

E - Legislative Framework

THE LEGISLATIVE FRAMEWORK

The relevant primary planning policy, legislation and guidance includes:

- National Planning Framework for Scotland 3 (NPF3);
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (1997 Act)
- Ancient Monuments and Archaeological Areas Act 1979 (1979 Act)
- Aberdeenshire Local Development Plan 2017
- Historic Environment Policy for Scotland
- Historic Environment Scotland Managing Change in the Historic Environment: Setting
- Historic Environment Scotland Managing Change in the Historic Environment: Gardens and Designed Landscapes
- Historic Environment Scotland Managing Change in the Historic Environment: Roofs

National Planning Framework for Scotland 3 (NPF3) (2014)

NPF3 sets out the Scottish Minister's key aims of the strategy for Scotland's spatial development for the next 20 to 30 years. Through NPF3, the Scottish Government recognises that the historic environment is an integral part of our well-being and cultural identity, and that Scotland has a rich variety of buildings, townscapes and archaeological sites which reflect Scotland's long history of human settlement. Through NPF3, the Scottish Government states that cultural assets should be respected, and that they represent a sustainable economic, environmental and social resource for the nation. The Scottish Government recognises that the environment is a dynamic resource rather than a fixed asset and should be protected in a proactive and innovative way, that safeguards assets which are irreplaceable, and facilitates change in a sustainable way.

Ancient Monuments and Archaeological Areas Act 1979 (1979 Act)

Under the 1979 Act, the Scottish Ministers are required to compile and maintain a schedule of monuments considered to be of national importance. The consent of the Scottish Ministers is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument. In addition, impacts of proposed development works upon the setting of a Scheduled Monument form an important consideration in the granting or refusal of planning consent to conduct development works.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (1997 Act)

Under the 1997 Act, the Scottish Ministers are required to compile a list of buildings of special architectural or historic interest. Such buildings are classified into Categories A, B and C, in decreasing order of importance. Planning authorities and the Scottish Ministers are required to have special regard for the desirability of preserving Listed Buildings and their settings and any features of special architectural or historic importance they possess.

The 1997 Act also states that Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas 'are areas of special architectural or historic interest, the character or

appearance of which it is desirable to preserve or enhance'.

Historic Environment Policy for Scotland

The Historic Environment Policy for Scotland describes Scottish Government policies for the Historic Environment. It provides policy direction for Historic Environment Scotland and a framework that informs the day-to-day work of a range of organisations that have a role and interest in managing the historic environment.

Managing Change in the Historic Environment Setting (2016)

Historic Environment Scotland's guidance on setting is set out in its 2016 publication in which (Section 1), it is stated that:

"Setting is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced."

The guidance (Key Issues; p5) advocates that:

"Setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can be integral to a historic asset's cultural significance. Planning authorities must take into account the setting of historic assets or places when drawing up development plans and guidance, when considering environmental and design assessments/statements, and when making decisions on planning applications."

Aberdeenshire Local Plan 2017

This plan directs decision-making on all land-use planning issues and planning applications in Aberdeenshire. Only on exceptional occasions and with good planning reasons will decisions be made which do not follow the policies and land allocations in the plan. Of the policies described within the Local Plan, the following are most relevant to this application:

Policy B3 Tourist Facilities

"...With the exception of reinstatement to a dwelling from bed and breakfast accommodation, we will protect existing tourist sites from being converted to other uses unless there is evidence that the business has been marketed for at least 12 months, including in the local area, and is no longer viable."

Policy HE1 Protecting Historic Buildings, Sites and Monuments

"We will protect all listed buildings contained on the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire, archaeological sites and scheduled monuments. We will encourage their protections, maintenance, enhancement, appropriate active use and conservation."

We will not allow development that would have a negative effect on the character, integrity or setting of listed buildings or scheduled monuments or archaeological sites.

Alterations to listed buildings will only be permitted if they are of the highest quality, and respect the original structure in terms of setting, scale, design and materials."

The landscape, buildings and structures, potentially affected by the proposed development, are covered by a number of statutory designations:

Kildrummy Castle Ruins (SM90181)

The castle ruins, dating from the mid 12th century, are some of the most important in Scotland. They and the grounds surrounding them were scheduled as an Ancient Monument in 1921 and rescheduled in 1999 to clarify the extent of the protected area. The site is not currently protected by any natural heritage designations.

The ruins are in the care of Historic Environment Scotland and open to the public. The Property in Care area does not however match the area scheduled as an Ancient Monument and it would appear there are small areas of ground that are scheduled but not in care. All proposed work within the area designated as an Ancient Monument requires Scheduled Monument Consent, an onerous process that is intended to minimise risk to the heritage asset and a presumption against change.

