



STRUTT&PARKER

TILLYPRONIE ESTATE

ABERDEENSHIRE







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Tarland 5 miles, Dinnet 7 miles, Aberdeen city centre 36 miles,
Aberdeen Airport 38 miles, Edinburgh 122 miles

*A famous Aberdeenshire sporting estate
featuring a magnificently positioned
principal house with beautiful gardens.*

- Tillypronie House: a superb country house with 11 bedrooms and majestic setting amid expansive gardens and wooded policies.
- Driven grouse moors providing 4 separate days' driving with a 2-year average (2014 – 2015) of 270 brace and historic record of 2,213½ brace in 1958.
- The renowned Towie high bird driven pheasant shoot; roe deer stalking, duck flighting and rough shooting for mixed game.
- A farmhouse and steading with potential for conversion as a new house serving the Towie Estate (lot 5).
- A portfolio of houses and cottages.
- An extensive range of estate and farm buildings.
- Several very attractive lochs offering trout fishing.
- 2.4 miles of single (right) bank salmon fishings on the River Don with a 10-year average (2006 – 2015) of 12 salmon/grilse.
- Farms which are in-hand and let.
- About 2,080 acres of forestry/woods featuring a combination of mature amenity woods, commercial conifer plantations and native woodland regeneration.

About 12,032 acres (4,869 hectares)

For sale as a whole or in 6 lots

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INTRODUCTION

Tillypronie is widely recognised as belonging in the ‘top drawer’ of Scottish sporting estates due to the first class driven game shooting it provides, the unrivalled setting of its mansion house and gardens, and its majestic position straddling Deeside and Donside on the eastern fringe of the Grampian mountains in Aberdeenshire.

Extending to just over 12,000 acres, Tillypronie Estate represents one of those rare properties in Scotland which has something for everybody. The estate boasts a remarkable diversity of landscape, including productive farmland, strategically planted woodland and forestry, and wide expanses of heather-clad moors rising to a high point of 2,862 feet at the summit of Morven on the south-western boundary.

Standing about 1,150 feet above sea level and surrounded by wonderful gardens, policies and an important pinetum, Tillypronie House offers privacy and seclusion, with magnificent southerly views over Royal Deeside towards the distinctive peak of Mount Keen. With 11 bedrooms in the main house and several more within three adjoining auxiliary apartments, the house is well suited to its original purpose of accommodating shooting parties and associated entourage throughout the grouse and pheasant shooting seasons.

Residential Property

Within the estate, there is a portfolio of houses and cottages providing accommodation for employees, rental income and potential for renovation.

Sportings

Tillypronie is one of the pre-eminent names in the world of Scottish field sports. Historically it was one of the most prolific grouse moors in the Highlands, with a regular average of 2,000 brace a year during the 1960s and 1970s.

The estate has four named beats – the Morven and Deskry beats to the west of the A97 Deeside to Donside public road, and the Home Beat and Towie beat on the east side. These beats provide the opportunity for four separate days’ driven shooting when grouse stocks allow. The topography of the moor ensures some of the most exciting driven grouse shooting to be found anywhere, with the glorious views from each line of butts making a Tillypronie grouse day an especially thrilling sporting experience.

Whilst the recent records have been more modest than those of previous generations, there has been increased investment in grouse moor management on the estate over the past five years. This includes the restoration of a second full-time grouse keeper, together with associated equipment and machinery. As the table below demonstrates, the grouse bags achieved since 2012 have improved year on year to reflect this investment.

It is considered likely that further investment will be rewarded, as has been demonstrated on several other grouse moors in the northeast of Scotland in the last decade or so, including Dinnet Estate which adjoins Tillypronie to the south west.



The recent grouse shooting records for the combined beats are as follows:

Year	Morven and Deskry	Home Beat and Towie	Total
2000	86 brace	39.5 brace	125.5 brace
2001	117.5 brace	51 brace	168.5 brace
2002	157 brace	103 brace	260 brace
2003	213.5 brace	181.5 brace	395 brace
2004	133.5 brace	18 brace	151.5 brace
2005	303 brace	84.5 brace	387.5 brace
2006	305.5 brace	37.5 brace	343 brace
2007	56.5 brace	17.5 brace	74 brace
2008	61.5 brace	14.5 brace	76 brace
2009	63.5 brace	16.5 brace	80 brace
2010	10 brace	8.5 brace	18.5 brace
2011	59.5 brace	7.5 brace	67 brace
2012	7.5 brace	4.5 brace	12 brace
2013	41.5 brace	-	41.5 brace
2014	204.5 brace	12 brace	228.5 brace
2015	302 brace	22 brace	324 brace
Total	2,122.5 brace	618 brace	2,740.5 brace

Tillypronie includes one of the most celebrated driven pheasant shoots in Scotland, situated on the Towie side of the estate. The Towie shoot takes place within the steep-sided valleys of three tributary burns feeding the upper River Don. Pheasants are driven across these valleys from a number of strategically planted and mainly coniferous plantations, some of which are augmented by game crops. With birds that are exceptionally challenging, it is no surprise that the sporting press has regularly identified Towie in lists of the country's finest shoots.

On the southern side of the estate, the Tillypronie shoot is operated over more gentle contours amongst the farmland and woods of the 'Howe of Cromar'. In recent years, the shoot has been operated on a low key basis under an informal sporting lease. It is now, however, in-hand.

For salmon fishing enthusiasts, the Towie beat of the River Don runs downstream from the village of Towie. It extends to about 2.4 miles in length (3.9km) and provides single (right) bank salmon, sea trout and brown trout fishing with 12 named pools. The fishing is most productive during dropping water following heavy rain but, in any conditions, the pastoral landscape of upper Donside makes the Towie beat a glorious place to cast a line.

On the hill ground to the north of Tillypronie House there are three discreetly situated and exceptionally pretty small lochs called the Lazywell Lochs. An idyllic and very private spot for a summer picnic, the lochs hold a population of wild brown trout and are ideal for teaching children and novices the joy of fly fishing.



Closer to the public road are two further lochs, the larger of which, Pronie Loch, is stocked to provide trout fishing.

Many of the lochs around the estate provide exciting opportunities for duck flighting.

On the open hill and within and around the woods throughout the estate, there is excellent roe deer stalking with bucks of medal quality featuring regularly amongst the cull which has a five-year average of 24 bucks and 18 does.

For many years the vendor has given a 'species day' as a charity auction lot. The record stands at 21 different species, from ptarmigan on the high tops to several varieties of wildfowl.

Forestry and Woods

The estate includes about 2,080 acres of forestry and woodland. This comprises amenity woodland (including the policies surrounding Tillypronie House), stands of commercial forestry, game coverts, shelter belts and enclosed areas of natural woodland regeneration.

With its combination of soil composition and altitude, there is a substantial extent of land within the estate which is well-suited to growing commercial timber. The principal commercial plantation is at Balronald adjoining the Morven and Deskry grouse moors. Featuring stands of mixed age and yield class, the main species within this plantation are Scots pine, lodgepole pine, larch and sitka spruce. In addition, there are further plantations on the eastern side of the estate, including Meikle Tom and Drummy Hillock.

The woods benefit from the appropriate infrastructure and vehicular access to facilitate harvesting and removal of timber and are managed in accordance with a detailed management plan.

There are various compartments of forestry that are managed within the estate's Forest Plan under a Low Impact Silvicultural System (LISS). LISS is an approach to management that helps increase small scale species and

structural diversity in forests. It causes less rapid change to the landscape and to the physical environment than clear felling systems and so can contribute to multi-purpose objectives.

