



# Glenlethnot Estate

Edzell | Angus











*On the Instructions of Edinmore Properties Ltd*

# Glenlethnot Estate

Edzell | Angus

Edzell 3 miles, Brechin 12 miles, Dundee Airport 33 miles, Aberdeen Airport 43 miles, Edinburgh 83 miles

- Full Planning Permission for the construction of a bespoke shooting lodge with auxiliary accommodation in a secluded site with outstanding views.
- Recently completed 3-bedroomed Head Grouse Keeper's house with outbuildings and kennels.
  - Lovely 2-bedroomed cottage with outstanding views.
- Modernised 4-bedroomed house with gardens, grounds and outbuildings including shoot lunch room, workshop, machinery store, kennels and beater's room.
- Superb driven grouse moor with 12 lines of butts. 274 brace shot in 2010, and considerable potential for further improvement.
- About 2½ miles single bank salmon and sea trout fishing on the West Water with 17 salmon/grilse caught in 2010.
  - Brown trout fishing and wild duck flighting on a loch.
- In-hand farm with high quality hill sheep flock, and Entitlement to Single Farm Payment of circa £72,000 in 2011.
  - Potential to erect a single 330kW Wind Turbine.
- Opportunity to lease the sporting rights on a renowned and adjoining driven pheasant shoot.

**About 3,194 acres (1,293 ha) in total.**

**For sale as a whole or in 5 lots.**

A MOST ATTRACTIVE SPORTING ESTATE IN THE ANGUS GLENS WITH EXCITING DRIVEN GROUSE MOORS, SALMON AND SEA TROUT FISHING, PLANNING PERMISSION TO BUILD A PRINCIPAL HOUSE WITH BREATHTAKING VIEWS, A PRODUCTIVE IN-HAND SHEEP FARM, AND THREE HOUSES.







## Situation

The highly attractive Angus Glens are situated at the eastern edge of the Grampian range of mountains and together they comprise a succession of “corridors” into the Scottish Highlands. The county of Angus features rounded heather-clad mountains and hills dropping into peerlessly attractive glens of mixed woodland and pasture, with fast-flowing rivers at their core.

Lying between Glenogil to the west and Glen Esk to the east, Glenlethnot is one of the less well known (and therefore better kept secrets) of the Angus Glens. It is the name given to the valley of the West Water, a spate river which rises in the heart of the Grampian mountains on Hunthill Estate and runs southeast to its confluence with the River North Esk.

The estate of Glenlethnot is situated on the northeast side of the West Water, 5 miles west of the village of Edzell, with the river itself forming the boundary of the estate for about 2½ miles. A single track minor public road leads through the lower part of the glen from the hamlet of Bridgend to Edzell. With no public roads on any part of the estate, its privacy is one of its key features. Furthermore, being situated on the edge of the Grampians with the fertile farming country of the Vale of Strathmore separating the estate from the sea, 14 miles to the east, the views from Glenlethnot are spectacular with the Lammermuirs of East Lothian, nearly 70 miles to the south, visible from the estate on a clear day.

Forming part of what was previously known as The Gannochy Estate until its sale in lots in 2003, Glenlethnot Estate is party to the tremendous recovery of grouse numbers in the Angus Glens in recent years. Together with the larger and more familiar moors in the area including Glenogil, Millden, Hunthill and Invermark, Glenlethnot has played a part in the unprecedented success story which has seen grouse bags in the whole of the Angus Glens climb from a figure of less than 2,000 brace in 2003 to more than 15,000 brace in 2010.

Edzell provides a range of basic services including a post office, small supermarket, butcher, newsagent, primary school, GP surgery, garage and petrol station, and two hotels. There is also a popular golf club with 18-hole course.

The market town of Brechin is 12 miles from Glenlethnot and provides a wider range of services, facilities and suppliers including a supermarket, secondary school, public library and a range of shops and professional services.







Comprehensive recreational and leisure facilities are available at Dundee (33 miles), which is approximately a 45-minute drive from the estate. A lively, modern, university city, Dundee has an airport with daily scheduled flights to London and facilities to accommodate private jet aircraft. There is also a mainline railway station with daily services to Aberdeen and Edinburgh, and a sleeper service to London King's Cross.

Angus is one of Scotland's most attractive counties in terms of its contrast in landscape from Highland mountains and glens to lowland arable land and coastline.

There are 18-hole golf courses at Edzell, Brechin and Montrose, whilst the Open Championship venues of Carnoustie and St Andrews are 30 and 48 miles distant respectively.

The West Water is a tributary of the River North Esk which, together with its near neighbour, the South Esk, are two of the most famous and prettiest British salmon and sea trout fisheries with fishing available to let locally on both a daily and weekly basis.

The Tay and its various tributaries are within easy reach whilst, to the north, the famous River Dee is easily accessible with the town of Banchory on the middle river being a 27-mile drive from Glenlethnot via the 'Cairn o' Mount' road.

## Background

Historically, Glenlethnot was part of the Gannochy Estate – a very large, all-round sporting estate including the famous 'punch bowl' grouse moor which, until its sale in the early 1970s, was one of several

estates in Angus owned by the Earl of Dalhousie whose family seat is at nearby Brechin Castle.

From the early 1970s to 2003, Gannochy was owned firstly by the Foster family from Norfolk and then by the American Industrialist, Derald Ruttenburg. The whole of Gannochy Estate was acquired by the current owners of Glenlethnot – Edinmore Properties Limited – in the summer of 2003. It was then offered for sale on the open market in a number of lots.

As a result of this, the estate was divided into several smaller estates and farms with Glenlethnot being retained by Edinmore Properties and substantially improved since.