A Statement of Significance for the Property in Care site has been prepared by Historic Environment Scotland and was last reviewed in 2019. It describes the site's values of importance and under Landscape and Aesthetic value, the Statement notes (p8):

"Due to its location on the crest of a slope, the castle is almost hidden until one walks up the slope, but the sense of discovery is an attractive feature of the site.....The most impressive view of the whole site is probably obtained from the former Kildrummy Castle Hotel on the far side of the Back Den, where the Warden's Tower, the chapel gable and the ruins of the Elphinstone Tower combine into an architectural focus. It is perhaps no coincidence that the former hotel was built as a private home for Colonel James Ogston, who bought and preserved the ruins."

Former Kildrummy Castle Hotel including Terrace Stairs and Retaining Walls (LB9099)

The former Kildrummy Castle Hotel, designed by A Marshall Mackenzie as a private dwelling, was known as *Kildrummy New Castle* when first completed in 1901 and subsequently as *Kildrummy Castle Hotel* from when it was converted to this use in 1956. The house and its terrace stairs and retaining walls were Listed Category B in 1971 as a building and structures of special architectural and historical interest. Any proposed alterations and additions to the building and structures or within their curtilage will require Listed Building consent.

Bridge over Back Den (LB9100)

The bridge over Back Den, also designed by A Marshall Mackenzie and constructed at the same time as the New Castle, was Listed Category B in 1971 as a structure of special architectural and historical interest. Any proposed alterations and any repairs which may affect its special interest will require Listed Building consent.

The masonry finishes of the bridge hide the fact that the main structure of the driveway over the bridge is supported on a concrete substructure built off the primary masonry arch.

Designed Garden and Landscape (GDL00237)

The gardens are included in the Inventory of Gardens and Designed Landscapes in Scotland. Inclusion does not provide the statutory protection that listed buildings and scheduled monuments have but it does mean that the site's *Cultural Significance* should be taken into account in the planning process and that planning authorities should consult Historic Environment Scotland about any developments they believe may affect an Inventory site.

A decision was taken in 1966 not to extend the Property in Care area to cover the gardens.

Interestingly, the Inventory boundary does not cover the whole of the Kitchen Garden area but is terminated at the beech hedge which bisects the Kitchen Garden.

Page 9 of the HES Statement of Significance for the Castle Ruins states that *"The site was adapted as the setting for an impressive garden by Colonel Ogston, in which a broad range of plants was laid out with great artistic effect within the dramatic ravine and earlier designed landscape."*

Natural Heritage Values

The site is not currently protected by any natural heritage designations.

F - Kildrummy Estate Sale Brochure

KILDRUMMY ESTATE



ABERDEENSHIRE

KILDRUMMY (JERSEY) LIMITED

OWNERS OF KILDRUMMY ESTATE
ABERDEENSHIRE

100% OF WHOSE SHARES ARE OFFERED FOR SALE



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Savills ~ London
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savills.co.uk

Your attention is drawn to the Important Notice on the last page of the text.

EXCITING SCOTTISH ESTATE
ON DONSIDE WITH A DIVERSE
RANGE OF ASSETS



Alford 9 miles ~ Aberdeen Airport 32 miles ~ Aberdeen City Centre 35 miles

ATTRACTIVE PRINCIPAL HOUSE (3 RECEPTION ROOMS, 4 BEDROOMS AND 4 BATHROOMS)

EDWARDIAN MANSION HOUSE (16 EN SUITE BEDROOMS)

COMMERCIAL INTERESTS INCLUDING KILDRUMMY INN

IN HAND AND LET FARMS

12 ESTATE DWELLINGS

COMMERCIAL FORESTRY AND AMENITY WOODLANDS

FISHING ON THE RIVER DON

SUPERB DRIVEN PHEASANT AND PARTRIDGE SHOOTING COUNTRY

WALKED UP GROUSE SHOOTING

RED AND ROE DEER STALKING

LEASEHOLD INTEREST IN THE KILDRUMMY WIND FARM (18.4MW)

ABOUT 5,600 ACRES IN TOTAL

INTRODUCTION

Kildrummy Estate is the principal asset of Kildrummy (Jersey) Limited, a registered limited company. 100% of the shares in Kildrummy (Jersey) Limited will be offered for sale. Transfer of ownership will be effected by means of a Share Sale/Purchase Agreement in respect of the company without any disposition being granted.

Kildrummy House and part of the salmon fishings on the River Don are not owned by the company and are being offered for sale in conjunction with the share sale and will be sold concurrently by a disposition of the heritable title.

