AUCH & INVERMEARAN
ARGYLLSHIRE & PERTHSHIRE

Sporting wilderness with renewable energy potential

Auch Lodge
6 bedrooms • 4 bathrooms • 1 bedroom annex • 7 further houses
Extensive farm buildings and livestock handling facilities

Existing diverse woodland with grant schemes to create further blocks

Loch Lyon

Salmon Fishing on the River Orchy and River Lyon

Exciting and varied red deer stalking

Renewable energy potential for 12 hydro-electric schemes.

In all some 28,313 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Situation

The estate of Auch and Invermearan is situated at the heart of the southern Highlands. The subjects form some 28,313 acres in one of Scotland's most dramatic and beautiful landscapes. Lying across the watershed between east and west coasts and straddling both Argyll and Perthshire, the estate lies within the jurisdictions of both the Argyll and Bute and Perth and Kinross Councils. The estate includes a number of high peaks and particularly impressive are Beinn Achaladair, Beinn Mhanach, Creag Mhor, Beinn Heasgarnich and Beinn Dorain, as well as Beinn Odhar.

Notwithstanding its very rural location, the estate benefits from excellent communication links. A quarter of the estate, the majority of the buildings and most residential properties are at Auch, towards the western end of the estate, 5 miles north of the village of Tyndrum and 3 miles to the south of Bridge of Orchy. Access to Auch is directly off the A82 trunk road which connects Fort William and the West Highlands with the central belt of Scotland. One of the great advantages of the estate is its convenient and highly accessible location. Glasgow Airport (57 miles) is within 1 hour and 15 minutes driving time, with Edinburgh Airport 94 miles distant.
The famous “Deer stalker express”, a sleeper train service on the West Highland Line, leaves London Euston and arrives at Bridge of Orchy station, on the estate. This is a truly memorable and unique way to arrive at your highland estate. There is also a railway station at Tyndrum.

A reasonable range of basic services including a petrol station, village and outdoor shop is available at Tyndrum whilst a much larger range of services including a general hospital, is available at Oban (36 miles).

The eastern end of the estate is situated in Glen Lyon at the hamlet of Pubil which is accessed from Fortingall by public road. There is a single cottage and a collection of farm buildings close to the Loch Lyon dam from which a hard core hill road leads west towards Auch. At this point the closest village is Killin at the west end of Loch Tay, about 14 miles away and it can be reached in approximately 30 minutes by car.
Auch and Invermearan estate is a large, mixed residential, agricultural and sporting estate extending to about 28,313 acres in total. This unique opportunity to purchase a landscape of this scale with such enviable accessibility to the central belt of Scotland and to the rest of the UK is extraordinary. Stretching for a distance of about 12 miles from the east to west boundary and about 5 miles from north to south, the estate lies in both Perthshire and Argyll and incorporates land from which water drains to both the east and west coast.

The vast majority of the estate comprises mountainous hill ground, with several mature woodlands and new native plantations. The inbye pasture is situated around the core of the estate and Auch Lodge. With the residential element and potentially large capacity for hydro/electricity generation, the estate is also managed for sheep production, combined with red deer stalking and tourism.
Auch Lodge

Auch Lodge is a two storey stone house built in the Scottish vernacular style under a pitched slate roof. The house is built on an L-shape plan with an attractive façade combining a pitched slate roof, semi dormer windows and tripartite bay windows. Internally the lodge is in a modernised state of repair with many period features remaining. The accommodation is on two floors and comprises; three reception rooms, large kitchen / breakfast room, office, boot room, drying room/laundry, sitting room, WC. On the first floor: a master bedroom with en-suite shower room, five further bedrooms and two bathrooms.

The Lodge benefits from mains electricity, private water supply and a Biomass central heating system. It is let for approximately 10 weeks during the year to both holiday tenants and stalking tenants with a further 10 weeks being taken by family of the sellers.

Forming part of the Lodge is an external laundry / drying room, WC, shower room, wood store and workshop building.

The Lodge is situated on the flatter ground at the valley bottom, close to the confluence of the Allt Kinglass and Allt Chaire Chailein rivers. It has a sheltered position close to the complex of cottages and farm buildings and surrounded by a plantation of mature mixed woodland.