## Description

Glenlethnot is an all-round sporting, residential and agricultural estate of high quality situated in one of the most accessible parts of the Scottish Highlands. Extending to about 3,194 acres (1,293 ha) in total, the estate is situated in the heart of a region which has long been famed for the prolificacy of its driven grouse shooting, the variety of its pheasant shooting and the high quality of its farming enterprises.

In recent years, following substantial investment from several landowners in the area (including the vendors of Glenlethnot) and concerted keeping effort on the ground, several of the grouse moors of the Angus Glens have been re-established as productive driven moors producing sport which is amongst the finest and most exciting game shooting to be found anywhere in the UK.

From about 500 feet (150 metres) above sea level beside the West Water on the southern boundary, the estate rises to a maximum of 2,260 feet (678 metres) above sea level at the summit of Hill of Wirren on the northern boundary.

The functional base for the grouse moor and the head grouse keeper's house is at Dikehead on the southern boundary. This includes a recently completed 3-bedroomed property, general purpose shed and kennels, and a new sheep fank with covered facilities.

The site that has been identified for the development of a new principal house/shooting lodge lies in the heart of the glen overlooking the West Water with access over a private track leading north for about 2 miles from Dikehead.



Lot 1 – The Glenlethnot Estate –  
about 3,190 acres (1,291 ha)

Dikehead

Situated on the southern edge of the estate beside the track leading to the proposed site of Glenlethnot Lodge, Dikehead was completed in 2010. Incorporating the stone remains of a former dwelling, the house is of stone construction to an imaginative but traditional design on a u-shaped plan under a pitched slate roof. The house is approached from the village of Bridgend along a recently constructed track.

With a southerly aspect and a fine position overlooking the West Water, the house is purpose-built to accommodate the head grousekeeper and is finished throughout to a high standard.

Internal features include timber panelled doors, a solid fuel stove, and a fitted kitchen with contemporary wall and floor units. With natural light and fine views from every room, the house is served by mains electricity, a private water supply from a bore hole, private drainage to a septic tank and oil-fired central heating.

The accommodation is on a single floor as follows:

- Hall, sitting room, kitchen, office, sun room, master bedroom with en-suite bath/shower room, 2 further bedrooms, bathroom with shower, linen cupboard, utility room and gun room.

The house is occupied by the Glenlethnot head grousekeeper under a Service Occupancy.

Directly in front of the property is a paved outdoor eating area which overlooks a spacious enclosed garden area. With the house having been recently completed this has not yet been cultivated. Extending to almost an acre in size, it has the potential to be sown as lawn or landscaped more elaborately.

The rear of the house partially encloses a gravel courtyard with spacious parking area. Beyond this, there is a recently completed general purpose shed of timber-framed construction with larch cladding, fire-resistant insulation and a concrete floor. Used for the storage of machinery and equipment for management of the grouse moor, this has a separate meeting room/beaters lunch room and is served by mains electricity and private water.







Dikehead buildings



Dikehead



## Glenlethnot Lodge Site

With an elevated setting overlooking the West Water on the fringe of the grouse moor, this is the stone remnants of a former shieling which has been identified as the ideal setting for the construction of a principal house or shooting lodge to serve as the future core of the estate.

With terrific views and close proximity to both the grouse moor and the salmon and sea-trout fishings on the West Water, access to this site is via a track which leads north for about 2 miles from Dikehead.

Full Planning Permission for the construction of an imaginatively designed principal dwelling consisting of a central pavilion with 5 self-contained satellite lodges was approved by Angus Council on 24 March 2008 (Planning Reference 07/01336/FUL) and endures until 23 March 2013.

Designed to merge with its surrounding landscape, the plans for the lodge have been strategically prepared to provide accommodation for up to 16 people with a central lodge (with two double/twin bedrooms) and four 'satellite lodges' with sleeping accommodation with a further four double/twin bedrooms between them.

The purpose of this design is to enable a full shooting party to be accommodated plus smaller parties at other times without requiring all of the sleeping accommodation to be 'opened up'. The detailed plans for this proposed development are available on line via the Angus Council website ([www.angus.gov.uk](http://www.angus.gov.uk)) and on request from the selling agents.

This consent has been granted subject to a number of conditions. Amongst these, is the condition that the completed lodge is restricted to use as holiday accommodation and may not be occupied for more than 3 months in the calendar year. The full list of conditions are set out in the Planning Decision Notice.

No services are installed at the site.

## Sportings

The focus of the management of Glenlethnot has been to provide driven grouse shooting in the late summer, followed by high quality driven pheasant shooting in the winter months.

Supplementary to this, the estate offers salmon and sea trout fishing on the West Water, brown trout fishing and wild duck flighting on a loch, roe deer stalking on the hill fringe, and woodcock, snipe and rabbit shooting.



Site of proposed new lodge



Proposed new shooting lodge





With three gamekeepers currently employed, one is responsible for running the lowground shoot, with two keepers employed on the grouse moor. A moor management consultant, Mr Kenny Wilson, provides strategic input to the estate.

The sporting records for Glenlethnot Estate since its purchase by Edinmore Properties Limited are as follows:

Year	Grouse (brace)	Pheasants (birds)
2006	18	3,245
2007	26	3,181
2008	26	2,693
2009	113.5	2,488
2010	274	2,621
<b>Total</b>	<b>457.5</b>	<b>14,228</b>
<b>5-year average</b>	<b>92</b>	<b>2,846</b>

### Grouse Shooting

Glenlethnot is a high quality driven grouse moor providing exciting sport over dramatic topography with panoramic views from most parts of the moor being a particular feature. Described by several seasoned grouse shots as one of the most exhilarating moors on which to shoot grouse in Scotland, there are 12 lines of existing grouse butts providing two consecutive days' driven shooting.

