

PERTHSHIRE

10 miles from Pitlochry

14 miles from Blairgowrie

A VERY ATTRACTIVE
RESIDENTIAL, SPORTING, AND AGRICULTURAL ESTATE

KNOWN AS

DIRNANEAN ESTATE

EXTENDING TO AN AREA OF FULLY
5000 ACRES

AND HAVING A RENTAL VALUE OF
£1761, 17s. 6d.

INCLUDING TWO DESIRABLE RESIDENCES
DIRNANEAN HOUSE and INVERCHROSKIE LODGE

ALSO ONE OF THE
BEST KNOWN SHEEP FARMS IN PERTHSHIRE
WITH WELL-BUILT AND EXTENSIVE STEADING.

AN IDEAL SPORTING ESTATE AFFORDING EXCELLENT GROUSE AND
BLACKGAME SHOOTING; ALSO PHEASANT, PARTRIDGE, HARES, AND WILD
FOWL; GOOD HIND SHOOTING, AND A FEW STAGS.

To be Exposed for Sale by Public Roup

(unless previously sold by Private Bargain)

WITHIN DOWELL'S ROOMS, 18 GEORGE STREET, EDINBURGH
ON WEDNESDAY THE 6TH DAY OF MAY 1931, AT 2.30 P.M.

Particulars and Plans may be obtained by application to Messrs. LINDSAY, JAMIESON
& HALDANE, 24 St. Andrew Square, Edinburgh; or to Messrs. J. & H. MITCHELL, W.S.,
Pitlochry, who have the Title Deeds and Articles and Conditions of Roup.

DIRNANEAN ESTATE

Combines the attractions of a Residential, Sporting, and Farming Estate. It is situated in Strathardle, in the Parishes of Moulin (Pitlochry) and Kirkmichael (Blairgowrie), in the county of Perth, within 10 miles of Pitlochry and 14 miles of Blairgowrie. Post and Telegraph Office at Enochdhu (1 mile), from which there is a daily delivery and despatch of letters. Church of Scotland at Straloch (1 mile), and at Kirkmichael (2 miles), and Episcopal Church (in summer) at Ballintuim (5 miles). There are good Golf Courses at Pitlochry and Blairgowrie. The whole property faces South, and the climate is genial. The surrounding country is very attractive, and the property is so situated that there is ready access to any part of Scotland.

The extent of the property is fully 5000 acres, of which 120 acres are arable land partly under cultivation, 650 acres are permanent pasture, and 150 acres woodlands, the remainder being grouse moor. The woods contain a sufficient quantity of both spruce and larch for all Estate needs for many years, and include several young plantations, one of which (20 acres) consists principally of hybrid larch.

There are two Mansion Houses, Dirnanean House and Inverchroskie Lodge, about half a mile apart.

DIRNANEAN HOUSE

Stands about 900 feet above sea-level, and is approached by a picturesque drive three-quarters of a mile long. The House faces the South, and has a commanding and extensive view. It is well built of stone (harled), with slated roofs. Of convenient size, the accommodation, which is well arranged, comprises :—

ON THE GROUND FLOOR.—Hall, Dining-Room, Drawing-Room, Smoking-Room, Business-Room (with Telephone), and Lavatory. The Domestic Offices include Butler's Pantry, House-keeper's Room, Servants' Hall, Kitchen, Scullery, Drying-Room, and other Offices. The Kitchen Range and Independent Heater are both new and give an ample supply of hot water. The Laundry, Washhouse, Dairy, Game Larders, Coal Sheds, etc., are all situated within convenient reach.

ON THE FIRST FLOOR.—Four Double, three Single Bedrooms, one Dressing-Room, and two Bathrooms ; four Servants' Bedrooms (one Double) and one Servants' Bathroom ; Housemaids' Pantry, Boxroom, Cupboards, etc., three Lavatories (one Servants').

ON THE TOP FLOOR.—Two Bedrooms, Linen Cupboard, and Boxroom.

THE HOUSE was refurnished in 1925, and the Furniture could be taken over at Valuation.

There is an ample supply of Pure Water by gravitation, supplied by springs. The Drainage System is in excellent order.

GARAGE AND STABLING.—The Garage and Stabling comprise Garage (with Petrol Pump) for four Cars, Workshop, Stables, Gunroom, two Chauffeurs' Rooms, and three large Bedrooms, Lavatory.

GARDEN AND GROUNDS

The Policies contain some fine old Trees, including Spruce, Douglas, Wellingtonia, Cupressus, Larch, etc. The wooded Den, through which runs Dirnanean Burn, is famous for its charming walks and waterfalls. There is a Grass Tennis Court, extensive Lawn, and good enclosed Garden, with small Heated Greenhouse, Flower Beds, and ample Vegetable ground.