The conservation management of the woodland throughout the estate aims to enhance the biodiversity conditions particularly for UK Biodiversity Action Plan (BAP) species requiring woodland, agricultural and moorland edge habitats; for example, black grouse, capercaillie and brown hare. A particular focus has been on creating woody shrub and natural broadleaf edge habitats.

On the Towie side of the estate, the forestry and woodland comprises predominantly coniferous plantations, established primarily as pheasant coverts.

Farming

For the past generation there has been no in-hand farming operation on the estate. The farming element has, until recently, been undertaken by agricultural tenants, many of whom occupied their farms under secure leases in terms of the Agricultural Holdings (Scotland) Act 1991. Prior to launching the sale of the estate, the vendor reached agreements with his farming tenants which resulted in some of them agreeing to buy all or part of their farm, whilst others have chosen either to retire from farming or convert their farm lease from a secure 1991 Act tenancy to a Limited Duration Tenancy (LDT).

The result of these discussions is that a significant extent of ploughable land and pasture at the southern end of the estate will be available to a purchaser with vacant possession from 28th November 2016.

The grouse moors are grazed by flocks of hill sheep in the traditional manner. There are two tenants who graze sheep on the grouse moors, both of whom will be granted LDTs. In each case, the tenant will undertake to manage the flock in accordance with recognised grouse moor management practices for the control of ticks and to mitigate against overgrazing of the heather sward.



SITUATION

This part of Aberdeenshire, encompassing both Deeside and Donside, has been a magnet for sportsmen since the early Victorian era. It was at that time that sporting estates in Scotland became fashionable, as the Highlands became more accessible thanks to the expansion of the railway network. The popularity and profile of Scottish estates – particularly in the northeast of Scotland – was accelerated by Prince Albert's purchase of Balmoral Estate for Queen Victoria in 1852.

In addition to Balmoral, Deeside is home to many of Scotland's most famous sporting estates including Invercauld, Dinnnet, Glentanar and Glenmuick. In turn, Donside boasts a number of consistently productive grouse moors, such as Edinglassie, Candacraig and Allargue.

Besides being a haven for field sports enthusiasts, the Dee and Don valleys are of great environmental and ecological importance, supporting as they do a rich biodiversity of flora and fauna. The western part of Tillypronie Estate lies within the Cairngorm National Park. Extending to around 1,750 square miles, the National Park remains a relative stronghold for endangered species of bird such as capercaillie, crested tit and crossbill.

In terms of local services, Tillypronie House is situated 5 miles northwest of the village of Tarland, where there is a village shop, chemist and two small hotels. On the north side, the village of Strathdon lies 5 miles from Towie. Strathdon has a village shop and post office, and plays host to the annual Lonach Highland Gathering in August.

Lying about 12 miles to the west of Tillypronie, at the heart of Royal Deeside, is the pretty town of Ballater, which is both an important centre for local services (including bank, post office and butcher by Royal Appointment) as well as being a popular tourist destination.

Comprehensive services are available in Aberdeen (34 miles) which provides the range of administrative, retail, recreational, educational and cultural facilities expected of the third largest city in Scotland. Private education in Aberdeen includes Albyn School, Robert Gordon's College and St Margaret's School for Girls. In addition, the well-known Gordonstoun School near Elgin is 60 miles to the north of Tillypronie. Aberdeen has an international airport with a wide range of domestic and international flights. It also has a mainline railway station with intercity services to Dundee, Inverness, Edinburgh and Glasgow and a sleeper service to London.

Beyond Tillypronie Estate, Aberdeenshire offers a wide range of activities.

The River Dee is one of Scotland's 'big four' salmon rivers providing both picturesque and productive fishing for salmon and sea trout which is available to rent on either a weekly and/or daily basis on the majority of beats throughout the river's course.

There are a number of renowned golf courses on the North Sea coast at Royal Aberdeen, Cruden Bay and the relatively new Trump International Golf Links. More locally, there are enjoyable courses at Tarland, Aboyne, Ballater, Lumphanan and Torphins.

For skiing enthusiasts, the estate is well placed, being 19 miles from the Lecht Ski Centre, 39 miles from Glenshee and 60 miles from Aviemore.

The long-established Deeside Gliding Club is 10 miles away.

The Cairngorm Mountains lie to the north and west of Braemar (25 miles from Tillypronie House) and provide climbing, walking and cycling opportunities amongst some of the most spectacular terrain of the British Isles.

HISTORICAL NOTE

Tillypronie House was built in 1867 by Sir John Clark, the diplomat son of Queen Victoria's physician, Sir James Clark.

The Clark family were largely instrumental in introducing the royal family to Deeside. While the Queen was sailing up the west coast to Scotland, with Sir James in attendance, they were beset by constant rain. John Clark in the

meantime was staying as a guest at the old castle of Balmoral and wrote regularly to his father extolling both the weather and the surroundings. In due course, Balmoral was first rented and then bought by Victoria and Albert in 1852 and subsequently rebuilt.

Sir James Clark lived for a period at Birkhall, before buying what was then the small estate of Tillypronie,

with its main house further down the hill from where it is now. Queen Victoria laid the foundation stone of the new house – the first time such an event was recorded – and used to visit Tillypronie with her servant and confidant, John Brown.

On Sir John Clark's death in 1910, the estate went through various hands until it was bought in 1925 by Sir Thomas Royden, the Chairman

of the shipping line Cunard White Star. It was during the Roydens' ownership that the terraces were laid out in front of the house and an annexe and staff wing were added. The estate, which had grown incrementally in size over the years, was purchased by the vendor's family in 1951. The adjoining estate of Towie was added shortly after. The current owner inherited the property in 1984. Since then he



has expanded the estate with the addition of hill ground at Mullach Dubh, adjacent to Morven, and Pressendye at the eastern end, and the forestry plantation of Brunt Hill on the north-eastern boundary.

Tillypronie House has a proud history of providing hospitality and has played host to many notable figures, including the American writer Henry James, a friend of

the Clark family, who described Tillypronie as “this supremely comfortable house – lying deep among the brown and purple moors”, and went on to describe “the glorious view of sweeping hills and gleaming lochs that lies forever before the windows”.











DESCRIPTION

Tillypronie Estate is in the sole ownership of the current owner and his Trustees. Whilst there is an opportunity for a buyer to purchase the whole estate as a single property, the subjects are being offered for sale in six lots which are described in detail as follows:

LOT 1 – TILLYPRONIE HOUSE ESTATE – ABOUT 2,181 ACRES

This is the core and heart of the estate and comprises Tillypronie House together with its outbuildings, gardens and policies, attractive mixed woods and forestry, a grouse moor and a number of cottages.

Tillypronie House

Stone pillars and wrought iron gates mark the two entrances to the front drive, which leads through the pinetum and policies, and terminates at a gravel sweep beside the house.

The house has an elevated position with magnificent southerly views over its gardens, policies, farmland and beyond to Mount Keen and the hills of south Deeside.

With an attractive architectural style untypical of the Scottish Highlands, the house is built of stone with slate roofs and includes an annexe and additional staff accommodation.

The accommodation is arranged across three floors.

The ground floor includes a large entrance hall, morning room, drawing room, dining room, smoking room, butler's pantry and a scullery kitchen. The principal kitchen area consists of an outdoor cold room, a fridge room, pantry and the main kitchen itself. There is also a gunroom with five fitted steel gun safes, and two cloakrooms with WCs.