Rising to the summit of Hill of Wirren, the Glenlethnot moor has a generally southerly aspect. The valley of the Burn of Drumcairn runs from north to south through the heart of the moor with the heather-clad flanks on either side of the burn and rounded shoulders being ideal for driving grouse.

On the southwest side, the moor drops fairly steeply into the valley of the West Water where the heather gives way to birch woodland which is home to a population of black game with an annual lek. Although these have not been shot in recent years, their numbers are steadily increasing and it may not be long before they can feature as an entry in the Glenlethnot game book.

The Burn of Darnich forms the north western boundary, whilst the valley of the Burn of Freoch provides further exciting grouse driving territory. With superb views from virtually all parts of the moor, Glenlethnot includes drives that provide some of the most exhilarating sport of its kind in Scotland. The Marvel drive has a particular reputation for producing consistently high quality sport. The moor can be shot in most winds.





Of the existing 12 lines of butts, each is butted for at least nine guns, and in recent years, it has been standard practice to drive the moor to nine guns on a shooting day. The lines are of both sunken stone and turf, and timber construction and all have been improved since 2004. The owner's choice has been to drive to single guns but the butts are of sufficient size to accommodate guns and loaders for double gun shooting if required.

Vehicular access into and around the moor is one of the features of Glenlethnot. The principal hill road leads from Dikehead Cottage with additional access through the adjoining Drumcairn Farm. Both roads meet in the heart of the moor to form a circuit from which the whole moor can be serviced for vermin control, grit distribution, infrastructure maintenance and access for guns and beaters on a shoot day.

There is access to each line of butts by four-wheel drive vehicle, whilst the beaters line out by walking from the hill road circuit. Occupying a stunning position in the heart of the moor close to the butts for the Long and Marvel drives is a timber-built lunch hut. There is a secondary hut further south close to the Craig Narb butts.

Whilst the five-year average grouse bag on Glenlethnot is 92 brace, management effort has been focused on improving the habitat and conditions on the estate for grouse production and the evidence of the last three seasons is that this is now bearing fruit.

In 2010, 274 brace of grouse were shot from five driven days with the best of these being a day of 75.5 brace. At the time of printing these particulars of sale (mid August 2011), 5 driven days and one walk-up day are planned for 2011 between 18 August and mid October.

The management emphasis has concentrated on vermin control, improvement in habitat (through burning of heather and bracken reduction) and mitigation of disease (through use of medicated grit and acaricide treatment of the hill sheep flock). The moor has also been extensively fenced to exclude red deer which has had the significant benefit of reducing grazing pressure on the heather and reduction in tick hosts.

Pairs of grouse are monitored in the spring of each year, with a July count carried out to establish the shootable surplus population from which the shooting programme can be tailored.

In addition to driven grouse shooting, several days of walked-up shooting have been enjoyed in recent years. This enables grouse to be shot on those parts of the estate that are not included in the recognised grouse drives.









## Salmon and Sea Trout Fishing

Forming the south-western boundary of the estate for about 2½ miles, the West Water is a classic spate river weaving a rocky, fast-flowing course through the glen.

Part of the North Esk system, the West Water has a particular reputation for its run of sea trout which, together with its late summer salmon run, can make for very productive fishing on a dropping river following a spate.

Historically, the Glenlethnot Fishings on the West Water have been very lightly fished. This is because, as part of the Gannochy Estate which included several miles of fishing on the North Esk, the West Water was frequently overlooked.

For those who enjoy their salmon fishing on unmanicured, natural rivers with light tackle, the West Water is a haven. In total, there are about a dozen recognised pools with additional fishable pots and runs emerging in high water. Although the best of the salmon fishing is from late summer to the end of the season on 31 October, it is possible to catch fish at any time from June onwards given appropriate conditions.

The sea trout fishing comes into its own from mid June onwards and peaks in August if there is sufficient water. Although the occasional fresh fish has been kept, the majority have been returned.

Seventeen salmon/grilse were caught in the 2010 season.

There is vehicular access to the proposed site of Glenlethnot Lodge which is about half way down the Fishings on the left bank with access to each of the pools from here on foot. The public road from Bridgend to Hunthill Lodge follows the right bank and there are several places where wading is possible to reach the Glenlethnot bank.







## Other Sport

On the southern edge of the grouse moor in the valley of the Burn of Drumcairn is a small loch of about 3 acres in size. This was completed in 2007 and is now well established. It is stocked with a population of brown trout providing enjoyable fishing and is also fed in the autumn and winter to attract wild duck and provide occasional flighting.

A small number of roe deer are shot on the hill fringe each year whilst snipe and woodcock also provide enjoyable sport. Rabbit shooting and ferreting in the West Water valley combines vermin control with a great deal of fun.

## Farming

The farming element of Glenlethnot consists of a traditional hefted flock of about 600 Scottish Blackfaced ewes.

These are farmed in the traditional way with ewes being lambed in the enclosed hill grazings beside the West Water before being turned out to graze the hill through the summer. The lambs are sold as stores in the autumn and winter markets. Replacements are bred from within the flock, with Hoggs being grazed off the estate during the winter months.

Management of the flock has been in line with best principles of practice with the aim of improving the quality of the flock and its progeny. As a result, the Glenlethnot farm has earned a far reaching reputation for the quality of lambs sent to market.