SITUATION

Located on the north east coast, Aberdeenshire is one of Scotland's largest and most diverse counties and extends from the North Sea coastline inland to the Cairngorm mountains which rise majestically to the west. Kildrummy lies about one hour's drive west of Aberdeen (35 miles), nestled in the most attractive undulating countryside. Rich in historic castles and boasting fertile farmland, the area is renowned for producing the malting barley which supplies the many whisky distilleries in the region.

Strathdon, through which the River Don flows, has attracted visitors from far and wide since Aberdeenshire became a favoured holiday destination of Queen Victoria in the late 19th Century.

There is a wealth of sport on offer for which Scotland is famed: salmon fishing on the rivers Dee, Don and Deveron; pheasant and partridge shooting on many of the low ground estates; red and roe deer stalking; and the opportunity for grouse on the rolling heather hills. Kildrummy offers all of these.

The area boasts numerous golf courses. To the east lie Royal Aberdeen and Trump International, both well regarded links courses. More locally, there are challenging 18 hole courses at Alford and Aboyne.

The Cairngorm National Park known as a stronghold for many rare and endangered species of flora and fauna is situated 3 miles to the west of the estate and offers a wide range of outdoor activities including hill walking, skiing, mountain biking and wildlife spotting.

The steeper mountains at The Lecht (18 miles) and Aviemore (54 miles) offer skiing when winter conditions are suitable and endless walking challenges throughout the year.

Having been the 'Oil Capital of Europe' and a vibrant hub for many years, the university city of Aberdeen boasts a broad range of professional services, cultural facilities and an international airport (32 miles) as well as a mainline east coast train service with daily services to London. Private schools include Robert Gordon's College, The Albyn, St Margaret's (girls) and the new International School of Aberdeen. Gordonstoun (48 miles) is a co-educational private school for boarding and day pupils for children between the ages of 8-18.

More locally the town of Alford (9 miles) provides everyday facilities including a supermarket, doctors' surgery, banks, post office, primary and secondary schooling. The village of Lumsden (3 miles) has a primary school, fuel station and shop for basic supplies.



HISTORICAL NOTE

In 1898 Colonel James Ogston, a prominent businessman from Aberdeen who had made his fortune making soap, purchased Kildrummy Estate. The original medieval castle, which is believed to have been built around 1245, was not habitable and so he commissioned plans for a new house (now Kildrummy Castle Hotel) to replace the existing house, known as "Gordon Lodge" which was moved to the neighbouring Ardhuncart Estate, using the noted Scottish architect Alexander Marshall Mackenzie who is famed for designing Crathie Kirk for the Royal Family, Mar Lodge on Deeside and the Waldorf Hotel in London.

Today the ruins of Kildrummy Castle and surrounding land which originally were the seat of the Earls of Mar are maintained by Historic Scotland and lie to the west of Kildrummy Castle Gardens. The Kildrummy Castle Gardens were created in the former quarry from which the stone was extracted to build the original castle and which are now home to many specimen shrubs, rhododendrons and azaleas linked by a network of paths and ponds. The gardens are maintained by the Kildrummy Castle Garden Trust. Neither of these assets are owned by Kildrummy (Jersey) Limited and therefore do not form part of the sale.

ESTATE DESCRIPTION

The estate extends in total to about 5,500 acres and stretches from the River Don in the south to 1,955 feet (596m) at the top of the Hill of Snowy Slack with the natural contours providing a high degree of privacy for, unusually, two principal houses. Kildrummy House lies at the core of the estate surrounded by a rich tapestry of beautiful trees and parkland from which fine vistas over the surrounding countryside can be enjoyed. The estate also includes the original residence, a fine Jacobean style mansion which has been run as a hotel for the past 60 years, a number of other dwellinghouses, in hand and tenanted farmland interspersed with attractive amenity woodlands and well stocked stands of commercial forestry in addition to other diversified assets which include an inn and a wind farm.



KILDRUMMY HOUSE





Designed by the well known architects Law Dunbar Naismith and constructed in 1996, Kildrummy House is a traditionally styled house which occupies the site of the original Gamekeeper's Cottage and lies at the head of a tree lined tarred drive. Built of stone and finished to a high specification, Kildrummy House offers extremely commodious, well appointed accommodation with all the comforts of modern living. Of particular note is the Clive Christian kitchen and the wood panelled reception/ dining hall which boasts a large inglenook fireplace and sweeping staircase leading to four spacious bedroom suites.





Externally the house is surrounded by terraced gardens to the rear and lawns to the south. Electric gates to the east lead to a gravel sweep at the front door which continues to the rear of the house where there is an integral double garage with automated doors.

At the top of the terraced gardens are sited the former stone built kennels which now encompass a garden store, a greenhouse and gym.