INVERCHROSKIE LODGE

Stands about 800 feet above sea-level, with a delightful Southern aspect, and is substantially built of stone (harled), with slated roofs. The accommodation comprises :—

GROUND FLOOR.—Hall, Drawing-Room, Dining-Room, Smoking-Room (with Telephone), Lavatory, Servants' Hall, Housekeeper's Room, Kitchen, and Scullery, Butler's Pantry, and other Domestic Offices. The Kitchen Range and Independent Heater are new and give an ample supply of hot water.

FIRST FLOOR.—Three Double, three Single Bedrooms, two Bathrooms, two Lavatories, Linen Cupboard, Housemaids' Pantry, three Servants' Rooms (one Double), and Lavatory.

TOP FLOOR.—Two Attic Bedrooms.

All Guest Bedrooms are fitted with Washhand Basins (hot and cold).

THE FURNITURE could be taken over at Valuation.

THE OFFICES include three outside Rooms, Chauffeurs' Room, Garage, Washhouse, Laundry, and two spare Rooms, Larder, Cellar, etc.

There is an ample Gravitation Water Supply, and the Drainage System is in excellent order.

There is a first-class *en-tout-cas* Tennis Court, laid down in 1929, and a good Garden.

THIS HOUSE, when not required for personal occupation, has in recent years been let furnished as a Summer Residence at a rent of £225 for a three months' tenancy.

HOME FARM

THE FARM, which is in the Proprietor's hands, is well known to be one of the finest Grazings in the country, Wedder Lambs and Cast Ewes in recent years regularly topping the market at Blairgowrie in their class. It consists of about 100 acres Arable, 600 acres Permanent Pasture, and over 4000 acres or thereby of excellent Hill Grazing, carrying a Blackfaced Ewe

Stock of at least 1000 Ewes and 400 Ewe Hogs, and about 25 Tups. The Stock will be taken over by the Purchaser at acclimatisation Valuation. The Cattle grazed on the permanent pasture every summer have also, for the last five years, topped the local market. The Hill is all well drained (done in 1926-27), and is well watered with springs and burns, and contains excellent mixtures of Heather and Grass, also a large Moss crop in spring. The whole Fences are in excellent order, and there is a Cross-Fence for winter use, separating in-by from out-by. The Sheep Fank and Dipper are of modern type, built of Concrete, and can deal with 1000 Ewes in three hours. The Dripper is covered in, and water is laid on to the boiler.

THE FARM STEADING forms three sides of a square, and includes Stabling for six Horses and large Byre to hold 26 Cattle, fitted with fireclay troughs. A pedigree herd of A.-A. Cattle was kept by the late owner. There is a covered Court for 25 Cattle, and other Buildings include Turnip Shed, Threshing Mill, and Straw Barn, all communicating with Byre, two Granaries, two Corn Dryers and Sheds for Implement Storage.

The Houses of the Under-Forester and Gardener, and one Bothy, are on one side of the Steading. The Sawmill (water power) is situated by the Threshing Mill, and wood is very easily handled on and off the Saw.

The Farm and Estate Implements could be taken over at Valuation.

SHOOTINGS

THE SHOOTINGS, which were let up to 1929 at a rent of £1000, consist mainly of Grouse, also Blackgame, Hares, Partridges, and a few Pheasants, Woodcock, Snipe, Duck, etc. An occasional Stag is killed during October, and the Hind shooting is good.

THE MOOR, which is considered to be one of the best in the district, is well adapted for Grouse Driving, contains two large Corries, and is very easily walked. There are twelve lines of Butts (eight in a line), giving two separate days' driving, and a Luncheon Hut for each day (one of which was built in 1930). The Moor is well burnt. It has not been heavily shot in recent years, and there is a capital Breeding Stock on the ground. The Rabbits on the hill have produced a good return, though great care has been taken not to let them get too numerous.

DIRNANEAN BAGS

	Grouse.	Blackgame.	Partridges.	Pheasants.	Hares.	Rabbits.	Miscellaneous.
1921 . . .	1671	48	7	6	104	..	22
1922 . . .	991	30	9	..	134	..	19
1923 . . .	1184	15	21	..	175	..	17
1924 . . .	1308	19	30	..	522	1600	..
1925 . . .	97	21	52	4	308	6762	31
1926 . . .	241	13	18	2	335	4584	14
1927 . . .	502	19	20	..	270	8190	17
1928 . . .	738	13	5	..	117	4516	18
1929 . . .	776	18	8	..	79	2638	12
1930 . . .	1453	41	18	12	220	6750	24

The average Bag of Grouse for the three pre-war years was 975 Brace.