The entrance hall features panelled walls, including pilasters of the Doric order flanking the doorways, an ornate strapwork ceiling and an open fireplace with decorative stone mantel. The morning room, drawing room and dining room all face south and enjoy superb views over the garden and the Dee valley beyond. The panelled smoking room, with its handsome lead lattice windows, benefits from the evening sunlight.

On the first floor there are three bedrooms with en-suite bathrooms, seven further bedrooms, and four bathrooms. There are two attic rooms, one on the east side of the house, presently used as a study, and a bedroom on the west side.

The lower ground floor provides the house with two laundry rooms, a drying room, a playroom, a billiards room and a wine cellar.

Adjoining the main house on the east side, the self-contained annexe has five bedrooms and three bathrooms, a living room and kitchen.

Beyond the annexe are two further flats traditionally used for staff. There is a staff flat with its own entrance consisting of a kitchen, two bedrooms and a bathroom. Finally there is the housekeeper's flat, which has a kitchen, dining room, sitting room and two bedrooms. The housekeeper's flat is currently used for teas when the gardens are open to the public through the charity, Scotland's Gardens.

The vendor has undertaken comprehensive research into the installation of a biomass heating system for Tillypronie and its neighbouring properties.

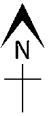








TILLYPRONIE HOUSE



Approximate Gross Internal Area*:
 12,472 sq ft / 1,158.69 sq m
 (Excludes restricted head height)
 Illustration for identification purposes only.
 Not to scale.
 *As defined by RICS – Code of Measuring Practice.



GROUND FLOOR

BASEMENT



FIRST FLOOR

SECOND FLOOR
(of the main house)



Outbuildings

To the rear of the house is a range of garages, potting sheds and other miscellaneous stores which provide ample space for general storage. A feature of these buildings is the clock tower with operational clock.

Gardens, Grounds and Policies

Tillypronie House looks out over several acres of sensitively designed and beautifully maintained gardens. There are herbaceous borders and a rose garden immediately below the house. Beyond a fabulous array of azaleas, heather beds lead down to a water garden, and there is a rockery created with weathered rocks from Morven.

The Golden Jubilee garden at the eastern end of the garden contains trees, shrubs and plants of a golden hue, including a Dawyck Golden Beech planted by Her Majesty the Queen.

Nearby is a fine collection of conifers, including one planted by the former Prime Minister Harold Macmillan.

The most recent addition to the garden has been the planting of a significant collection of acers.

A few hundred yards to the west of the house is the former kitchen garden, which is now used principally for growing fruit and cut flowers. There are three glass houses and a potting shed.

Along the front drive there is a pinetum established by the vendor's father containing rare specimens that he collected on his overseas travels.

The garden is currently managed by a gardening team comprising a Head Gardener and two part-time assistants. The garden has for many years been open to the public on a twice yearly basis to raise funds for the charity Scotland's Gardens. It has also been open to private parties by appointment.

Included within the grounds, to the southwest of Tillypronie House, is an enclosed tennis court, notable principally for the climbing roses on the perimeter fencing.

To the north of the house are the former stables which are now redundant.





Houses and Cottages

Within this lot, there are nine houses and cottages which are summarised as follows:

Property Name	Tenure	Bedrooms	Water	Heating	Council Tax	EPC Rating
Tillypronie House	VP	11	Private	OFCH	H	G
Hillside Cottage	Service Occupancy	4	Private	OFCH	D	F
Meikle Corrie Cottage	VP	2	Private	ENS/WBS	D	E
Birkhill	SAT	3	Private	OFCH	D	F
Coldhome	VP	2	Private	OFCH	E	F
Little Corrie Cottage	SAT	2	Private	OFCH	E	F
Reinacharn Lodge	VP	4	Private	ENS	F	G
Reinacharn Cottage	SAT	3	Private	ENS	C	N/A
Reinacharn Keeper's Cottage	SAT	3	Private	ENS	D	F

Key: SAT – Short Assured Tenancy, VP – Vacant Possession, OFCH – Oil Fired Central Heating, ENS – Electric Night Storage, WBS – Wood Burning Stove



Hillside Cottage

Located above the main drive on the approach to Tillypronie House, this is an attractive traditional two-storey stone-built cottage with dormer windows and pitched roofed porch. The accommodation comprises sitting room, kitchen, four bedrooms and a bathroom.

The cottage sits within an enclosed garden with outbuildings to the rear.



Meikle Corrie Cottage

Situated close to Tillypronie House on the north side, this is a stone-built single storey cottage with a pitched slate roof. The accommodation includes sitting room, kitchen, two bedrooms and a bathroom.

There is a small enclosed garden in front of the cottage, and also a set of dog kennels.



Birkhill

Situated about a mile to the northwest of Tillypronie House on the east side of the A97 public road just north of Pronie Loch, this is a detached traditional stone-built three-bedroom house with a peaceful position on the edge of a wood.

The cottage has an enclosed garden, kennels and a small outbuilding.



Coldhome

Lying about half a mile due south of Tillypronie House with an elevated south-facing position and fine views, this is a traditional stone-built two-storey cottage. The accommodation includes two bedrooms and the house sits within an enclosed garden with kennels.

Little Corrie Cottage

To the east of Tillypronie house, beside the road leading to the Home Beat grouse moor, this is a detached two-storey cottage with a fine elevated position and southerly views. The accommodation includes two bedrooms and the cottage sits within an enclosed garden.

Properties at Reinacharn

Reinacharn lies east of Little Corrie and comprises a collection of residential properties and former farm/estate buildings which are in varying states of condition and repair. The residential properties include the following:

- Reinacharn Lodge – A five-bedroom, two-storey house constructed of stone under a slate roof which has benefited from recent maintenance and modernisation and has a fine view across Deeside.
- Reinacharn Cottage – A single storey three-bedroom detached cottage.
- Reinacharn Keeper's Cottage – A three-bedroom detached cottage lying a short distance to the north of the other properties with a fine southerly aspect and enclosed garden.

Estate Buildings

In addition to the range of garden stores and estate outbuildings at Tillypronie House and within the policies, this lot includes the following:

- Reinacharn Bothy, Beaters Bothy and Steading – A traditional range of former farm buildings, workers' accommodation and grouse beaters accommodation all in need of renovation.
- Coldhome Steading – A range of traditional stone farm buildings and a general purpose shed beside Coldhome Cottage.



Reinacharn Lodge



Properties at Reinacharn

Sportings

This lot includes the Home Beat grouse moor which has five lines of butts providing one day of driven shooting. The drives are:

- Fowlis and return
- Gallows Hill
- Pronie face
- Blackmill
- Auldtown

There is a network of tracks providing access to the hill from the north, south and west sides. This enables gamekeepers to carry out vermin control, and provides access for guns and beaters during the shooting season.

The grouse records for the Home Beat have been recorded together with the adjoining Towie beat to the east and are as follows:

Year	Home Beat and Towie
2006	37.5 brace
2007	17.5 brace
2008	14.5 brace
2009	16.5 brace
2010	8.5 brace
2011	7.5 brace
2012	4.5 brace
2013	-
2014	12 brace
2015	22 brace
Total	140.5 brace
10-year average	14 brace

There is potential to operate a low ground shoot within this lot utilising the woods and natural contours.

A feature of this lot are three very pretty hill lochs known as the 'Lazywell Lochs' which provide both enjoyable trout fishing and the perfect place for a summer picnic. There is also a characterful little lunch hut next to the spring that feeds the lochs.