Directly in front of the house is a gravel parking area and an expansive area of lawn with mature shrubs and rhododendrons.
**Beinn a Chaisteil Cottage**
Situated within the steading at Auch is a fully modernised two bedroom cottage with en-suite shower room, open plan sitting room, kitchen and porch. There is a small enclosed area of garden to the rear. The cottage is occupied on a service occupancy basis by the Auch Lodge housekeeper and her husband. In addition, there is a one bedroom annexe.

**Coralan Cottage**
Coralan Cottage directly adjoins Beinn a Chaisteil Cottage. It is the second of three modernised cottages within the terrace overlooking the courtyard to the rear of Auch Lodge.

Porch, WC, kitchen breakfast room, sitting room, pantry and utility room. Master bedroom with en-suite bath shower room, two further bedrooms and bathroom. Coralan is let as a holiday cottage.

**Kinglass Cottage**
The largest of the modernised cottages. Hall, cloakroom, WC, sitting area, sitting room, kitchen / breakfast room, utility room and bedroom. First floor: master bedroom with en-suite shower room, three further bedrooms and family bathroom.

Coralan and Kinglass Cottages benefit from mains electricity, private water, Biomass and electric night storage central heating, double glazing. Kinglass is also let as a holiday cottage though an agency.
**Fir Park Cottage**
Situated a short distance to the south west of the Lodge, holiday cottages and steading. This is a detached bungalow of harled block construction under a pitched, tiled roof. The cottage was built in the 1960s. Four bedrooms, two bathrooms, kitchen breakfast room, sitting room, office, front porch/boot room. It benefits from mains electricity, private water supply, drainage and Biomass central heating. The cottage is occupied on a service occupancy basis by Mr Tom McKellar, the farm manager. It includes an enclosed area of garden with car parking.

**Beinn Dorain Cottage**
Situated several hundred metres to the north west of Auch Lodge in a very attractive position overlooking the Allt Kinglass. This is a detached bungalow with three bedrooms, bathroom, kitchen breakfast room and sitting room. It benefits from mains electricity, private water and drainage, double glazing, and oil fired central heating.

**Beinn Odhar Cottage**
Situated opposite Beinn Dorain on the north side of the Allt Kinglass, is a detached bungalow built of harled block under a pitched slate roof. Porch, kitchen breakfast room, sitting room, three bedrooms and a bathroom. Mains electricity, private water supply and drainage, double glazing, oil fired central heating. This is set within an enclosed area of garden and ground with ample parking area and some small outbuildings. The cottage is occupied on a service occupancy basis by Mr Willie Kelly, a farm employee.

**Lubreoch Cottage**
Situated overlooking the River Lyon just below the dam at the eastern end of Loch Lyon. It is a single storey cottage that contains two bedrooms and a bathroom, office, kitchen, breakfast room, sitting room, hall and utility room. There is a small enclosed garden and parking area plus some small outbuildings. The cottage is occupied on a service occupancy basis by Mr Johnny Ferguson, one of the farm employees. It benefits from mains electricity, oil fired central heating and double glazing.
**Planning**

**Glenmearan**
Planning permission has been applied for the construction of a sporting lodge and associated garages, stores and deer handling facilities. It is envisaged that the lodge will be located in Glenmearan, as detailed on sales plan and constructed of stone and slate. It is anticipated that the accommodation will be arranged over one and half storeys and will include two reception rooms, kitchen, dining room, six bedrooms, four en-suite bathrooms, family bathroom and integral double garage. The outbuildings will include a workshop, store, two garages and a deer larder. This is marked on the accompanying plan.

