.



River Cottage

Situated next to Bridge Cottage, this traditional cottage has single storey accommodation as follows:

Porch, kitchen with sitting room, two bedrooms and bathroom.

There is a garden area to the rear. Adjoining the cottage on the northern gable, there is a traditional garage (4.76m x 6.29m) which also houses the boiler.

River Cottage is let under a Short Assured Tenancy.

Mid Lodge

Located by the main entrance gates to Duchal, this attractive Gate Lodge is of traditional construction and has accommodation over a single storey as follows:

Entrance hall, sitting room, kitchen, three bedrooms, bathroom, office and utility room.

There is a garden area to the side of the house and a timber garage. The cottage is let under a Short Assured Tenancy.

Land

The land within Lot 1 sits within a ring fence and extends to about 198.22 acres in total. It consists of 66.48 acres pasture, 105.23 acres woodland and 26.51 acres gardens/rivers/buildings/miscellaneous ground. There are six fields of pasture all of which are accessed from one of the internal estate roads.

The woodland policies are a particularly attractive feature of Duchal and are predominantly a mixture of hardwoods. There is an elegant lime tree avenue which runs directly away from the front of Duchal House. There are quite a number of ancient trees in the heart of the estate, including a very old apple tree, which it is thought to date back to 1768 when the house was built.



Lot 2: Duchal Mains Land (About 104.60 Acres)

Situated immediately to the south of Lot 1, Duchal Mains is a useful block of additional grazing extending to about 104.60 acres. There are eight paddocks of pasture all of which have stock proof fencing and have access to a mains water supply. Access to the land is off the main road and there are two flighting ponds.



Lot 3: Duchal Land North (About 95.27 Acres)

Situated immediately to the north of Lot 1, Duchal land north extends to 95.27 acres and is a mixture of grazing and woodland. The land consists of 76.16 acres pasture, 18.61 acres woods and 0.5 acre miscellaneous ground. There are five fields of pasture together with several blocks of mixed mature woodland which are accessed off the main road.





Lot 4: Duchal Land East (About 50.97 Acres)

Located to the east of Lot 1 adjoining the River Gryfe, this is a block of pasture extending to about 50.97 acres in total. The whole area consists of one large area of grazing with a fenced off rough grazing area of 3.26 acres as well as a separate fenced off small block of woodland of 0.4 acre. Access to the land is off the main road. There is also a flighting pond.



Lot 5: South Lodge (About 0.18 Acre)

This traditional gate lodge is situated by the rear entrance gates to Duchal House (Lot 1). Constructed of stone beneath a pitched slate roof, the accommodation is over two storeys as follows:

Ground Floor: Entrance hall, a large sitting room, bathroom, kitchen, pantry and bedroom.

First Floor: Two bedrooms.

There is a front and side garden laid to lawn. South Lodge is let under a Service Occupancy Agreement.

Lot 6: Stepends Cottage North (About 0.41 Acre)

Situated to the north of South Lodge by the western boundary of the main estate, this is a traditional semi-detached cottage with single storey accommodation as follows:

Hall, kitchen, sitting room, two bedrooms and bathroom.

There is a garden area laid to lawn. Stepends Cottage North is let under a Short Assured Tenancy.

Lot 7: Stepends Cottage South (About 0.18 Acre)

Adjoining Stepends Cottage North, this semi-detached cottage has accommodation as follows:

Entrance hall, kitchen, sitting room, two bedrooms and bathroom.

There is a rear garden with garage. Stepends Cottage South is let under a Short Assured Tenancy.

General Remarks

Directions

Travelling from Glasgow, head West on the M8 and at junction 28 by the airport, take the A737 slip road signposted to Irvine. After approximately three miles, take the turn off signed to Johnstone & Bridge of Weir. Keep in the right lane and bear right over the dual carriageway. At the Deafhillock roundabout, take the first exit onto A761 signposted to Bridge of Weir. Travel through Brookfield and Bridge of Weir, carry on for approximately a further two miles then take the left turn onto B788 signposted to Greenock. (If you go into Kilmacollm, you've gone too far). Go under the old railway bridge, over a narrow stone bridge and then take the first turning on the left 200 yards further on, at white gates by the entrance lodge (Mid Lodge). Continue down the private drive to Duchal House.





Steponds Cottage North garden



Steponds Cottage South garden

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 code 90/734/0072.
- The land is eligible for Less Favoured Area Support with an LFASS payment.
- Basic Payment Scheme entitlements are not included in the sale.

Moveables

Some estate equipment and machinery may be available by separate agreement to the purchaser of Lot 1.