Beside the A97 road are two further lochs, including Pronie Loch which is stocked with brown trout and has been let in recent years on an annual basis to a local fishing syndicate. This loch has a boat house.

There are a number of other smaller lochans and splashes within this lot that offer sporting duck flighting.

The land and woodland included in lot 1 provides some exciting roe deer stalking.

There is an area of ground at the northwest end of lot 1 called Fowlis (shown hatched on the sale plan). This measures about 100 acres and though not part of the sale subjects, the purchaser will be granted a lease of the sporting rights at a peppercorn rent.





Forestry and Woods

There are about 612 acres of forestry and woods within this lot.

The largest plantation is Tillypronie Wood which is approximately 240 acres in extent and comprises compartments of Scots pine and larch with stands of Norway spruce. In addition to providing shelter from the elements and a very pleasant setting for Tillypronie House, this creates a good habitat for a range of wildlife including red squirrels.

Each of the woods are individually named as follows:

Name	Area
Drummy Hillock	35.29 acres
Tillyreach Hillock	9.29 acres
Meikle Tom	37.56 acres
Lochside Wood	90.19 acres
Tillypronie Wood	240.45 acres
Birkhill Wood	94.64 acres
Woodside Plantation	46.08 acres
Auldtown West	8.62 acres
Auldtown East	5.59 acres
Bouties	44.73 acres
Total	612.44 acres

Farming

There are several fields of permanent pasture in lot 1 which are situated close to Tillypronie House and beside the drives approaching the house from both west and east. Extending to about 30 acres in total, they are let under a seasonal grazings lease.

Lying between Tillypronie House and policies and Coldhome on the southern boundary, there are several fields of ploughable land and pasture extending to about 71 acres. This land will be let under a LDT for a 15 year term commencing 28 November 2016 to the neighbouring farmer (Braefoot Farm).

The hill ground to the north and east of Reinacharn, extending to about 262 acres will also be let under a LDT for a 15-year term commencing 28 November 2016 to the same neighbouring farmer.

The farming element on the majority of the Home Beat grouse moor will be let under a LDT for a 15-year term from 28 November 2016. The tenant is the neighbouring farmer to the north (Upper Towie Farm). Having been negotiated in advance of the sale of the estate, the tenant will be obliged to farm the moor in accordance with best practice grouse moor management, to include a restriction on the number of sheep which may be grazed and a commitment to undertake an appropriate dipping regime and regular application of acaricides for the control of ticks.

LOT 2 – MORVEN AND DESKRY MOORS – ABOUT 4,992 ACRES

This lot comprises a pair of adjoining and improving driven grouse moors.

Sportings

Morven and Deskry are two adjoining moors situated between the A97 Dinnet to Donside county road and the summit of Morven on the western side of the estate.

Lying broadly on a saddle of hill ground running northeast from Morven and extending to about 4,740 acres, the topography and contours of the moors provide exceptionally exciting and varied driven grouse shooting with 12 named drives in total as follows:

Morven	Deskry
Mullach Dubh	Birkhill
Allt Devenach	Bogston
West Corrie	Bonlee
East Corrie	Sandy Butts
Blelack	
Blelack return	
Moss	
Badnagoach	

Following an increase in the keeping effort and management of the moors, the grouse records since 2012 have correspondingly improved as demonstrated in the records for the last decade shown below:

Year	Morven and Deskry
2006	305.5 brace
2007	56.5 brace
2008	61.5 brace
2009	63.5 brace
2010	10 brace
2011	59.5 brace
2012	7.5 brace
2013	41.5 brace
2014	204.5 brace
2015	302 brace
Total	1,112 brace
10-year average	111 brace
5-year average	123 brace
2-year average	253 brace

In terms of infrastructure, there is good access to the hill from the public road connecting to a network of hill tracks which facilitates vehicular access for heather burning, vermin control, grit distribution, maintenance of butt lines and also access for guns, beaters, flankers and pickers-up on shoot days.

There is a sheltered lunch hut on the northern slopes of Morven hill.

With the high point on the moors being the summit of Morven (2,862 feet above sea level), there is a healthy population of ptarmigan within this lot.





On the northern and southern fringes of the moor, there are populations of blackgame which have flourished in recent years. There are several 'leks' which can attract upwards of a dozen cock birds and make a fascinating spectacle for those up early enough to observe it.

There is a small loch beside the Deskry Water at Bogston offering the opportunity for duck flighting.

Forestry and Woods

The forestry and woods within this lot lie on the northern edge of the lot.

At the northeast corner, beside the A97 is Deskryshiel Wood – a mature commercial block of conifers that was mostly planted in the 1960s, and a small section has been felled. It extends to about 152 acres.

Adjoining it is a new plantation of 53 acres, which is deer fenced and planted with mixed broadleaves. Further up the valley, there are five smaller woods, extending to about 37 acres in total of mainly broadleaves and some Scots pine. These were planted with the particular purpose of improving the habitat for black grouse.

Farming

The farming element of most of the moor comprises grazing by a flock of hill sheep. Following pre-sale negotiations, it has been agreed that these grazings will be let under a LDT to a local farmer (who is also the farming tenant on the Towie Estate, lot 5) for a 10-year term beginning 28 November 2016. Having been negotiated in advance of the sale of the estate, the tenant is obliged to farm the moor in accordance with best practice grouse moor management, to include a restriction on the number of sheep which may be grazed and a commitment to undertake an appropriate dipping regime and regular application of acaricides for the control of ticks.

At the southeastern part of this lot is an area which the adjoining Dinnet Estate has a servitude right to graze.

At the very northeastern tip of this lot, between the Deskryshiel track and the northern boundary is a field of permanent pasture extending to about 9 acres.



LOT 3 – BALRONALD – ABOUT 792 ACRES

This lot combines residential properties with a significant extent of commercial forestry, some in-hand farmland and a small let farm.

Houses and Cottages

Balronald includes three houses and cottages which are summarised as follows:

Property Name	Tenure	Bedrooms	Water	Heating	Council Tax	EPC Rating
Tillypronie Lodge	Service Occupancy	3	Private	OFCH	F	F
Balronald House	Service Occupancy	3	Private	OFCH	E	F
Ladieswell Cottage	VP	3	Private	WBS	B	G
Knocksoul Farmhouse	VP from 28/11/16	3	Private	-	-	F

Tillypronie Lodge

Situated opposite the main entrance gates to Tillypronie House, this is a two-storey stone cottage under a steeply pitched gambrel-style slate roof with three bedrooms. Forming part of this building is the room used historically as the estate office.

Behind the cottage is a recently built timber framed shed and a range of kennels.

Balronald House and Kennels

Further to the west is Balronald House. This is an attractive and traditionally designed stone-built, three-bedroom house with an excellent outlook across Deeside.

There is a general purpose shed, small larder, a large detached stone-built kennel as well as a more modern set of kennels.



Tillypronie Lodge



Balronald House and Kennels



View to Balronald Wood

Ladieswell Cottage

Situated on the edge of this lot, this is a south-facing three-bedroom stone-built cottage with a private and pretty setting on the edge of Balronald Wood.

Knocksoul Farmhouse

With a fine southfacing position and access via a track leading directly from the A97, this is a farmhouse of traditional construction.

The setting, views and location make Knocksoul an ideal site for the construction of a new house to serve as the core of this lot.