In addition to being a useful source of income, one of the key functions of the sheep flock has been to counteract ticks and the louping ill disease which was previously a major limiting factor on grouse populations in this part of Angus.

With a shepherd employed to manage the flock on a contract basis, the sheep are gathered and treated with a pour-on acaricide treatment on a regular basis during the summer.

Recently constructed extensive modern sheep pens and a shed of timber construction under a box profile roof are situated to the north of Dikehead Cottage to serve Glenlethnot's farming enterprise.

One of the features of the Glenlethnot in-hand farm is the substantial Single Farm Payment relative to the size of the estate. The vendors own 1,242.47 Standard Entitlements to Single Farm Payment which equates to a payment in 2011/12 of circa £72,369. The Single Farm Payment Entitlement is available for sale at a separate and additional price.



## Woods

There is no commercial forestry at Glenlethnot with the woods on the estate consisting of natural birch woodland with rowan, oak and alder in the West Water valley on the western edge of the estate and recent deciduous plantations around the loch on the hill fringe.

There is considerable potential for the establishment of some woodland plantations for commercial or amenity purposes in the West Water valley.

## Renewable Energy

The vendors are currently in the process of exploring the potential to erect a single wind turbine on Glenlethnot moor. A site has been identified on Muckle Cowie hill to the north of Dikehead Cottage and pre-application investigations are in process with regard to birds and mammals, zone of theoretical visibility, noise, shadow flicker, ice throw etc. A request has also been submitted to the District Network Operator for a formal offer of a grid connection.

If successful, the turbine would provide free electricity for Glenlethnot Estate with the surplus to be sold to the National Grid providing additional income.







## Lot 2 - Old Town Cottage – about 0.37 acres (0.15 ha)

Occupying a magnificent setting close to the southern edge of the estate with access via a track leading for about 700 metres from the minor public road, this is a stone-built traditional dwelling which has been imaginatively extended in recent years to form a two-bedroom cottage which has been finished to an exceptional standard.

With a southerly aspect, the cottage has glorious panoramic views with the Angus coast visible on clear days.

With the extension completed in 2010, the cottage has been used for the accommodation of an assistant gamekeeper (although is currently vacant).

Features of the property include a solid fuel stove, double-glazed timber sash and case windows, a contemporary fitted kitchen and French doors to a paved patio. With oil-fired central heating, private water and private drainage to a septic tank, the accommodation is on a single floor as follows:

Hall, kitchen, sitting room/dining room, 2 double bedrooms, bathroom, utility room and gun room.

With ample parking space, there is an enclosed and partially walled garden surrounding the cottage which includes covered dog kennels with 4 runs, and timber tool shed and wood store.







### Lot 3 – Upper Tillydovie Salmon Fishings

Situated downstream of the hamlet of Bridgend, this is a short and pretty stretch of single (left) bank salmon and sea-trout fishing extending to about 1,140 metres.

Fishing best following a spate, this is a fast flowing stretch with several pools offering enjoyable fly fishing on light tackle. Although there are no established catch records for this beat as it has been little fished, it has the potential to be enhanced by management of the river bank to improve accessibility for fishing. There is pedestrian access to the beat via Tillydovie Farm.







## Lot 4 – Gamekeeper’s House, Gannochy, plus Outbuildings and Land – about 3.70 acres (1.50 ha)

Built of harled brick under a pitched slate roof, Gamekeeper’s House occupies a prominent position facing east overlooking the Edzell to Fettercairn public road. Surrounded by extensive garden, grounds, parking area and outbuildings and overlooking an enclosed paddock, access to the property is directly off the public road which is screened from the property by a stone wall.

Built in the 1970s to a simple but elegant design with three-bay facade, the house is well maintained and in modernised repair. With double glazing and oil-fired/solid fuel central heating, the accommodation is on two floors as follows:

Ground Floor: porch, hall, kitchen/dining room, sitting room, rear hall and utility room.

First Floor: landing, master bedroom, 3 further bedrooms and bathroom with shower.

Outside the house to the east side is a spacious gravel parking area. Directly in front of the house and sloping gently away from it is a tidy garden featuring a rockery, shrubbery and several well-stocked flowerbeds.

The garden extends to the rear of the house which includes a wooded spinney and small duck pond. Situated close to the house is a timber-built garage tool shed and workshop.

The house is currently occupied by the lowground Gamekeeper on a Service Occupancy basis.

### Estate Buildings

Included within this lot is the principal set of outbuildings serving the pheasant shoot.

- These are arranged around a courtyard and include the following:
- Brick and slate roofed general purpose shed and workshop building.
- Shoot lunch room with panelled walls and open fireplace.
- Modern purpose-built fur and feather game larder with chiller.
- Lean-to general purpose shed.
- Kennels building with storeroom and four enclosed outdoor runs.

Situated on the opposite side of the public road from the house and outbuildings is an enclosed field of pasture of about 2 acres in size which is suitable for keeping a pony or a small number of livestock. This has a piped water supply and gated access directly off the public road.





## Lot 5 – Lowground Shooting Rights

Continuing the Gannochy pheasant shoot which preceded it, the Glenlethnot shoot has an established reputation as one of the best in Angus. Although Glenlethnot Estate does not include freehold ownership of any lowground, the pheasant shoot has continued by virtue of sporting leases in favour of the vendors over part of the lowground that was previously within the Gannochy Estate.

Downstream of Bridgend, the West Water passes through a steeply wooded gorge for a distance of about 1½ miles. This forms the heart of the pheasant shoot with the birds being driven across the gorge to strategically planted woods on either side.

Producing some of the best sport in the county, drives such as The Scar, Lower Parklands and Rutt's Rock are revered by sportsmen who have been fortunate enough to experience them.