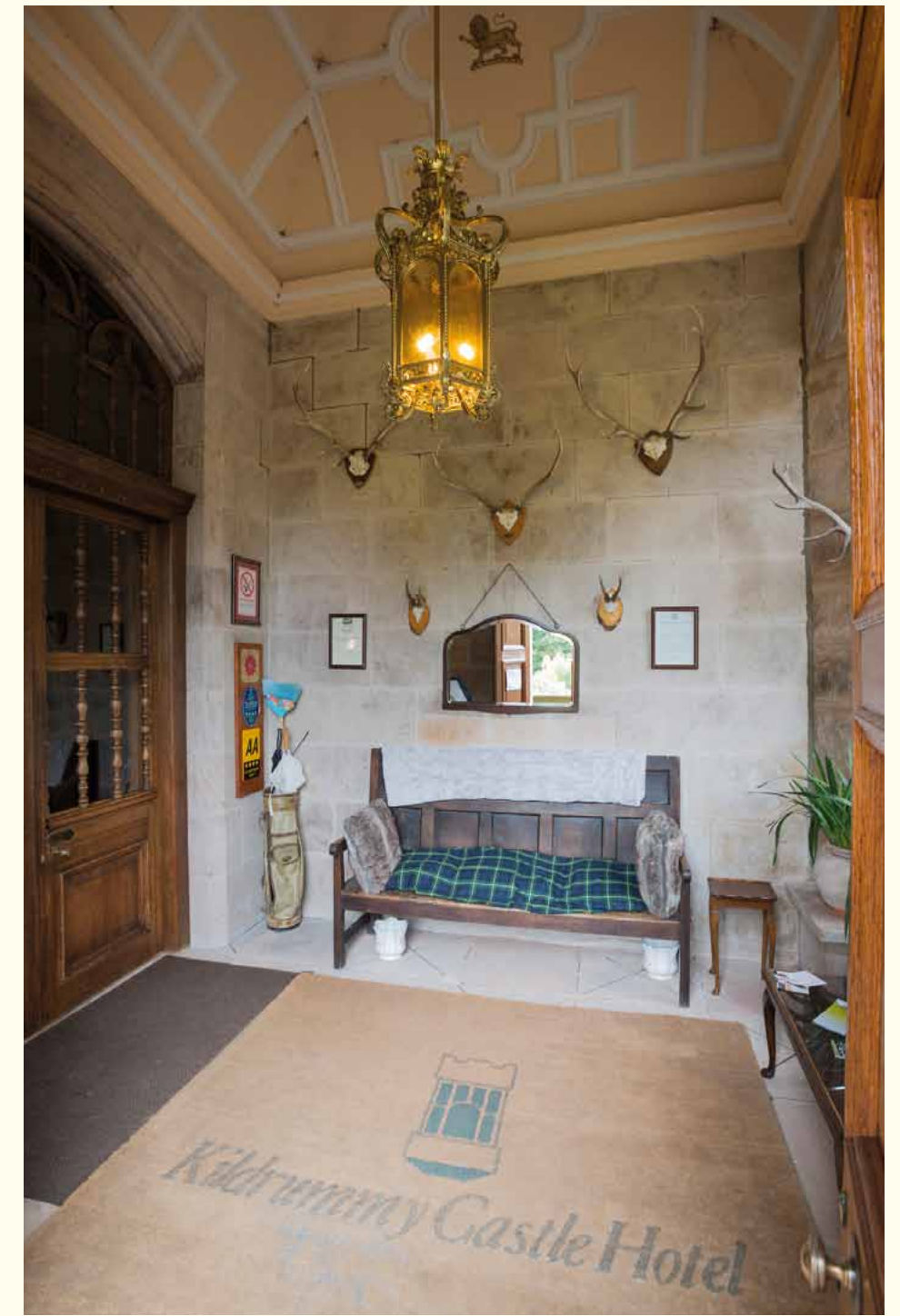


KILDRUMMY CASTLE HOTEL



Kildrummy Castle Hotel is a category B listed Edwardian mansion house designed in the Jacobean style which was completed in 1901 for Colonel Ogston who occupied it as his private residence and to accommodate large shooting and house parties. Kildrummy New Castle, as it was originally known, has been operating as a hotel on a commercial lease since 1956. The most successful occupier ran a highly regarded business for over 30 years catering for both summer tourists drawn to the area by the many castles and glorious

Highland scenery, and field sport enthusiasts who start to arrive from late summer onwards and throughout the winter months. Trading ceased in November 2017 despite a resurgence in visitor numbers and a busy summer of trade resulting in a host of positive reviews, and the hotel is now back in-hand. The opportunity exists therefore for the new owner of Kildrummy (Jersey) Limited to have the option of reverting the property to its original purpose if desired or to continue with its commercial use.