Buildings

Situated close to Tillypronie Lodge is the site of the former estate sawmill. Whilst no longer in active use as a sawmill, this consists of a range of buildings used for storage of vehicles, machinery and equipment. The vendor has identified this as a potential site for a general purpose building to accommodate machinery and equipment associated with the grouse moor (to include game larder and chilling facilities) and has previously commissioned the preparation of plans for such a facility.

At Knocksoul, there is a small range of mainly traditional stone farm buildings which, like the farmhouse, currently form part of the subjects of a secure agricultural lease but will be available with vacant possession from 28 November 2016.



Knocksoul Farmhouse



Sawmill

Forestry and Woods

The majority of this lot comprises a block of commercial forestry called Balronald Wood. The main species are Scots pine, larch and lodgepole pine. There are also compartments of other mixed conifers.

Balronald Wood is planted on sloping ground between 200 metres and 450 metres above sea level with a southern aspect. The soils are relatively free draining, with ideal conditions for growing commercial timber.

The wood is managed as part of an extensive woodland management plan. Parts of Balronald Wood were thinned in 2008 and there has been further thinning and clearfelling taking place in 2016. There are other compartments identified for felling and thinning in the next five to 15 years. There is good access into and throughout the wood for management and extraction purposes.

There is a population of red squirrels in Balronald Wood and the habitat is suited for both blackgame and capercaillie. There are several small watercourses through the wood feeding into Kinaldie Burn. There is also, amongst various other monuments on the estate, a recumbent stone circle above Ladieswell Cottage called 'The Blue Cairn', dating from around 1800 BC.

The woods in this lot are summarised as follows:

Name	Area
Balronald Wood	547.00 acres
Knocksoul Wood	39.2 acres
Ladieswell Wood	24.69 acres
Sunnybrae	14.08 acres
Total	624.97 acres

Farming

Extending to about 94 acres and combining both arable land and permanent pasture, Knocksoul is a small livestock farm lying between Balronald Wood and the A97. Following pre-sale negotiations, the farm will be available to a purchaser with vacant possession from 28 November 2016.

Situated at the north-eastern edge of this lot is Sunnybrae, a smallholding extending to about 30 acres which is let under a Secure Agricultural Tenancy under the terms of the 1991 Agricultural Holdings (Scotland) Act. The subjects of let include a small traditional farmhouse with adjoining steading and about 30 acres of rough grazings/permanent pasture.

Sportings

Balronald Wood provides exciting and challenging roe deer stalking and also some rough shooting. In addition, there are two duck flight ponds within this lot near Ladieswell Cottage.





LOT 4 – SOUTH TILLYPRONIE FARMS – ABOUT 810 ACRES

Situated at the southern end of Tillypronie Estate around the hamlet of Migvie, this lot comprises a portfolio of residential properties, several sets of farm buildings, and a combination of arable land, permanent pasture and woods.

Houses and Cottages

The houses and cottages included with this lot are summarised as follows:

Property Name	Tenure	Bedrooms	Water	Heating	Council Tax	EPC Rating
Cairnmore Cottage	SAT	2	Private	WBS	G	G
Smiddyhill Farmhouse	VP	4	Private	OFCH	D	F
Glack Farmhouse	VP after 28/11/16	2	Private	OFCH	D	G
Meadow Farmhouse	VP after 28/11/16	3	Private	OFCH	E	G
Meadow Cottage 1	Service Occupancy	2	Private	OFCH	D	E
Meadow Cottage 2	VP	3	Private	OFCH	D	E
Kirkhill Farmhouse	SAT	3	Private	OFCH	E	F
Milton of Migvie Farmhouse	SAT	3	Private	OFCH	E	F



Cairnmore Cottage

Approached by a track leading directly from the A97, Cairnmore Cottage is a single storey traditional stone-built cottage with three bedrooms. The cottage has a garden, parking area and some small outbuildings.



Smiddyhill Farmhouse

Situated a short distance to the south of the hamlet of Migvie, this is a traditional farmhouse and nearby steading in a peaceful setting with fine southerly outlook. The accommodation is laid out over two storeys and includes four bedrooms.



Glack Farmhouse

Located in the heart of this lot in the hamlet of Migvie, this is a traditional harled stone-built two-storey farmhouse. The accommodation is in need of complete renovation and includes three bedrooms. There is a small garden and outbuilding to the rear.

Meadow Farmhouse

Also situated in the hamlet of Migvie, this is a traditional stone-built, two-storey house with a southerly aspect. The accommodation includes three bedrooms. There is a small garden.



Meadow Cottages 1 and 2

Also forming part of the hamlet of Migvie, this is a pair of semi-detached cottages with a south-westerly outlook. The cottages are of brick construction with a harled exterior, under a pitched slate roof. Both cottages have small enclosed gardens and independent parking areas.

Both cottages have three bedrooms.



Kirkhill Farmhouse

Also forming part of the hamlet of Migvie, this is a traditional stone-built farmhouse which is set back from the minor public road within an enclosed garden. The accommodation includes three bedrooms.



Milton of Migvie Farmhouse

Situated on the eastern side of this lot, about ¾ of a mile from Migvie, this is a traditional farmhouse beside a range of former farm buildings.

With an extension to the north side of the house, the accommodation includes three bedrooms.



Ledintoul

There is a derelict house with peaceful position and fine outlook at Ledintoul on the eastern edge of this lot.

Farm Buildings

There are several ranges of farm buildings within this lot as follows:

- Smiddyhill Steading – a former farm steading comprising mainly traditional stone buildings.
- Meadow Steading – two traditional stone-built sheds and a useful range of farm buildings including a steel portal framed cattle court, a machinery store and a further two general purpose sheds.
- Glack Steading – a traditional steading of stone construction beneath a slate roof. Within the steading is a modern steel portal-framed general purpose shed.
- Kirkhill Steading – a traditional L-shaped farm steading of stone construction under a pitched slate roof.
- Milton of Migvie Steading – a range of farm buildings including an open-sided steel portal-framed straw/machinery shed, a cattle court and a general purpose shed.

Farming

Rising from about 198 metres to 317 metres above sea level, the land within this lot is categorised as grade 3₂ quality by the James Hutton Institute comprising productive brown soils from the Insch and Tarves associations.

Comprising several farms, which have been let to tenants under differing tenancy agreements, the results of pre-sale negotiations between the vendor and the tenants within lot 4 is that most of the agricultural land will be available with vacant possession from 28 November 2016.

The land available with vacant possession is summarised as follows:

Land Type	Area
Ploughable land	395.45 acres
Permanent pasture	169.21 acres
Rough grazings	9.73 acres
Total Land with VP	574.39 acres

Forestry and Woods

The woodland within this lot comprises a number of relatively small compartments of both hard and softwood species planted for the purposes of amenity, shelter and game cover. The woods within this lot are summarised as follows:

Name	Area
Coronation Wood	20.75 acres
Cairnmore Wood	17.80 acres
Crow Hillock	14.08 acres
Pitline Hill	16.04 acres
Meadow Quarry	4.34 acres
Tom Dubh	13.78 acres
Kirkhill	8.28 acres
Ledintoul Strip	2.15 acres
Smiddyhill	0.47 acres
Total	97.69 acres

Sportings

The woodland coverts within this lot provide the opportunity for informal mixed game shooting, roe deer stalking and pigeon shooting.





LOT 5 – TOWIE – ABOUT 3,257 ACRES

Towie is a fine estate in its own right featuring a site with potential for creating a principal house, a driven grouse moor capable of improvement, an established and renowned high bird driven pheasant shoot, some commercial and amenity woodland and a let farm providing useful rental income.