The pheasant shoot has been run from Gamekeeper's House (lot 4) to the north of Edzell. With a range of practical outbuildings including a modernised game larder, the guns and beaters assemble here on a shoot day and return for lunch in the renovated shoot lunch room.

The lowground gamekeeper has been dedicated solely to the running of the pheasant shoot and has been central to its success. He is keen to continue in this capacity under the purchaser.

The continuation of the pheasant shoot cannot be guaranteed as it relies on good relations being maintained between the purchaser of lot 5 and the owners of the land over which the shoot is operated. The purchaser will require to negotiate future annual leases after 1 February 2012.

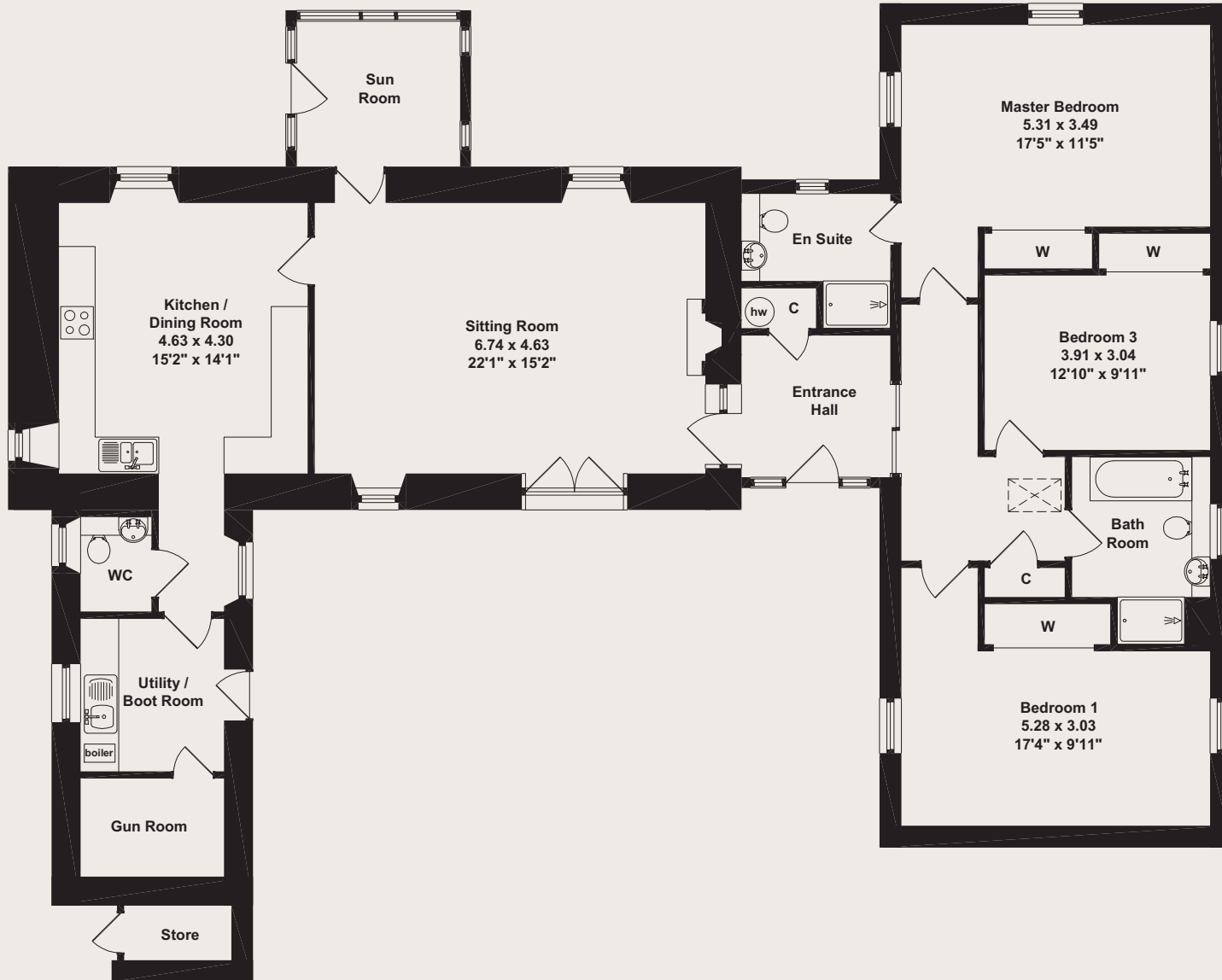
In recent years, the Glenlethnot shoot has been based on the release of circa 7,000 pheasant poults with a smaller number of partridges. This has produced about 15 driven days each season.





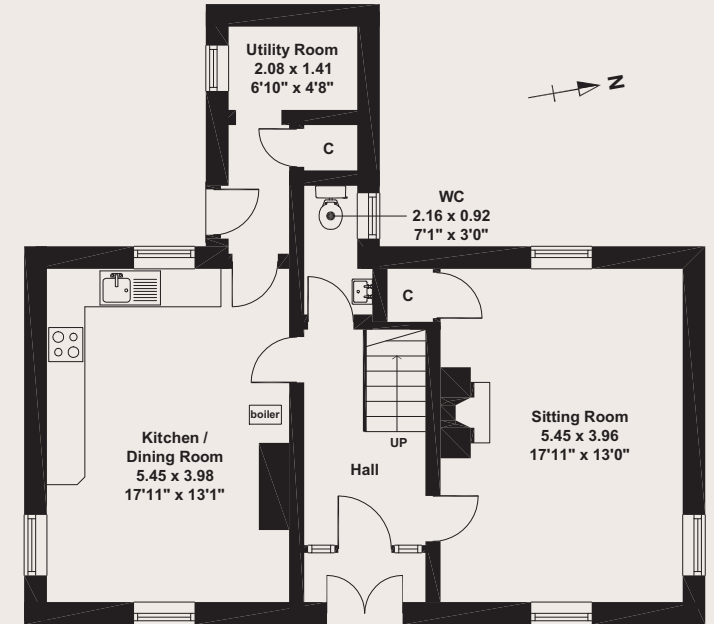
**Dikehead**  
**Glenlethnot Estate, Edzell, Brechin, DD9 7UX**