Approached via a tarred front drive (which continues to join the shared rear drive to Kildrummy House) Kildrummy Castle Hotel is an impressive property. Of particular note is the reception hall which runs the full width of the ground floor with panelled wooden ceiling, tapestry draped walls and grand double switchback

staircase floodlit by a large stained glass window, all features richly evocative of its period and replicated in the new Kildrummy House. There are 16 en suite bedrooms, named after the fishing pools on the Kildrummy beat, located on the first and second floors. To the rear of the castle are discreetly located the service quarters

which include the commercial kitchens, laundry and staff accommodation arranged around an internal courtyard. The property has been carefully adapted to run as a country house hotel whilst preserving its fine architecture and could be readily returned to use as the principal residence if desired.



ESTATE HOUSES, COTTAGES & BUILDINGS

There are a total of 12 further houses and cottages interspersed throughout the estate in addition to a number of farmhouses included in the let farms. The majority of the properties are let on Short Assured Tenancies (SAT) with two occupied by members of full time staff. There are a number of potential development sites across the estate in addition to several buildings with potential for conversion.

The original stone built stables and coach house are situated off the drive to Kildrummy House and now encompass the three bedroom **Stables Flat** (numbered **4** on the estate plan) and **Chauffeur's Cottage (5)** (both three bedrooms) on the first floor with useful Estate Buildings including garaging and modern deer larder below. Additional outbuildings to the rear include a wood shed and workshop with a fuel tank adjacent.

Wester Mains Farmhouse (13) is situated beyond Stables Flat and Chauffeur's Cottage at the end of a short private track.

It is an attractive two bedroom one and a half storey farmhouse enjoying an open outlook with an enclosed garden to the side and rear.

Adjacent to the farmhouse lies a traditional steading building with courtyard and attractive façade which offers potential for development subject to the necessary consents.

Auchnavenie (6), built in 1994 to replace the original Keeper's Cottage, comprises a comfortable three bedroom house conveniently positioned at the centre of the estate. The one and a half storey house is sited within its own private garden with kennels* and outbuildings to the rear. The modern steel portal frame shed (erected in 2012) and general purpose shed adjacent are used to store the majority of the estate vehicles and equipment. (*a row of three kennels belong to the estate employee).

Wester Clova (7) is a traditional one and a half storey farmhouse to the northern end

of the estate and comprises two reception rooms and four bedrooms. The house is surrounded by enclosed gardens with parking to the rear.

There is a traditional range of stone and slate buildings on the other side of the road opposite the farmhouse, part of which is occupied by the wind farm operator with the remainder used by the estate for storage purposes. It is considered that these buildings have potential as a suitable venue to host shoot lunches.

Broadley Farmhouse (8) occupies a private location to the east of the estate and is in need of refurbishment. The traditional one and half storey farmhouse is reached by its own private access and comprises two reception rooms and two bedrooms. There is an enclosed garden to the front and outbuildings to the rear.

Adjacent to the house lies a U shaped stone and slate steading with a cattle court in the original courtyard. The buildings are let on a seasonal basis.

Culsh Farmhouse (14) is a traditional one and a half storey farmhouse accessed by a shared private track which continues to Longley. The farmhouse has an easterly outlook over the surrounding farmland. The accommodation comprises two reception rooms and three bedrooms.

To the south of the farmhouse there is a range of traditional buildings and a timber framed Dutch barn.

Longley (15) is a traditional three bedroom, one and half storey farmhouse facing east overlooking its enclosed garden and surrounding land. Situated close to the farmhouse lies a traditional U shaped steading building.

Quarry Cottage (9) is a category B listed single storey cottage dating from 1840. The cottage is in need of full refurbishment. A new access to the cottage has recently been created via Culsh.

Blackbault (10) is an attractive one and half storey farmhouse with enclosed garden situated adjacent to a public road which leads to Wester Clova. The accommodation



Broadley Farmhouse

comprises two reception rooms and two bedrooms. The current lease includes an L shaped traditional steading.

Gateside Cottage (11) a three bedroom one and a half storey cottage situated to the south of the settlement of Milltown of Kildrummy. The cottage has views eastwards over the River Don and surrounding farmland. There are enclosed

gardens front and rear and a double garage adjacent.

Den Farmhouse (12) occupies a very attractive private location in the Den Wood in the heart of the estate. The stone built farmhouse includes two bedrooms and currently does not benefit from either an electrical or water supply.

FARMING

The farmland on Kildrummy totals about 2,075 acres and comprises a mix of lowground to the south and west, capable of growing spring crops and supporting grazing cattle, and heather hill and rough grazing to the north ideally suited for grazing sheep. The land lies between 200m and 600m from the banks of the River Don in the south to the Hill of Snowy Slack at the northern end of the estate and is classified as grade 3, 4 and 5. The in-hand land (about 536 acres) is let on a seasonal basis and thereby offers the opportunity to create an in-hand farming enterprise at Kildrummy almost immediately. There is considered to be significant potential to build on the region's reputation for quality produce and to develop a strong brand name (Kildrummy) for those looking to further diversify the estate business.