Houses, Cottages and Buildings

The estate includes properties which are summarised as follows:

Property Name	Tenure	Bedrooms	Water	Heating	Council Tax	EPC Rating
Sinnaboth Farmhouse	VP	In need of renovation	Private	-	C	N/A
Chapel of Towie Farmhouse	Service Occupancy	3	Private	OFCH	D	F



Sinnaboth Farmhouse and Steading

There is no principal house serving the Towie Estate. However, there is a redundant farmhouse and adjacent derelict steading occupying a peaceful and elevated setting with views over the River Don at the northern edge of the estate.

Whilst there is no planning permission at present for this site, it has considerable potential for the construction of a new house/lodge to serve as the principal property for Towie Estate. The vendor has previously commissioned architect's plans for a prospective renovation which can be made available on request to the selling agents.

Interested parties are encouraged to conduct their own due diligence with Aberdeenshire Council planning department and engage with an independent firm of architects with regard to the construction possibilities.



Chapel of Towie Farmhouse and Buildings

This is a traditional stone-built, two-storey house with a pitched slate roof. The accommodation comprises a sitting room, kitchen, three bedrooms and bathroom. Situated on a grassy hillside with magnificent views, the house has a garden to the front. Access to the house is by way of a track which leads for approximately 200 metres from the minor public road.

Behind the house is a traditional U-shaped steading. Constructed of stone under a pitched slate roof the steading provides useful storage. There is a set of kennels and a general purpose shed.



Sportings

Towie Pheasant Shoot

With advice from the Game & Wildlife Conservation Trust, the owner has developed a spectacular and much admired pheasant shoot at Towie. The natural contours and topography, along with strategically planted woodland coverts, enable pheasants of the highest quality to be shown. As a result of these factors, together with the professional way in which the shoot has been managed by the owner and his gamekeeping team, the Towie pheasant shoot has forged an outstanding reputation throughout the UK.

A head gamekeeper and an underkeeper are employed to produce between 15 and 20 driven days per season to include some let days along with those enjoyed by the owner.

It has been the custom in recent years to release around 6,000 pheasant poults per season with an average return of about 40% on the pheasants released.

There is a flight pond for duck in the wood at Haughton.



The shooting records at Towie are as follows:

Year	Pheasants	Duck	Woodcock	Snipe	Pigeon
2006	3796	26	21	1	56
2007	3746	15	43	2	90
2008	3031	28	43	0	27
2009	2228	13	6	3	13
2010	2549	23	9	3	264
2011	2580	22	5	1	4
2012	2883	0	7	0	7
2013	2379	5	3	2	60
2014	1555	5	3	0	159
2015	1868	0	8	0	19

At the northern end of this lot beside the public road is the Mill of Towie shoot room where guns can gather at the start of day's shooting and have both lunch and tea. The shoot room is an imaginatively converted L-shaped former farm steading which has a kitchen, a large dining room and sitting area, and two WCs. It currently displays an eclectic collection of sporting art and ephemera.

Towie Grouse Moor

The Towie grouse moor is a gently undulating one day moor, with six lines of butts providing up to eight drives. The moor has a useful network of tracks, which enables the gamekeepers to gain vehicular access for heather burning, vermin control, grit distribution, maintenance of butts and also access for guns, beaters, flankers and pickers-up on shoot days. The names of the grouse drives and the directions in which they are customarily driven are shown on the sale plan enclosed with this brochure.

The grouse records for the Towie beat have been recorded together with the adjoining Home Beat to the west and are as follows:

Year	Home Beat and Towie
2006	37.5 brace
2007	17.5 brace
2008	14.5 brace
2009	16.5 brace
2010	8.5 brace
2011	7.5 brace
2012	4.5 brace
2013	-
2014	12 brace
2015	22 brace
Total	140.5 brace
10-year average	14 brace

There is a lunch hut accessible from two directions in a particularly scenic position beside the Socach Burn.

Farming

There is no in-hand farmland within Towie Estate. Most of the farmland in lot 5 is farmed by a single tenant on a holding known as Houghton and Mill of Culfork Farm which lies within this lot.



Having been let under a secure agricultural tenancy agreement, the result of pre-sale negotiations is that Haughton and Mill of Culfork Farm will be re-let to the same farming family under a LDT for a 10-year term commencing 28 November 2016. The subjects included in the lease are summarised as follows:

Haughton

Haughton Farmhouse is located along a private track from the minor public road that leads through Milltown of Towie. The farmhouse is a traditional two-storey harled stone-built house with a pitched slated roof. The accommodation comprises sitting room, kitchen, 3 bedrooms and a bathroom.

Behind the farmhouse, there is a useful range of farm buildings. These include a steel portal framed general purpose shed, and a traditional steading.



Haughton Farmhouse

Mill of Culfork

The farmhouse is a traditional stone-built, two-storey house with a slate roof and accommodation which includes a sitting room, kitchen, 3 bedrooms, and bathroom. Close to the farmhouse is a Bothy customarily used as a beaters meeting point and lunch room during the pheasant shooting season.

There are two large general purpose sheds, both of which are steel portal framed with profile sheeting roofs. One of these sheds serves as a cattle court during the winter months, while the other is used for a combination of cattle accommodation and storage of feed, machinery and equipment.

There is another general purpose shed, presently used as a machinery store.

In addition, there is a steel span lambing shed with corrugated iron cladding and roof.

Further to this, there is a silage clamp, cattle handling facilities and game feed storage at Mill of Culfork.



Mill of Culfork Farmhouse and Buildings



Culfork Farmhouse and Steading



Culfork Farmhouse and Steading

Occupying an elevated setting, this is a derelict farmhouse and steading. There are no services and access is via a track passable by 4-wheel drive vehicles only.

The land included in the lease can be summarised as follows:

Land Type	Area
Permanent pasture	486 acres
Heather Moorland	2,248 acres
Total	2,734 acres

With regard to the grazing of Towie grouse moor, as part of the pre-sale negotiations, the tenant is obliged to farm the moor in accordance with best practice grouse moor management, to include a restriction on the number of sheep which may be grazed and a commitment to undertake an appropriate dipping regime and regular application of acaricides for the control of ticks.

Sinnaboth Land

There is an area of pasture and rough grazings at Sinnaboth extending to about 90 acres in total. Following pre-sale negotiations, this land will be let to a local farmer under a Short Limited Duration Tenancy (SLDT) until 28 November 2017 at a peppercorn rent.

Forestry and Woods

The woods on the Towie Estate are primarily planted and sited for shooting and extend to 503 acres. They comprise mainly 40-50 years old conifers and some new woods planted within the last 20 years. On the southeastern edge of the grouse moor is an enclosed area of native woodland regeneration called Pressendye which was established under the Scottish Rural Development Programme (SRDP) and extends to about 213 acres.

The woodland compartments are summarised as follows:

Name	Area
Brunt Hill	87.07 acres
Hillside (i)	38.33 acres
Craigheedy	11.93 acres
Hillside (ii)	5.65 acres
Chapelton	9.59 acres
Haughton	7.98 acres
Craighill	11.92 acres
Trancie Hill	49.89 acres
Witchie	15.79 acres
Culfork	2.64 acres
Mill of Culfork	13.79 acres
Bum Strip	7.24 acres
Geddes/High Wood	8.75 acres
Dipper	10.33 acres
Tillyfunter	7.43 acres
Pressendye	212.65 acres
Total	503.50 acres

LOT 6 – NETHERMILL COTTAGE AND THE TOWIE SALMON FISHINGS

This is a lot that combines a two-bedroom cottage with an attractive beat of salmon and trout fishings on the River Don.