FOR IDENTIFICATION ONLY - NOT TO SCALE  
 Approximate Gross Internal Area: 167m<sup>2</sup> (1,797sqft)

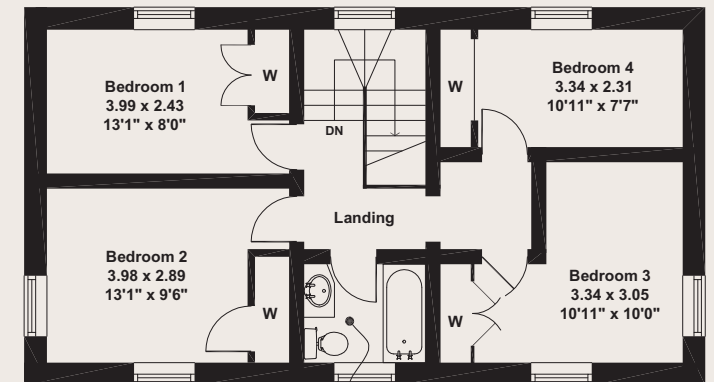


**Gamekeeper's House**  
**Gannochy, Edzell, Brechin, DD9 7UF**

FOR IDENTIFICATION ONLY - NOT TO SCALE  
 Approximate Gross Internal Area: 124m<sup>2</sup> (1,334sqft)



**Ground Floor**

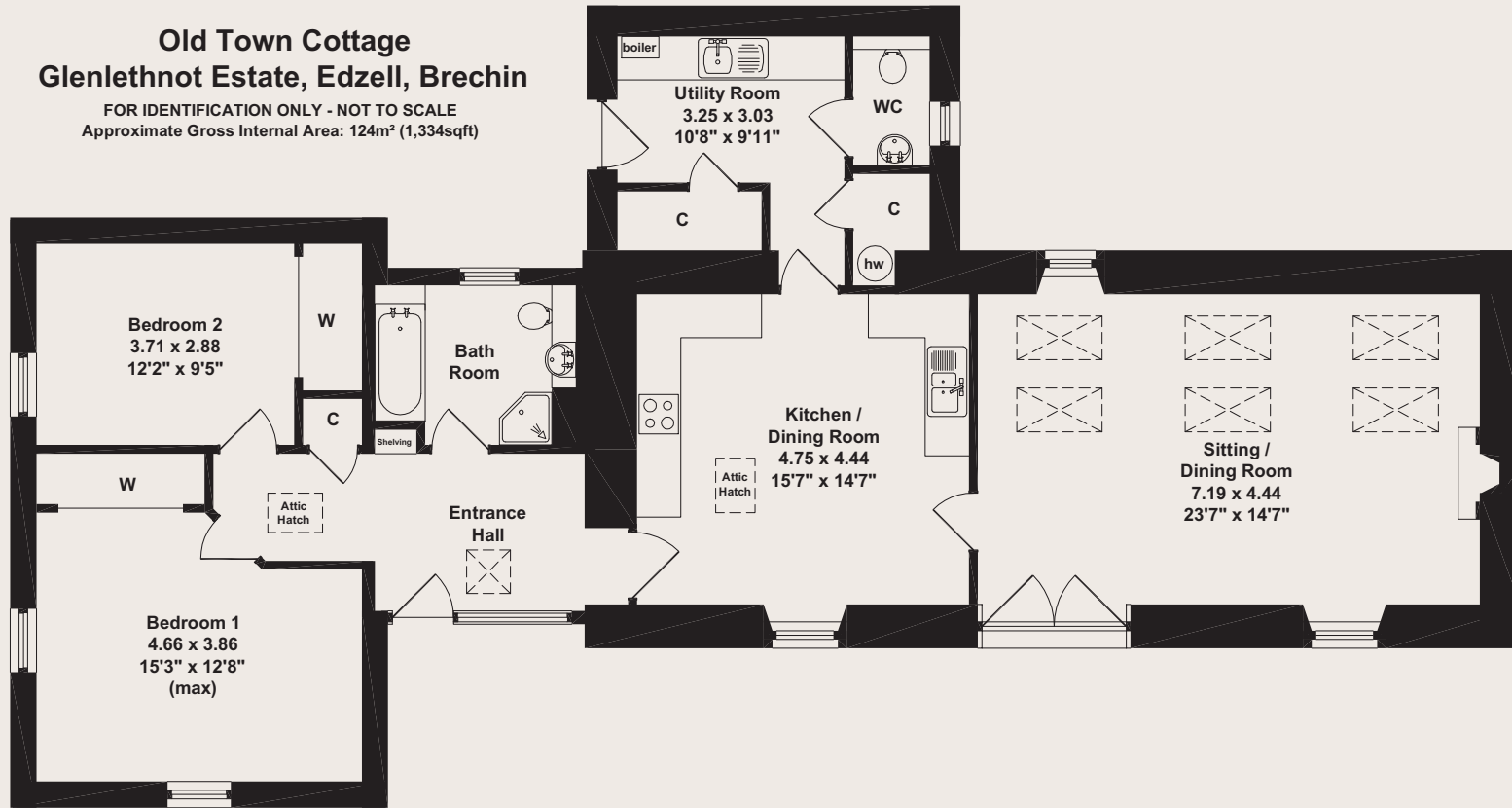


**First Floor**



## Old Town Cottage Glenlethnot Estate, Edzell, Brechin

FOR IDENTIFICATION ONLY - NOT TO SCALE  
Approximate Gross Internal Area: 124m<sup>2</sup> (1,334sqft)