**Lubreoch**
A further planning application has been submitted for the construction of a lodge with associated garages, stores and deer handling facilities on a site close to the Invermearan Bothy at the south western end of Loch Lyon. Construction is to be stone and slate and the accommodation is to be arranged over one and a half storeys. This will include two reception rooms, six bedrooms (four with en-suite bathrooms), a family bathroom and integral double garage. This will be laid out similarly to the first proposal and will be constructed of stone and slate with the house and outbuildings forming a courtyard.
Farming
The Farming System
The farming companies owned by members of the sellers family, currently run Auch and Invermearan as a large scale hill sheep farm with an estimated total of 8,201 sheep comprising of 6,170 ewes and 1,887 hoggs and a further 144 tups. All the sheep are understood to be Scottish Blackface, the traditional breed used in hill-farming in Scotland. The sheep all form part of the hefted flock which is divided into nine separate hirsels across the entire estate. The flock is out wintered on the estate with the hoggs away wintered. Supplementary feeding takes place during the winter and spring.

The present owners are in the process of creating new hill parks on Invermearan to improve sheep management and control grazing on the estate for the benefit of natural habitats, wildlife and deer. The flock is managed by a team of three full time employees of the companies led by the farm manager. In addition, to the hill flock there is a separate cow herd on the estate consisting of 146 cows, heifers and bulls. These are wintered at Auch with the calving taking place in the spring.
**Farm Buildings**

A principal set of farm buildings serving Auch and Invermearan is situated close to Auch Lodge and forms part of the complex of houses and buildings there. It includes the following:

- Two large steel span and corrugated iron open sided livestock sheds incorporating a workshop area
- A 5-bay open fronted concrete portal framed hay/straw shed under a pitch corrugated roof

**Sheep and cattle handling facilities**

The secondary set of farm buildings serving the estate is at Lubreoch at the extreme eastern end of the estate, close to the Loch Lyon dam. These comprise of the following:

- A steel portal-framed sheep shed (circa 42 metres x 12 metres) with concrete walls, Yorkshire boarding and concrete floor and adjacent sheep flank including dipper.
- A very large steel portal-framed sheep / general purpose shed (circa 60 metres x 30 metres) with a ventilated profile sheet metal roof and walls, 3 raised passages and continuous flow water system.

The land ranges between about 200 metres above sea level in the valley of Allt Kinglass around Auch Lodge to a high point of 1,081m above sea level at the summit of Beinn a Chreachain on the northern boundary of the estate. The vast majority of Auch and Invermearan Estate comprises of open hill ground much of which is steeply sloping.

On the lower ground around Auch Lodge, there are several enclosed fields of in-bye pasture from which it is possible to take a crop of hay or silage. On the lower slopes of Auch, there are enclosed areas of in-bye hill grazing. The land around Auch Lodge is classified as Grade 5:2 by the Macaulay Institute of Land Classification.
Woodland

The estate includes some 233 acres of woodland comprising of a mixture of both mature and young woodland plantations planted primarily to provide shelter for buildings, livestock and deer. Mature plantations comprise a mixture of coniferous tree species most of which were planted around 1980, with the majority on Auch and a mixed semi-mature plantation at Lubreoch at the east end of the estate.

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Hectares</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hill Ground</td>
<td>10,696</td>
<td>26,434</td>
</tr>
<tr>
<td>Inbye Pasture</td>
<td>100</td>
<td>246</td>
</tr>
<tr>
<td>Young Woodland Plantation</td>
<td>64</td>
<td>157</td>
</tr>
<tr>
<td>Mature Woodland Plantations</td>
<td>31</td>
<td>76</td>
</tr>
<tr>
<td>Other land (including Loch Lyon)</td>
<td>567</td>
<td>1400</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11,450</td>
<td>28,313</td>
</tr>
</tbody>
</table>

Forestry

Auch Riparian Woodland Scheme consists of planting designed to improve the fisheries on the Allt Kinglass. The woodlands appear to be developing well. The Glenmearan Woodland Creation contract involved the establishment of three new native woodland blocks extending to approximately 48 hectares. The first two blocks extending to approximately 19.3 hectares were fenced and planted in 2011. The balance is due to be planted in 2013 with some £95,600 of capital grants available. The contract will provide some £13,500 of annual recurrent grants.

Two other woodland creation applications have been submitted under the SRDP programme. Glenmearan 2 Woodland proposal covers approximately 40 hectares extending to two blocks designed to screen pipelines and powerhouses of one of the consented hydro schemes. The proposals, as submitted, could generate some £210,000 of grant if approved. The Lubreoch Woodland Creation proposal covers some 85 hectares and six blocks on the south side of Loch Lyon. The woodlands are designed for long term stock and deer shelter and are all native broadleaf.