Nethermill Cottage

Set back from the minor public road overlooking the river Don, this cottage is of stone construction with a harled and painted exterior under a pitched slate roof. The accommodation comprises sitting room, kitchen, two bedrooms and a bathroom. It is occupied by the assistant gamekeeper of the Towie shoot until February 2017. The cottage has a private water supply and is heated by an oil-fired boiler. There is an adjoining shed and kennel. This cottage has an EPC rating of F.



The Towie Beat of Salmon Fishings

Leading downstream from the hamlet of Towie, the Towie salmon fishings comprise circa 2.4 miles of single (right) bank salmon and sea trout fishing on the River Don.

A pretty stretch of relatively fast flowing, streamy water meandering through attractive open countryside, there are 12 named pools as listed on the plan accompanying this brochure.

The Towie beat fishes best on dropping water following heavy rainfall. Whilst the occasional fish may be caught in spring, the beat fishes best in appropriate water conditions from mid-summer until the end of the season on 31 October.

In addition to salmon and grilse, the occasional sea trout is caught as the records below demonstrate. The Don is also famed throughout its length for the quality of its brown trout fishing. The Towie beat is no exception with 1lb to 2lbs fish frequently being caught.

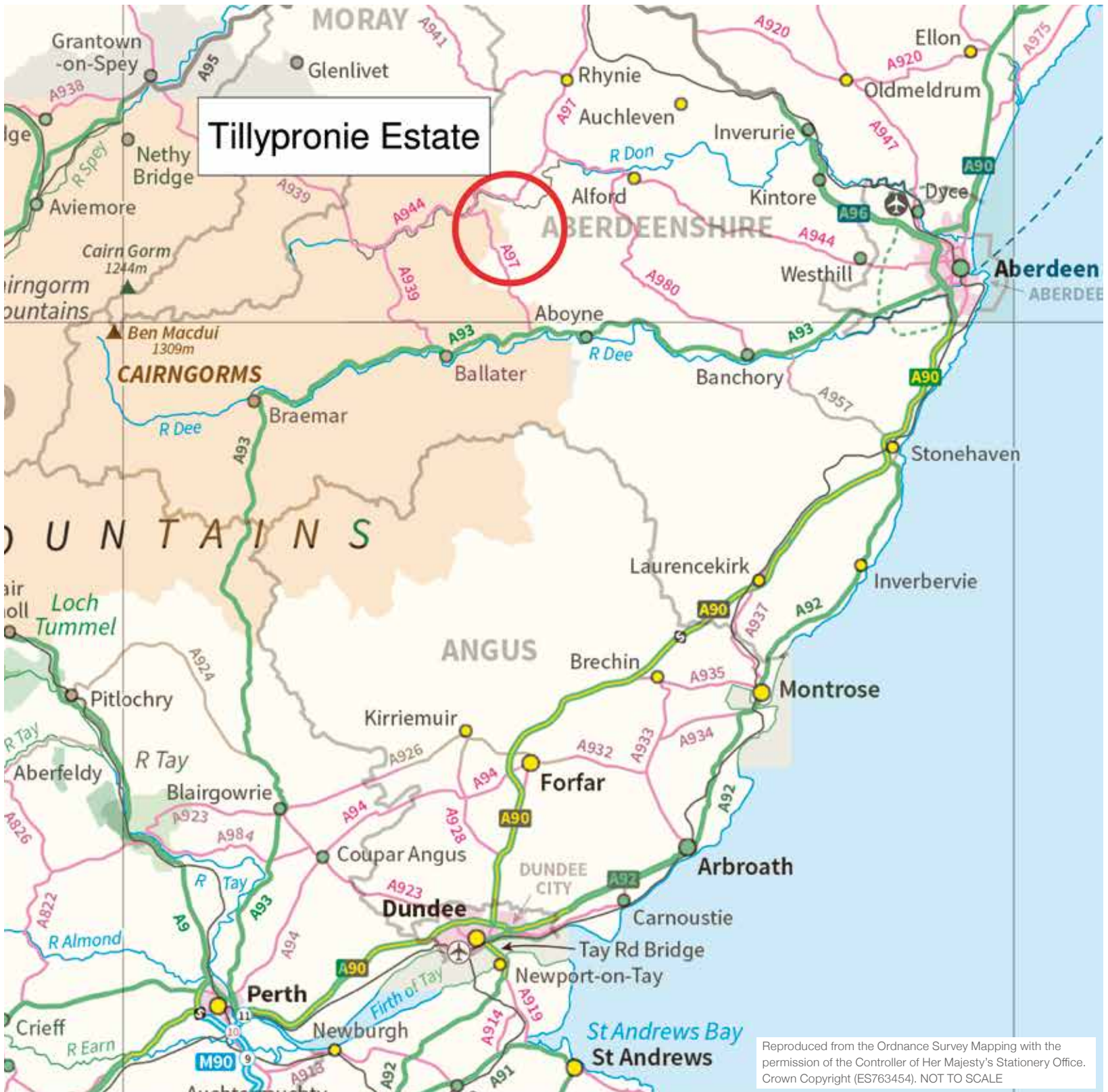
There is a fishing hut situated close to the Bulwark pool, and another smaller one beside Ley Dyke.

As the salmon fishing rights have been let to the Ballater Angling Association on a year to year basis with the vendor retaining 'house rods' for his own/his guests' use from time to time, the beat has been lightly fished. The recent salmon and sea trout records are as follows:

Year	Salmon and Grilse	Sea Trout
2006	12	-
2007	7	-
2008	15	1
2009	13	3
2010	23	5
2011	11	3
2012	20	2
2013	5	2
2014	11	-
2015	2	1
10-Year Average	12	2







GENERAL REMARKS AND ADDITIONAL INFORMATION

Travel Directions

From Aberdeen take the A93 west to the village of Dinnet. In Dinnet head north on the A97 for approximately 6 miles before turning right through a set of gates immediately after a turning signposted to Migvie. Tillypronie House is at the end of the drive after about one mile.

From Blairgowrie take the A93 north through Braemar and Ballater until you reach the village of Dinnet, and then as above.

For those with in-car satellite navigation, the postcode for Tillypronie House is AB34 4XX.

Solicitors

Brodies LLP
31 – 33 Union Grove
Aberdeen
AB10 6SD
Tel: 01224 392 281
Email: clive.phillips@brodies.com

Local Authority

Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB
Tel: 03456 08 12 08
Email: enquiries@aberdeenshire.gov.uk

The Cairngorm National Park Authority

14 The Square
Granttown on Spey
Moray
PH26 3HG
Tel: 01479 873 535

AFRC – RPID

Thainstone Court
Inverurie
Aberdeenshire
AB51 5YA
Tel: 01467 626 222
Email: SGRPID.thainstone@gov.scot

The Forestry Commission

Forestry Commission Scotland
Silvan House
231 Corstorphine Road
Edinburgh
EH12 7AT
Tel: 0300 067 6156
Email: fcscotland@forestry.gsi.gov.uk

Listings and Environmental Designations

Designations to which the property is subject include:

- Lots 1 (part), 2 and 3 lie within the Cairngorms National Park.
- Part of lot 2 is subject to the Morven and Mullachdubh Site of Special Scientific Interest (SSSI).
- Pronie Loch on lot 1 falls within the provisions of the Reservoir Act legislation.