Household Contents

Fitted carpets are included in the sale of Duchal House (Lot 1). Selected items of furniture within Duchal House may be available by separate agreement. The fitted carpets are included in the sale of the estate cottages (Lots 1, 5, 6 & 7).

Residential Property Schedule

Lot No	Property	Occupancy	Services	Council Tax	EPC Rating
1	Duchal House	Owner occupied	Oil-fired central heating, mains water, private drainage.	H	G
	Bridge Cottage	-	Oil-fired central heating, mains water, private drainage.	B	G
	River Cottage	Short Assured Tenancy	Oil-fired central heating, mains water, private drainage.	A	E
	Mid Lodge	Short Assured Tenancy	Oil-fired central heating, mains water, private drainage.	E	E
5	South Lodge	Service Occupancy	Oil-fired central heating, mains water, private drainage.	E	F
6	Steponds Cottage North	Short Assured Tenancy	Mains water and private drainage.	C	G
7	Steponds Cottage South	Short Assured Tenancy	LPG heating, mains water, private drainage.	D	D

VAT

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

Floorplans

Floorplans for South Lodge (Lot 5), Stepends North (Lot 6), Stepends South (Lot 7) are available by email from the Selling Agents.

Wayleaves

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

Solicitors

Ledingham Chalmers LLP
Stirling Agricultural Centre
Stirling
FK9 4RN

Tel: 01786 478100

Fax: 01786 477339

Email: linda.tinson@ledinghamchalmers.com

Woodland

The Forestry Commission have approved a Long-Term Forestry Plan for the estate which is available from the Selling Agents.

Energy Performance Certificates

Available on request from the selling agents.

Local Authority

Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY
Tel: 01475 719999

AFRC-RPID

Russell House
King Street
Ayr
KA8 0BE
Tel: 01292 291300

Travel Arrangements

Airports

Glasgow Airport Tel: 0844 481 5555

Prestwick Airport Tel: 0871 223 0700

Car Hire

Hertz Tel 08708 448 844

Europcar Tel 0870 607 5000

Railway Stations

Johnstone Station

Glasgow Central Station

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

Duchal Estate has the following designations:

- Duchal House is category A-listed (Lot 1).
- The Stable Block, Bridge and River Cottages are category B-listed (Lot 1).
- Duchal Gardens are listed as an Inventory Garden and Designed Landscape (Lot 1).
- There is a Scheduled Monument (Milton Bridge Motte) located within Lot 4.
- Site of Importance for Nature Conservation (SINC) for the whole Estate.

Sporting Rights

The sporting rights over the whole estate are in-hand.

Timber and Mineral Rights

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

Servitude Rights, Burdens, Wayleaves, Statutory Public and other Rights of Access

Duchal Estate is sold subject to all third party rights of access.

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 Knight Frank (tel 0131 222 9600).

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.

Acreage Schedule

Lot No	Field No	Pasture	Woodland	Rough Grazing	Other	Total	
1	1		1.06			1.06	
	2		8.95			8.95	
	3		80.41			80.41	
	4	3.48				3.48	
	5		2.69			2.69	
	6	20.16	0.27			20.43	
	7	4.20				4.20	
	8		0.13			0.13	
	9	14.28	5.49			19.77	
	10		6.18			6.18	
	11	23.08	0.05			23.13	
		Misc	1.28			26.51	27.79
	Sub-Total	66.48	105.23	0.00	26.51	198.22	
2	12	19.89				19.89	
	13	6.08				6.08	
	14	9.79				9.79	
	15	19.92				19.92	
	16	8.50				8.50	
	17	10.35				10.35	
	18	15.69				15.69	
	19	14.28				14.28	
		Misc				0.10	0.10
		Sub-Total	104.50	0.00	0.00	0.10	104.60
3	20		14.04			14.04	
	21		3.85			3.85	
	22	30.15				30.15	
	23	0.30			0.07	0.37	
	24		0.25			0.25	
	25		0.47			0.47	
	26	9.61				9.61	
	27	14.16				14.16	
	28	11.39				11.39	
	29	10.55			0.05	10.60	
		Misc				0.38	0.38
	Sub-Total	76.16	18.61	0.00	0.50	95.27	
4	30	0.00	0.40	0.00	0.00	0.40	
	31	46.27	0.00	0.00	0.15	46.42	
	32	0.00	0.00	3.26	0.89	4.15	
		Sub-Total	46.27	0.40	3.26	1.04	50.97
5	Sub-Total	0.00	0.00	0.00	0.18	0.18	
6	Sub-Total	0.00	0.00	0.00	0.41	0.41	
7	Sub-Total	0.00	0.00	0.00	0.18	0.18	
Whole	TOTAL	293.41	124.24	3.26	28.92	449.83	



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (E5763454). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