These applications have been submitted. The projects could generate an estimated total grant of around £130,000-£180,000 if approved.

There is considerable potential for further woodland expansion on the estate, generating further future income.
**Sporting**

**Deer stalking**

For deer management purposes the estate falls under two deer management groups. Auch is part of the Blackmount DMG and Invermearan is part of the Breadalbane DMG. It should be noted that Invermearan is party to a Section 7 Deer Management Agreement along with all other members of the Breadalbane DMG. Deer numbers could be significantly increased if there was a reduction of sheep on the hill.

The principal sport on the estate is red deer stalking. Some of the finest stalking ground in Argyll and Perthshire truly defines Auch and Invermearan as a premier quality sporting estate. The estate’s stunning topography includes eight magnificent Munros, several Corbets and a wealth of grazing. An array of glens and deep corries provide shelter and amenity for deer. Auch and Invermearan lies at the heart of some of Scotland’s most famous stalking grounds and is bounded by well known deer forests including Black Mount, Lochs and Cashlie. The wonderful terrain from the low ground to the top of Beinn a Cheureachn provides both exciting and challenging stalking. The estate divides comfortably into 3 beats of Auch, Invermearan and Creag Mhor / Lubreoch to the south of Loch Lyon. Invermearan is known primarily as a stag forest and in the summer months large herds of stags can be seen on the estate. Hinds also over winter here. To the south, the ground rises from 350 metres from the shores of Loch Lyon to 895 metres at the summit of Meall Tionail. The ground is exceptionally varied with particularly good stalking found in the "Doctors Glen" at the head of Loch Lyon, between Beinn Nam Fuaran and Meall Tionail. Excellent stags are also found in the glen between Meall Tionail and Beinn Heasgarnich known as "the sanctuary". This area has not been stalked in recent years and has the considerable potential to increase deer cull numbers.

Whilst no full time stalkers are employed, the stalking has been conducted by contract stalkers who live locally. For the current season the sporting is carried out under a Service Agreement with West Highland Hunting. With excellent access through the heart of the estate via a hard core track connecting Auch with Loch Lyon and Invermearan, it is possible to stalk on almost all parts of the hill ground. Carcass extraction from the hill is by quad, ATV and four-wheel drive vehicles with the carcasses prepared for collection by the game dealer at the recently upgraded larder at Auch.

**Fishing**

The estate owns salmon fishing on both the River Orchy and indeed at the head of the River Lyon. The River Orchy, a famous salmon and sea trout river, rises in Black Mount Estate and flows south to Loch Awe. There are 2.5 miles of single (left) bank fishing from the Bridge of Orchy Hotel downstream including 11 named pools. The river provides exciting fishing as most of the beat is fast flowing with a rocky and shingle bed. The method of fishing is not restricted although strict conservation rules are applied to ensure that a healthy spawning population is maintained right through the river.
The “catch and release” of fish is strongly encouraged. The season on the Orchy runs from 11 February to 31 October although the majority of fish on the Auch beat is caught from July to October. At the eastern end of the estate, immediately downstream of the Loch Lyon dam, there is about 500m of double bank and a further 500m of single (left) bank salmon fishing with several pools on the River Lyon. This forms part of the River Tay system which blends into the Firth of Tay on the east coast of Scotland. Although detailed catch records are not maintained, it is understood that a small number of salmon (estimated around 10) are caught each year at the very end of the Tay fishing season (ending 15 October). The estate does give the unusual distinction of providing anglers with the opportunity to catch, on a single estate, salmon that entered the estate from both the east and west coasts.

Please note that the sellers wish to retain 2 weeks autumn fishing on the River Orchy for 25 years.

**Loch Lyon**

There is a healthy population of trout in Loch Lyon but migratory fish cannot pass the dam.

In addition to red deer stalking and fishing, there is some red deer stalking and rough shooting for woodcock at Auch, plus the opportunity to shoot ptarmigan on the high ground of both estates when stocks allow.