### General Remarks and Stipulations

#### Government Bodies

Angus Council The Cross, Forfar, Angus DD8 1BX. Tel 01307 461460  
www.angus.gov.uk

SGRPID Broxden Business Park, Lamberkine Drive, Perth PH1 1RX.  
Tel 01738 602000 www.scotland.gov.uk

Forestry Commission Scotland Silvan House, 231 Corstorphine Road,  
Edinburgh, EH12 7AT. Tel 0131 334 0303 www.forestry.gov.uk

Scottish Natural Heritage Great Glen House, Leachkin Road,  
Inverness, IV3 8NW. Tel 01463 725000

The Esk District Salmon Fishery Board Smithy Cottage, Lower North  
Water Bridge, Montrose, Angus, DD10 0AA. Tel 01674 850164

### Travel Arrangements

#### Airports

London Gatwick	Tel 0870 000 2468
London Heathrow	Tel 0870 000 0123
Dundee	Tel 01382 643242
Edinburgh	Tel 0131 333 1000
Aberdeen	Tel 0844 481 6666

#### Railway Stations

General Information Tel 08457 484950

#### Car Hire

Avis	Tel 0990 900 500
Europcar	Tel 08457 222 525

**Environmental Designations** There are no known Environmental Designations affecting the Glenlethnot Estate.

**Listed Buildings** None of the houses, cottages or buildings on Glenlethnot Estate is listed by Historic Scotland.

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

**Ingoing Valuation** The purchaser of lot 1 shall, in addition to the purchase price, be obliged to take over and pay for at a separate valuation, the following:

- 1 The estate and farm machinery and equipment (an inventory is available on request from the selling agents).
- 2 The sheep flock.
- 3 Any hay, straw, fodder, roots, silage and farmyard manure and any other produce at market value.
- 4 All oils, fuels, fertilisers, sprays, chemicals, sheep dips, seeds, and sundry stores at cost.



**Note** – If the amount of these valuations has not been agreed on the date fixed for completion of sale, the purchaser shall pay to the vendors such sum as Strutt & Parker and John Clegg & Co shall decree on account at the completion of sale pending agreement. Should the payment not be made within seven days, then interest will become payable on outstanding monies at 5% above the Royal Bank of Scotland base rate.

**Single Farm Payment Entitlement** The vendor owns 107.51 Standard Entitlements to Single Farm Payment at €24.73 each and 1,134 Standard Entitlements at €70.19 each. This equates to a total payment in 2011/12 of about £72,368.88 based on €0.8791 to £1.

The Single Farm Payment Entitlement is available for sale to the purchaser of lot 1 at a separate and additional price.

**Services** The services to each of the properties on the estate are as follows:

Dikehead (lot 1) – mains electricity, private water and private drainage.  
Old Town (lot 2) – mains electricity, private water and private drainage.  
Gamekeeper's House, Gannochy (lot 4) – mains electricity, mains water and private drainage.

The private water supplies are registered with the Local Authority and the private drainage systems are registered with SEPA.

**Date of Entry** By mutual agreement between purchaser and seller.

**Rights of Way and Access** There are formal rights of vehicular access in favour of the vendors as follows:

- Over the track leading to Dikehead and Glenlethnot Estate from Bridgend through Drumcairn Farm.
- Over the track to Glenlethnot Moor through Clochie and Newbigging Farm.
- Over the track to Old Town Cottage through Clochie and Newbigging Farm.

Whilst there are no recognised pedestrian rights of way, prospective purchasers should be aware that, as a result of freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside

**Employees** There are three full-time employees as follows:

- The head grouse keeper who occupies Dikehead under a Service Occupancy.
- The lowground keeper who occupies Gamekeeper's House,

Gannochy under a Service Occupancy.

- The trainee hill keeper who lives off the estate.

In addition, a shepherd (who lives off the estate) is employed on a contract basis to manage the hill sheep flock.

**Transfer of Undertakings (Protection of Employment)** Each of the employees is highly recommended by the vendors. A schedule of the employees summarising the terms of their employment is available on request from the selling agents.

## Outgoings

The houses on the estate are in the following bands for Council Tax purposes:

Property	Lot No.	Band	Amount Payable 2011/12
Dikehead	1	E	£1,310.22*
Old Town Cottage	2	E	£1,310.22*
Gamekeeper's House, Gannochy	4	E	£1,310.22*

\* Excluding water and sewage charges

An annual levy is payable to the Esk District Salmon Fishery Board. The amount payable in 2011/12 is £535.30

**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.

**Overseas Purchasers** Any offer from a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

**Health and Safety** Given the potential hazards of a working estate, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

## Special Conditions of Sale

The purchaser of the estate shall within five working days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten percent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a material condition of the contract. In the event that such payment is not made timeously, the seller reserves the right to resile without further notice. The balance of the purchase price will be paid by Bankers Draft at the date of entry and interest at five percent above the Bank of Scotland base rate current from time to time will be

charged thereon from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being of the essence of the contract, the seller shall be entitled to resile from the contract. The seller, in that event, reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore, he shall be entitled to retain in his hands the initial payment of ten percent herein before referred to which shall be set off to account for any loss and expense occasioned to him by the purchaser's failure and in the event of the loss and expenses being less than the amount of the said deposit the seller shall account to the purchaser for any balance thereof remaining in his hand.