 Knight
Frank



0131 222 9600

80 Queen Street

Edinburgh, EH2 4NF

edinburgh@knightfrank.com

KnightFrank.co.uk

020 7629 8171

55 Baker Street

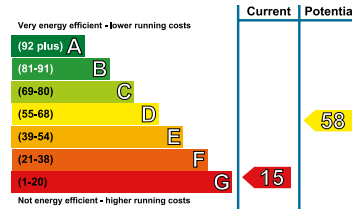
London, W1U 8AN

country.houses@knightfrank.com

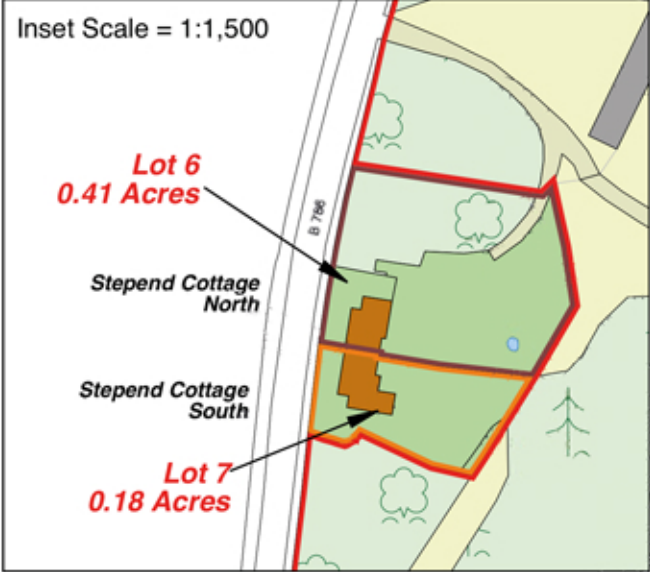
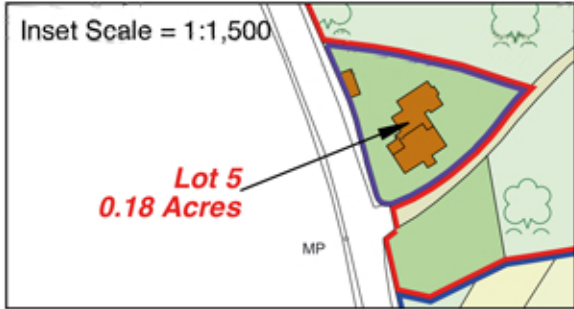
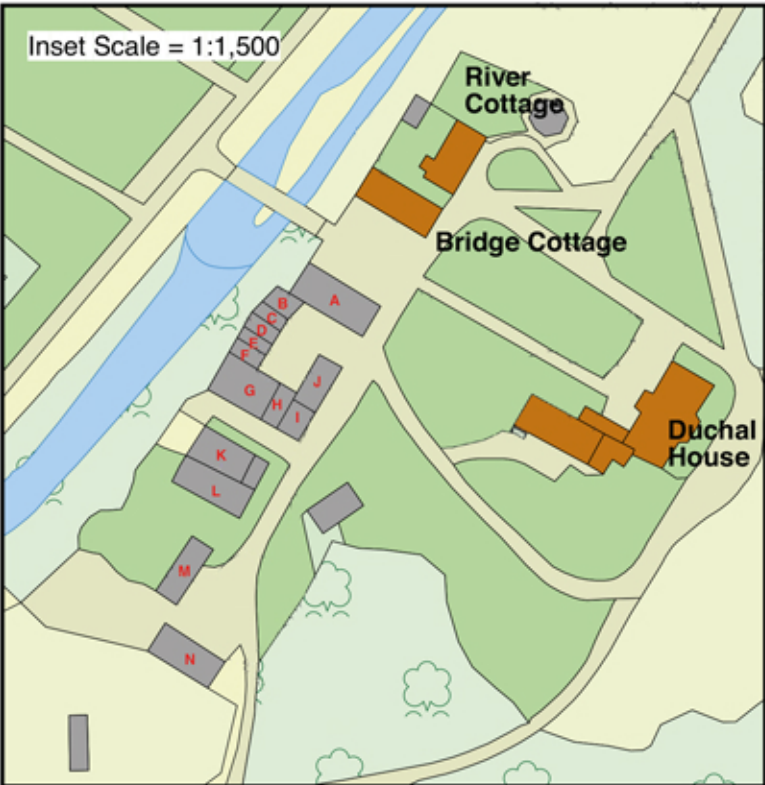
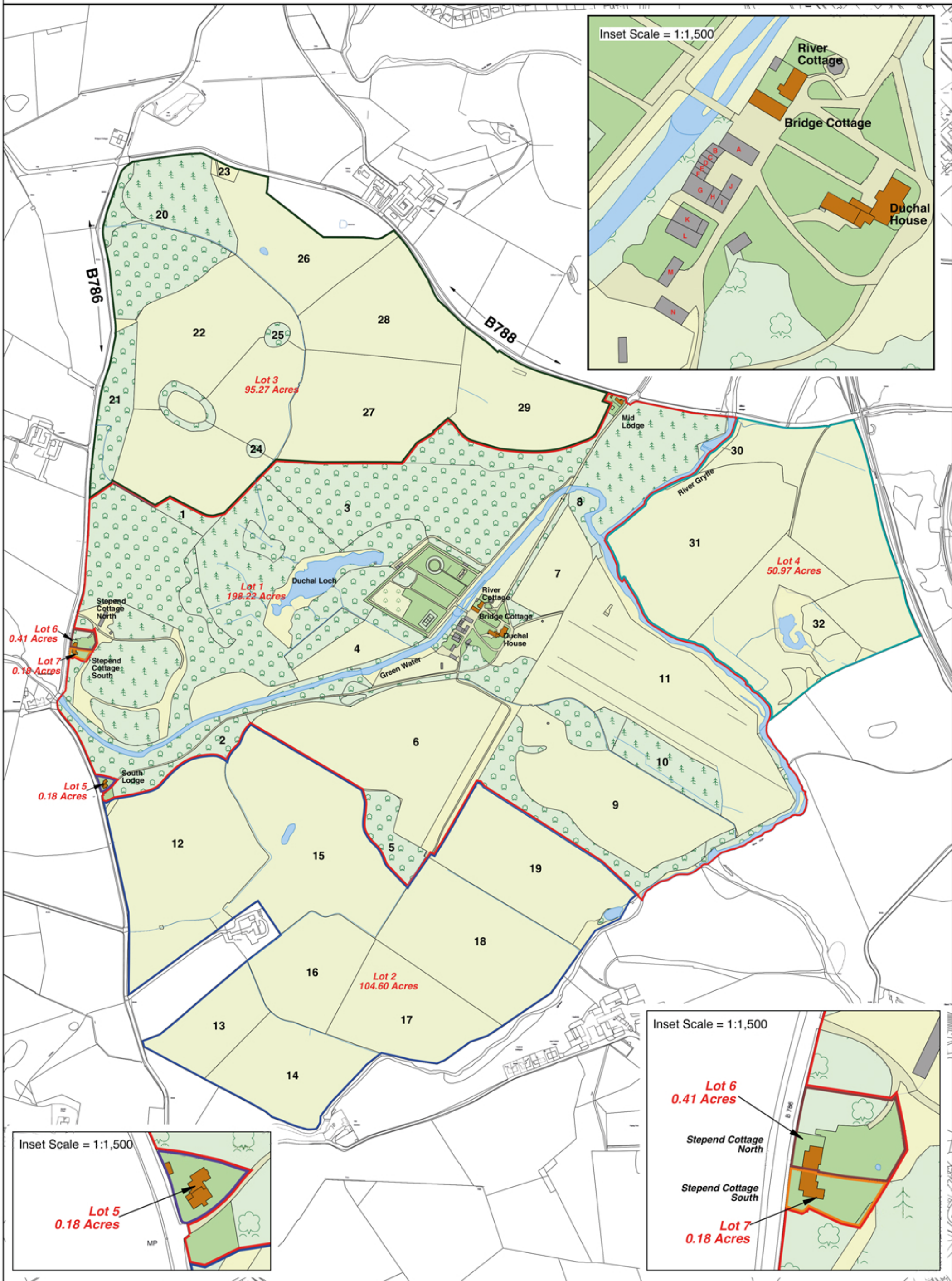
KnightFrank.co.uk

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 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 any joint agent 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 May 2017. Photographs dated April 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Energy Efficiency Rating



Duchal Estate



Produced by:
 Mapping and GIS Department
 Knight Frank LLP
 Ramsbury House, 22 High Street
 Hungerford, Berkshire, RG17 0NF
 (t) 01488 688508 (f) 01488 688505
 (e) mapping@knightfrank.com



Land Use:	
	Pasture
	Arable
	Game Cover
	Woodland
	Scrub / Misc
	Water
	Orchard
	Heathland
	Rocks / Boulders
	Building (Residential)
	Building / Structure (Agricultural)
	Gardens
	Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 08:05:17 CW
 Scale: 1:6500 @ A3
 Title: Duchal Estate

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. Where this plan is based on the Ordnance Survey map it is with the sanction of the controller of H. M. Stationery Office Crown Copyright reserved. Licence No. 100021721