There are 12 individual farms let under differing forms of tenure totalling about 1,539 acres (622 hectares). The numbers below in the left hand column correspond with the estate sale plan:-

No.	Farm	Residential	Agricultural Buildings	Style of Tenure	Acreage
1	Mains of Kildrummy	Farmhouse	Modern and Traditional	Limited Partnership	294
2	Goryhill, Land at Inverden, Cookshill & Denmouth	Farmhouse	Modern and Traditional	Full Agricultural Tenancy	226
3	Upper Drumallochy	Farmhouse	Traditional Range	Full Agricultural Tenancy	105
4	Nether Drumallochy	Farmhouse	Modern and Traditional	Limited Duration Tenancy – Expires 28/11/20	163
5	Knowehead & Field at Gateside	Farmhouse	Modern and Traditional	Full Agricultural Tenancy	185
6	Auchmullen	Farmhouse	Modern and Traditional	Full Agricultural Tenancy	220
7	Greenstyle	Farmhouse	Modern and Traditional	Limited Partnership	131
8	Blackbaulk	N/A	N/A	Full Agricultural Tenancy	19
9	Honeybarrel	Farmhouse	Modern and Traditional	Full Agricultural Tenancy	54
10	Mill Land	N/A	N/A	Full Agricultural Tenancy	9
11	Malt Croft, Gateside and Shoemakers Croft	Farmhouse	Modern and Traditional	Full Agricultural Tenancy	129
12	Haugh Land	N/A	N/A	Full Agricultural Tenancy	3

A number of the farm buildings are classified as tenants' improvements and as such will require to be compensated for at the end of the tenancy. Further details are available from the selling agents.



SPORTINGS

Kildrummy offers all year round sport with salmon and trout fishings on the River Don, with grouse shooting and deer stalking on the higher ground and roe deer stalking on the woodland fringe. It is the seasonal variety of the sport that makes Kildrummy more appealing than other estates in Scotland. The sport at Kildrummy is currently let to guests who return year after year.

LOW GROUND SHOOTING

(1st October ~ 1st February)

The lowground shoot at Kildrummy is highly regarded for providing exciting and challenging pheasants. The drives are principally located to the southern end of the estate, using the natural topography of the land which slopes gently down to the River Don providing cover on the south facing banks. There are 23 named drives with the Drumallochie and Gardenerhill Drives being known for producing extremely challenging and sporting birds. Previously let on a commercial basis, there has been no pheasant shooting on Kildrummy for the past three seasons. There is considered scope to re-establish and further develop the shoot which was formerly based on the release of 6,000 pheasants which provided 15 days of driven sport with bags ranging from 100 to 200 birds.



GROUSE SHOOTING

(12th August ~ 10th December)

The north east of Scotland has seen a number of grouse moors benefit from significant investment resulting with a return for some to their former glory. In recent years the grouse have been walked up rather than driven with the emphasis being on the preservation of the existing stock. As a result, in the past three years no shooting has taken place. The habitat management plan for the moor has been actively followed with heather burning taking place each year in order to create a suitable environment to encourage grouse. With further specific moorland management there is potential for the current small stock of grouse to increase. In the 1960's and 70's the estate averaged 350 brace each year.

Historically there were six grouse drives over lines of butts which are demarked on the estate plan. The lunch hut was refurbished in 2006.

STALKING

*(Stags 1st July ~ 20th October /
Hinds 21st October ~ 15th February)*

*(Bucks: 1st April ~ 20th October;
Does: 21st October ~ 31st March)*

The extensive forestry throughout the estate offers excellent roe deer stalking around the woodland edges and fringes. In contrast, the hill ground provides the opportunity for red deer stalking. In recent years there has been an increase in the red deer population encroaching on the estate hence the higher cull.

Vehicular access is taken by a hill road that was installed for the construction of the wind turbines. There is a modern deer larder, upgraded in 2009, situated at the centre of the estate.

The estate is a member of the South Grampian Deer Management Group.

Year	Roe Deer		Red Deer	
	Bucks	Does	Stags	Hinds/Calves
2008	37	32	15	18
2009	29	2	0	2
2010	17	25	4	1
2011	10	20	14	28
2012	7	5	4	20
2013	13	0	2	17
2014	24	14	2	33
2015	15	40	6	31
2016	9	9	46	76
2017	10	5	36	86
Total	254	218	136	367
10 Year Average	17.1	15.2	12.9	31.2
5 Year Average	14.2	13.6	18.4	48.6

FISHING

(11th February ~ 31st October)

The Kildrummy beat on the River Don extends for about four miles over 20 named pools and comprises a mixture of single and double bank fishings. The fishings march with Glenkindie and Ardhuncart on the north bank and with Towie and Brux on the south bank. Most pools are reached on foot from tracks alongside the river. The River Don Salmon Fishery Board encourage all anglers to practice 100% catch and release for the entire season and to fish by fly throughout the river catchment.