The buildings recorded by Historic Scotland as being of architectural and historic interest include:

Name	Listing
Birkhill	Category C(S)
Tillypronie Gardens	An inventory garden and designed landscape.

Telecoms Masts

There are two telecoms masts on the estate. One is located at Craig Glas (lot 2) and the second is at Smiddyhill (lot 4) These are summarised as follows:

- VF 30496 – Craig Glas - Rent of £5,500, wef 19 May 2015 for a term of 10 years.
- VF 30497 – Smiddyhill – Rent of £5,500 wef 19 May 2015 for a term of 10 years.

Timber and Minerals

All standing timber and the mineral rights are included in the sale insofar as they are owned. All felled timber belongs to the seller. As a result of felling operations on the estate, there are restocking obligations in respect of some compartments. Further information is available on request from the selling agents. Furthermore, detailed information about forestry grant income receivable by the estate in future is available on request from the selling agents.

In respect of the minerals, geological investigations undertaken in recent years by a qualified geologist have identified small deposits of gold on the estate (within lots 1 and 5).

Servitudes, Wayleaves and Rights of Access

The estate will be sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private.

A schedule detailing the existing access rights together with the proposed access rights in the event that the estate is sold in lots is available on request from the selling agents.

Moveables

The buyer of lot 1 will have the option to purchase a selection of the contents of Tillypronie House, the garden machinery and equipment, other estate tools and two Land Rovers at a separate and additional valuation.

The buyer of lot 2 will be obliged to take over and pay for the vehicles, machinery and associated equipment used by the moorland gamekeepers.

The buyer of lot 5 will have the option to purchase the contents of the Shoot Lunch Room at a separate and additional valuation and will be obliged to take over and pay for at a separate sum the vehicles, machinery, and associated equipment used by the low ground gamekeepers, as well as all of the pheasant feeding equipment.

Employees

The following are currently employed on the estate.

- Head moorland gamekeeper – occupies Balronald House (lot 3).
- Moorland gamekeeper – occupies Tillypronie Lodge (lot 3).
- Head low ground keeper – occupies Chapel of Towie Farmhouse (lot 5).
- Assistant low ground keeper – occupies Nethermill Cottage (lot 6) until February 2017.
- Estate Handyman – occupies Meadow Cottage (lot 4).
- Gardener (part-time) – lives off the estate.
- Gardener (part-time) – occupies Hillside Cottage (lot 1).
- Gardener (part-time) – lives off the estate.

Depending on which lots are purchased, the purchaser(s) may be obliged to accept the transfer of the employment of the employees under Transfer of Undertakings (Protection of Employment) Regulations 2006. This may include an obligation to provide accommodation.

Date of Entry

The Date(s) of Entry will be by mutual agreement between the seller and the buyer(s).

Viewing

Strictly by appointment with the selling agents:
Strutt & Parker, Edinburgh – Tel: +44 (0) 131 226 2500.
Strutt & Parker, Banchory – Tel: +44 (0) 1330 826 800

Closing date

A closing date for best offers will probably be fixed and prospective purchasers are asked to note their interest formally in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank which gives the seller satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

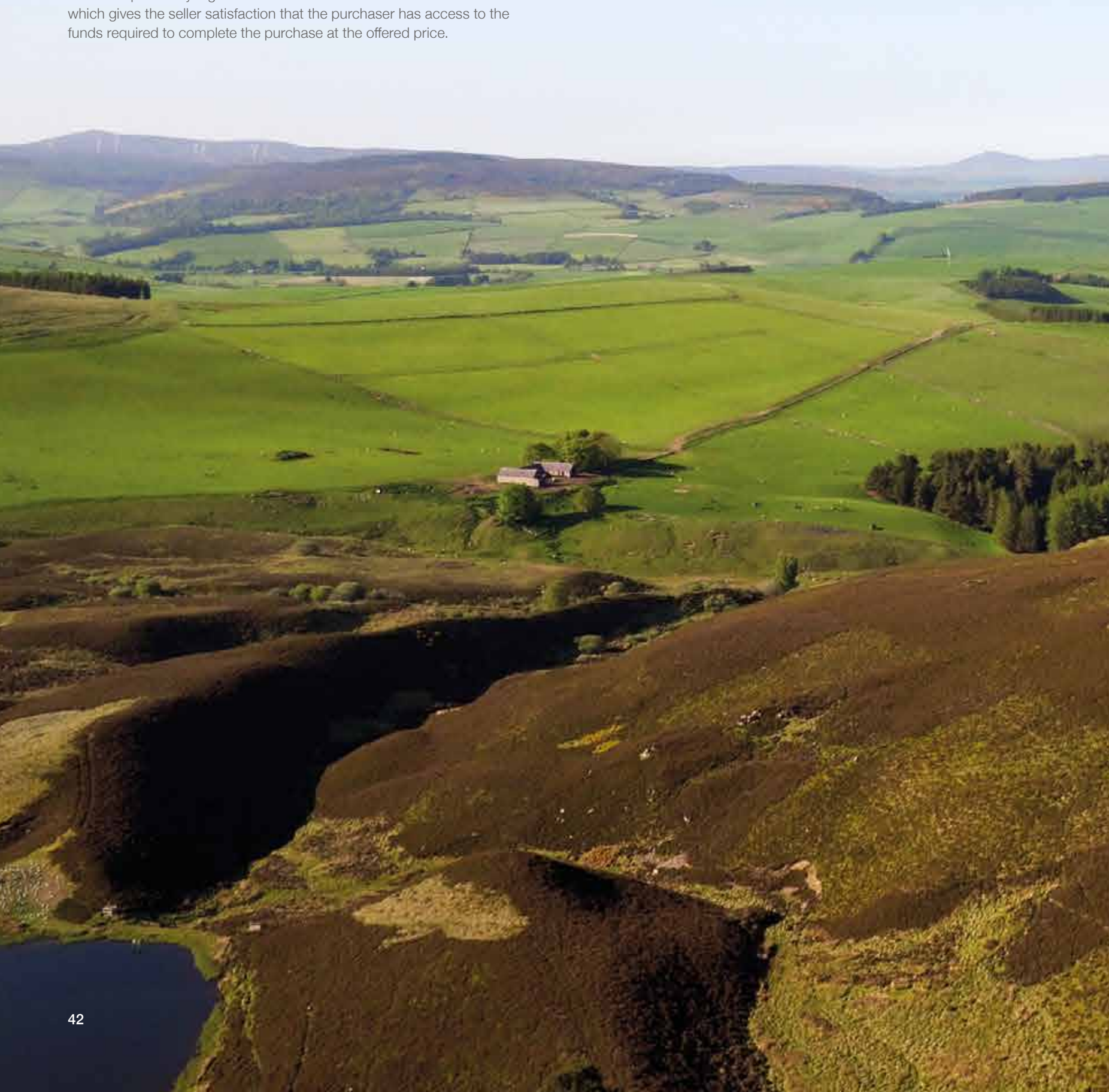
Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the vendor's solicitor 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.

Health and Safety

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

Note If you require this publication in an alternative format, please contact the selling agent.



Special Conditions of Sale

■ The purchaser of each lot shall within five working days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten per cent 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 CHAPS transfer at the date of entry and interest at five per cent 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 per cent 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 Date of Entry.







IMPORTANT NOTICE

Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you.

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