<table>
<thead>
<tr>
<th>Year</th>
<th>Stags</th>
<th>Hinds/Calves</th>
<th>Salmon/Grilse</th>
<th>Sea trout</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/11</td>
<td>69</td>
<td>36</td>
<td>66</td>
<td>-</td>
</tr>
<tr>
<td>2009/10</td>
<td>71</td>
<td>42</td>
<td>59</td>
<td>28</td>
</tr>
<tr>
<td>2008/09</td>
<td>65</td>
<td>24</td>
<td>55</td>
<td>2</td>
</tr>
<tr>
<td>2007/08</td>
<td>73</td>
<td>30</td>
<td>94</td>
<td>-</td>
</tr>
<tr>
<td>2006/07</td>
<td>40*</td>
<td>18</td>
<td>35</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>318</td>
<td>150</td>
<td>309</td>
<td>30</td>
</tr>
<tr>
<td>5-year average</td>
<td>64</td>
<td>30</td>
<td>62</td>
<td>6</td>
</tr>
<tr>
<td>4-year average</td>
<td>70</td>
<td>33</td>
<td>69</td>
<td>8</td>
</tr>
</tbody>
</table>

*Sporting cull reduced due to sale of property
Renewable Energy

The renewable energy potential on Auch and Invermearan Estate is considerable. Reports have been commissioned that identify 15 potential hydro-electric schemes on the estate. The first scheme, Allt Coralan on Auch, has been commissioned and is now operational. This is to be retained by the vendor. Planning permission has been received for 3 more schemes around Loch Lyon with some 1.85MW of potential installed capacity. The CAR licence allowing the abstraction of water from Allt Larig nan Lunn has been granted. A grid connection contract at Lubreoch has been agreed with Scottish Hydro Electricity Power Distribution (SHEPD) for some 2.2MW.

There are a further 9 potential hydro-electric schemes with an estimated potential energy output of approximately 4.65 megawatts.

Biomass Heat System

A Biomass boiler was installed at Auch in 2010 for the purpose of supplying heating and hot water to Auch Lodge and the cottages situated within the complex of buildings at Auch. The system should qualify for the renewable heat incentive grant.

General Remarks and Stipulations

Employees

There are 4 full time employees on Auch and Invermearan Estate as follows:

- Farm Manager: Mr Tom McKellar: occupies Fir Park Cottage
- Shepherd: Mr Willie Kelly: occupies Beinn Dorain Cottage
- Housekeeper: Mrs Moira Jackson: occupies Beinn a Chesteil Cottage
- Shepherd: Mr Johnnie Ferguson: occupies Lubreoch Cottage

The purchaser would be required to take on the current employees under the Transfer of Undertakings (protection of employment) (TUPE) Regulations.

Grants and Subsidies

A summary of the agricultural grants and subsidies payable in respect of Auch and Invermearan Estate in 2011 is as follows:

<table>
<thead>
<tr>
<th>Grant Scheme</th>
<th>Budgeted Payment 2011 (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Farm Payment Scheme (SFPS)</td>
<td>480,251</td>
</tr>
<tr>
<td>Less Favoured Area Support Scheme (LFASS)</td>
<td>107,295</td>
</tr>
<tr>
<td>Scottish Beef Cattle Scheme</td>
<td>5,390</td>
</tr>
<tr>
<td>Land Management Option</td>
<td>13,973</td>
</tr>
<tr>
<td>TOTAL</td>
<td>696,909</td>
</tr>
</tbody>
</table>

It should be noted that this income is payable to three trading vehicles of Beinn Dorain Farming LLP, Glenmeran Farming Limited and Lubreoch Farming Limited. Some of the entitlement is placed over land rented from third parties. The purchasers will have the option to purchase the SFPE owned by the respective trading vehicles.

Environmental Stipulations

Auch and Invermearan Estate is affected by the following designations:

- Beinn Heasgarnich Special Area of Conservation (SAC)
- Beinn Heasgarnich Site of Special Scientific Interest (SSSI)
- Allt Coire Chailein SSSI

There are a number of scheduled monuments on the property which are protected under the Ancient Monuments and Archaeological Areas Act 1979.