The estate will be sold subject to all rights of way, rights of access, wayleaves, servitudes, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise, and whether formally constituted or not affecting the subjects of sale.

The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry.

## Directions

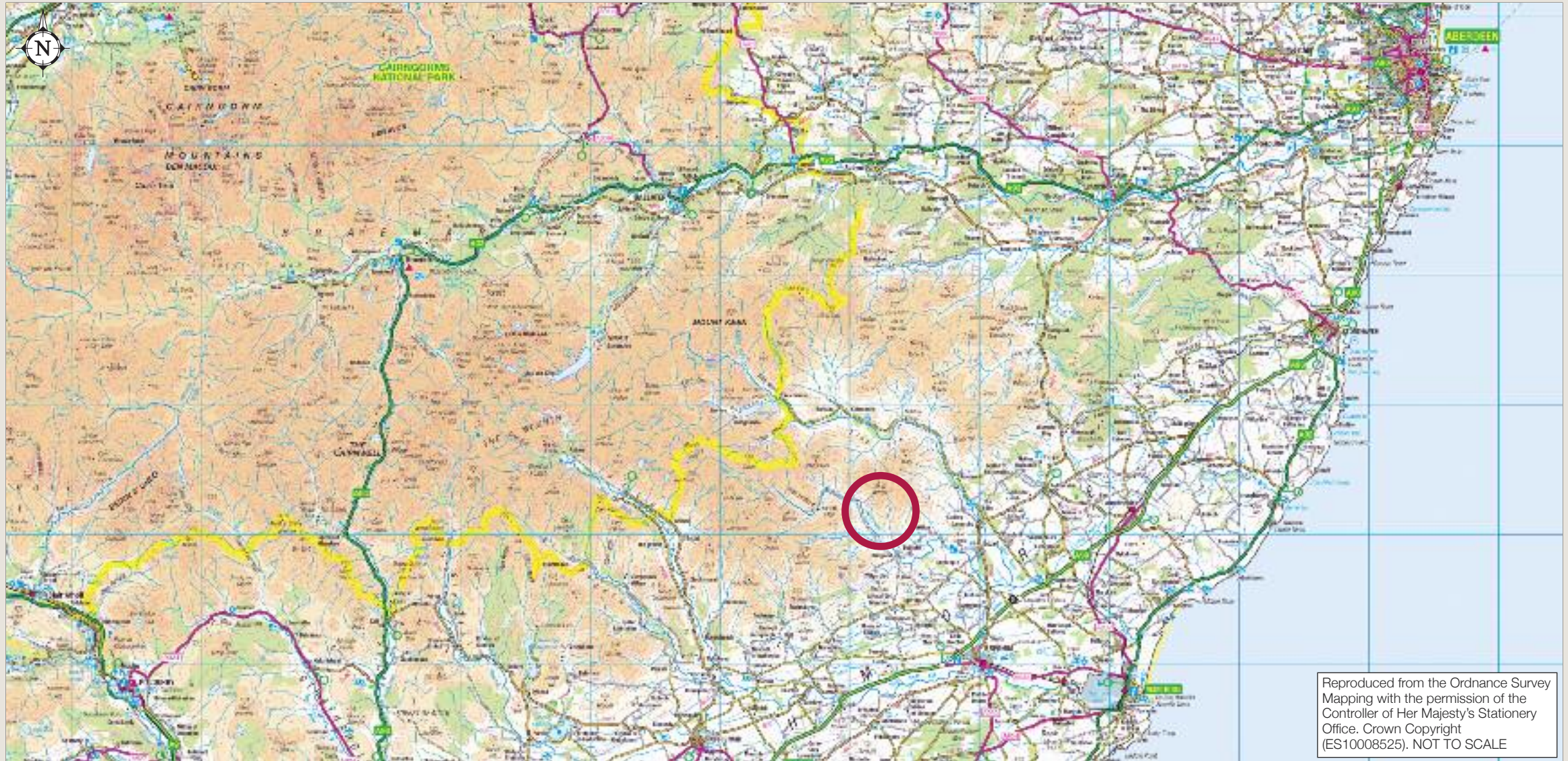
From the south and north, follow the A90 to the junction with the B966 signposted to Edzell. Follow the B966 to the village of Edzell and continue through the village until reaching a roundabout. Turn left at this roundabout and follow the minor public road for 5 miles to the hamlet of Bridgend. In Bridgend, turn right immediately before the road crosses the West Water and follow this track passing the primary school on your right hand side. Dikehead Cottage (lot 1) is on the left after about 500 metres with the site of the potential lodge being about 2 miles further up the track. The postcode for Dikehead Cottage is DD9 7UF.

For lot 2 (Old Town Cottage), turn left at the roundabout in Edzell and follow the minor public road for about 3½ miles. The access track to Old Town Cottage is on the right hand side and is marked with a named sign. Follow this track for about 700 metres to Old Town Cottage.

For access to lot 4, follow directions to the roundabout in Edzell and then continue straight ahead towards Fettercairn. Gamekeeper's House is on the left hand side just after the junction with a minor public road (also on the left) and just before the bridge across the River North Esk. The post code for the property is DD9 7UX.

**Viewing is strictly by appointment with Strutt & Parker LLP.**





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