Within the four mile stretch there are a number of deep pools that hold good numbers of salmon from mid-summer onwards when the fishings are at their best. However, a number of early spring fish are also caught here. The 'back-end' of the season is undoubtedly the most productive time for salmon, with large numbers running upstream. Trout fishing at Kildrummy is excellent throughout the season but spring tends to bring the bigger fish to the surface. There is a fishing hut situated at the centre of the beat on the right hand bank.

The fishing is let to the operators of the Kildrummy Inn until 1st November 2019 who sub-let on a daily or weekly basis to guests or keen anglers. The fishing tenant is responsible for all fishery board levies and maintenance of the riverbanks, paths, gates, footbridges etc. Further details are available from the selling agents.

Year	Salmon/Grilse	Sea Trout	Brown Trout
2006	13	-	2
2006	8	-	3
2007	8	1	2
2008	48	-	-
2009	30	4	6
2010	65	4	25
2011	26	9	14
2012	61	6	-
2013	19	-	-
2014	30	-	-
2015	37	6	36
2016	19	-	43
2017	18	11	175
Total	382	41	306
10 yr Average	35.3	4	29.9
5 yr Average	24.6	3.4	50.8

KILDRUMMY INN

The original coaching inn is well located, being adjacent to the A97, and is currently let on a lease until 2033. The subjects of the lease include the Inn (which encompasses bar, restaurant, four letting bedrooms and staff accommodation), adjacent function hall, car parking and U shaped range of outbuildings. Known locally for its excellent food and comfortable accommodation it currently attracts a four star AA rating. The Inn is a particular favourite for returning fishermen.



Crooked Pot Pool, Willow Pool and the fishing hut

FORESTRY

Forestry is a key component and integral part of the estate management at Kildrummy and provides a useful income from thinning and structured felling from the commercial plantations. Established principally in the late 1950s and 1960s with the primary objective of producing timber for sawmilling, today the forestry extends to about 1,298 acres (525 hectares) in total and comprises a diverse mixture of commercial conifer plantations and native woodlands.

A significant proportion of the Sitka spruce was planted in the 1960s and is centred around two main plantations: Glashul Hill to the south of the estate and Hill of Wester Clova which lies between the estate's productive grassland and hill ground. The Sitka spruce is growing well with much of the mature stock recoded as yield class 16 or above with areas of the young replanted trees demonstrating similar growth rates.

Access to the forestry is taken from the public road at various points throughout the estate and internally they are serviced by a good network of tracks and rides. More recently the road to the



principal compartments on the Glashul Hill has been upgraded with the construction of the wind farm road to the north of the estate providing easy extraction of timber during thinning or felling.

In the 1990s there was a programme of native woodland planting to include species such as rowan and silver birch which have created woodlands of high amenity value and cover for sporting birds and roe deer. Part of the woodland boundary with Glenkindie Estate, which is a core capercaillie habitat, has been identified as having a high conservation value.

There may be scope for further new planting beyond the existing compartments.

A Long Term Forest Plan (LTFF) has been prepared with the primary management aim to maintain a core area of productive commercial forestry for the long term financial viability of the Estate. The LTFF ends in February 2025 and during the remaining period there are 64 hectares of felling and 49 hectares of thinning to be undertaken. A copy of the plan is available from the selling agent.



KILDRUMMY WIND FARM

Sited discreetly to the north of the estate, out of sight from Kildrummy House and Kildrummy Castle Hotel, on the Hill of Snowy Slack is the Kildrummy Wind Farm. Commissioned in 2013 the wind farm is owned and operated by Greencoat UK Wind and comprises eight Enercon 2.3MW turbines thus producing a total of 18.4MW. Kildrummy (Jersey) Limited has a leasehold interest in the wind farm and receives an annual base rent (due to increase significantly in 2020) plus a performance linked royalty payment. The occupiers are also responsible for a landscape and habitat management plan that covers a large proportion of the hill ground included in the lease area and makes provision for ongoing muirburn, bracken and deer control, all of which are beneficial to the management of the hill for both sheep and grouse. Further details are available from the selling agents.



GENERAL REMARKS

BUSINESS SUMMARY

A rolling programme of continued improvements and significant development in the various business enterprises has resulted in a well maintained portfolio of residential, agricultural, commercial, sporting and forestry assets. A significant income is generated from the residential, agricultural, commercial and renewable lets. Further detailed information on specific trading elements of Kildrummy (Jersey) Limited will be available online to those who have viewed.