Exclusions from Ownership

The owners are retaining some ground adjacent to Auch Estate.

Within the boundaries of the estate there are the following exclusions from ownership:

- Land relating to the abstraction of water at the head of Allt Kinglass Valley on Auch Estate, and the Loch Lyon dam, outfall and certain other intake sites which are owned by Scottish & Southern Electricity.
- The boathouse and landing area on the south shore at the east end of Loch Lyon.
- The West Highland Railway Line.
- Land relating to the abstraction of water for the Allt Coralan hydro-electric scheme including the power house and intake.

The consented hydro-electric schemes, Allt Lairig nan Lunn, Glen Tullich and Allt Meuraich and associated land together with servitudes for water abstraction, access, pipelines, and potential infrastructure are specifically excluded from the sale but may be available by separate negotiation.
Rights of Access and Wayleaves

There are vehicular access rights in favour of the owners of the exclusions noted above to reach their property.

The West Highland Way public footpath passes through Auch from north to south towards the western end of the estate. There will be a servitude right to take water for the purposes of supplying the existing Allt Coralan hydro-electric scheme.

A previous owner of the estate has the right to use The Boat House and launch his landing craft on Loch Lyon until 2020.

A full servitude right of access to MacDougall’s cottage will be retained from point A to point B along the main drive and Wade’s road and from point C at Bridge of Orchy station to point B, MacDougall’s Cottage.

The sellers will reserve title conditions for all current and future uses relating to the ground being retained by them.

Loch Lyon: Scottish and Southern Energy

Loch Lyon is a controlled reservoir under the terms of the Reservoirs (Scotland) Act 2011. Scottish and Southern Energy Limited (SSE) are the Statutory Undertaker with attendant obligations regarding maintenance, inspection and repair. Those parts are outlined in blue on the attached sale plan. SSE also has access rights over some of the estate tracks. Certain other rights, including servitude rights for flooding the reservoir area behind the dam and for existing pipelines, together with access for maintenance and repair are reserved to SSE in terms of title for Auch and Invermearan.

Timber and Minerals

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

Ingoing Valuation

The purchaser shall, in addition to the purchase price, be obliged to take over and pay for at valuation, to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to appointment by the Chairman, for the time being, of the Royal Institute of Chartered Surveyors (Scottish Branch) the following:

- The acclimatised flock of Blackface sheep
- The suckler cow herd and followers
- The estate and farm machinery, vehicles, implements and other equipment at market value
- Any hay, straw, fodder, roots, silage and farmyard manure and any other produce at market value
- All oils, fertilisers, sprays, chemicals, sheep dips, seeds and sundry stores including wood chip at cost

Health and Safety

Given the potential hazards of a working farm and estate we ask you to be as vigilant as possible when making your inspection for your own personal safety particularly around the farm buildings.

Special Conditions of Sale

The property will be sold subject to all rights of way, rights of access, wayleave, servitude, 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 the formally constituted or not effecting the subjects of sale. The seller shall be responsible for any taxes and other burdens for the possession and for collection of income prior to the said date of entry.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600

Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.
FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area:
House = 404m² (4348sqft)
Outbuilding = 11m² (118sqft)
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.
Conditions of Sale

1. Fixtures and Fittings
   The fitted carpets, curtains, light fittings and furnishings are excluded from the sale but are available by separate negotiation.

2. Title
   The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit
   On conclusion of missives, a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents. Interest will be payable on the balance from the date fixed as date of entry (whether actual physical entry is taken or not) until paid at a rate of 5 per cent per annum above the Bank of Scotland base rate and consignment shall not stop the running of interest. In the event of the purchaser failing to pay the purchase price within one month from the date fixed as date of entry, the Seller will be entitled to resile from the bargain and to re-sell the property without prejudice to his rights to recover from the purchaser any loss occasioned to him by the purchaser’s failure to implement the bargain under deduction of any deposit paid by the purchaser. Where overseas buyers are offering, they should note that the offer must be accompanied by a guarantee from an approved Scottish Bank.

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP, nor any joint agents, in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessee(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Please note the majority of the furniture has been removed.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.