SALE OF LIMITED COMPANY

Kildrummy (Jersey) Limited is a private company incorporated in Jersey with company number 16363. It has owned and operated Kildrummy Estate for several decades, which Estate is the principal asset of the company. It is anticipated that a sale transaction will be effected by means of sale of the entire issued share capital in the company by the current shareholders.

Interested purchasers should make contact Savills in the first instance, who will provide access to limited information as to the financial position of the company and its assets, including title to the Kildrummy Estate. However, it should be noted that the Vendors' will likely require any party who is interested in progressing a potential purchase of the share capital to subscribe

to a form of Non-Disclosure Agreement prior to the commencement of any substantial Due Diligence process in respect of the company.

It is anticipated that prospective purchasers will be asked to put forward proposed Heads of Agreement for consideration and review by the Vendors prior to the progression of any corporate share sale transaction.

VIEWING

Strictly by appointment with the selling agents. Interested parties should produce a third party endorsement to confirm that the appropriate level of funds is available to effect a purchase prior to any appointment being confirmed.

DATA ROOM

Further detailed information on specific elements of Kildrummy (Jersey) Limited will be available online to those who have viewed.

TRAVEL ARRANGEMENTS

Aberdeen is the closest airport from which helicopters and cars can be hired. Aberdeen Airport has daily scheduled flights to and from London Luton, Gatwick, Heathrow and London City (except Saturdays). There are nightly sleeper services between Aberdeen and London.

AIRPORTS

Aberdeen
Tel: 0344 481 6666
www.aberdeenaairport.com

RAILWAY STATIONS

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

CAR HIRE (FROM ABERDEEN)

Aberdeen 4x4
Tel: 01224 877899
www.aberdeena4x4.co.uk

Europcar
Tel: 0371 384 1121
www.europcar.co.uk

HELICOPTER HIRE

PDG Helicopters
Tel: 0345 231 6345
www.pdghelicopters.com

EMPLOYEES

There are two full time staff employed by Kildrummy (Jersey) Limited.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE)

There are 20.13 units of payment region 1 entitlements included in the sale. In 2017 the entitlements were worth 152.2 euros each.

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

The assets are subject to and benefit from all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The assets are also 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 title reports.

ENVIRONMENTAL, ARCHITECTURAL & HISTORICAL DESIGNATIONS

- Quarryfield and the Kildrummy Castle Hotel are Category B listed.
- There are two Ancient Monuments on the estate: Cairn Fichlie, to the south of Glashul Hill and two Southerrains at Muirs of Kildrummy.

SPORTING RIGHTS

The shooting rights, salmon and other fishings as far as they are owned are assets of Kildrummy (Jersey) Limited.

SOLICITORS

Burnett & Reid LLP
15 Golden Square, Aberdeen, AB10 1WF.
Tel: 01224 644333

MINERAL AND TIMBER RIGHTS

The insofar as they are not reserved by statute or common law to third parties, all minerals, standing and fallen timber are assets of Kildrummy (Jersey) Limited.

RESIDENTIAL PROPERTY PORTFOLIO

All of the properties (excluding Den Farmhouse) are served by a private water supply and mains electricity.

Property	Heating	Occupancy
Kildrummy House	LPG	Owner Occupied
Kildrummy Castle Hotel	OFCH	Vacant
Kildrummy Inn	OFCH	Commercial Let
Stables Flat	OFCH	SAT
Chauffeur's Cottage	OFCH	SAT
Auchnavenie	OFCH	Service
Wester Clova	OFCH	Service
Broadley Farmhouse	-	Vacant
Quarry Cottage	-	Vacant
Blackbault Farmhouse	OFCH	SAT
Gateside Cottage	OFCH	SAT
Den Farmhouse	-	ASSURED
Wester Mains Farmhouse	OFCH	SAT
Culsh Farmhouse	OFCH	SAT
Longley	LPG	Vacant

STIPULATIONS

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 joint 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 the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. *Prospective parties are asked to satisfy themselves on inspecting the titles.*

FINANCIAL REFERENCES

Any offer by a purchaser(s) must be accompanied by a guarantee from a bank which is acceptable to the shareholders.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the share sale agreement, the latter shall prevail.

IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to Kildrummy (Jersey) Limited either here or elsewhere, either on their own behalf or on behalf of the shareholders 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 the joint selling agents 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 the joint selling agents or the shareholders (whether acted on or otherwise) unless the same is incorporated within a written document signed by the shareholders 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.

Brochure prepared June 2018.

Photographs from 2017.

Ref: 180505JW



Mark Riley Design - 07747 037222