STAGS AND HINDS SHOT SINCE 1924

	Stags.	Hinds.
1924	2	20
1925	3	35
1926	2	31
1927	1	42
1928	3	37
1929	2	40
1930	1	44

There is a very suitable place on the Moor for the formation, at small expense, of a 40-50 acre Loch, which would be fed by two burns.

ESTATE COTTAGES

These are all in first-class order, and have received special attention, and all have water laid on. They are ample for all Estate needs, and consist of:—

KEEPER'S COTTAGE.—Parlour, four Bedrooms, Kitchen, and Scullery.

FORESTER'S COTTAGE.—Lodge at Entrance Gates; Parlour, two Bedrooms, Kitchen and Scullery. Bungalow type of Cottage.

UNDER-FORESTER'S COTTAGE.—Parlour, two Bedrooms, Kitchen, and Offices.

SHEPHERD'S COTTAGE.—Parlour, three Bedrooms, Kitchen and Scullery.

UNDER-SHEPHERD'S COTTAGE.—Bothy in excellent order.

GARDENER'S COTTAGE.—Two Bedrooms, Kitchen and Scullery.

CARTER'S COTTAGE.—Parlour, two Bedrooms, Kitchen, Scullery.

There is another Cottage, at present unoccupied.

OTHER PROPERTIES

STOTHARD'S CROFT

This small Farm is situated in the south-west corner of the Estate, and consists of about 30 acres Arable and 50 acres Grazings. It is Let at an annual rent of £32, 10s.

The Dwelling-house contains Parlour, three Bedrooms, Kitchen, Scullery, W.C., and other Domestic Offices. The Steading, which is well built and very convenient, consists of Byre, Stable, Granary, Straw Barn, Store, etc. Water laid on.

Lease expires 1943, with mutual break in 1934.

WOODEND COTTAGE

This is a picturesque Cottage, recently done up. It contains Parlour, five Bedrooms, Bathroom (hot and cold), W.C., Kitchen, Scullery, and other Domestic Offices; Garden and Garage.

Annual Tenancy. Rent £24 per annum.

ARDCHROSKIE

Built on a delightful site. Contains Parlour, three Bedrooms, Kitchen, Scullery, W.C., and Offices; Water laid on.

Annual Tenancy. Rent £20 per annum.

HOUSE AND SHOP, INVERCHROSKIE

House contains Parlour, three Bedrooms, Kitchen, Scullery, W.C.; Water laid on. General Store and Shop with two Rooms, Garage. At present the Shop is used as the local Post Office.

Annual Tenancy. Rent £24 per annum.

There is also a feu at Althroskie, the annual feu-duty for which is £3, 7s. 6d.

Good services of buses and tradesmen's vans run to and from Pitlochry and Blairgowrie daily. There are shops at Kirkmichael (3 miles). There is a right-of-way from Strathardle to the Spittal of Glenshee, which is rarely used.

RENTAL

SUBJECTS.	TENANTS.	RENTS.	REMARKS.
Dirnanean House (furnished) and Shootings	Proprietor	£1000 0 0	
Inverchroskie Lodge (furnished)	Do.	225 0 0	
Home Farm	Do.	420 0 0	Assessed rental.
House, Dirnanean	Do.		Keeper Forester Shepherd Gardener Under-Forester Carter Under-Shepherd } Included in Rentals of House and Farm.
Do. Avenue Lodge	Do.		
Do. at Steading	Do.		
Do. Do.	Do.		
Do. Do.	Do.		
Do. Drumchrean	Do.		
Bothy at Steading	Do.		
House, Braegarrie	Do.		Vacant.
Stothard's Croft	Neil Steele	32 10 0	Lease expires 1943. Mutual break 1934.
House and Shop, Inverchroskie.	James Duncan	24 0 0	Yearly tenancy.
Land Do.	Do.	8 0 0	Do.
House, Ardchroskie.	R. H. Gray	20 0 0	Do.
Do. Woodend Cottage	John Green	24 0 0	Do.
Land, Althchroskie	H. Atkinson Clark	5 0 0	Do.
Feu Do.	Do.	3 7 6	
		£1761 17 6	

PUBLIC, Etc., BURDENS

Consolidated Rates, Owner, for 1930-31	£116 4 10
Minister's Stipend	3 18 11
Feu-Duties (Gross)	17 0 0
Land Tax	3 10 2

General Conditions of Sale

The lands and others will be exposed to sale by Public Roup under the Articles and Conditions of Roup and Sale subscribed by the Vendor or on his behalf, and any Offerer shall be held to have made himself fully acquainted with these. The following are (*inter alia*) Conditions of the Sale :—

1. The Vendor reserves the right to withdraw the whole or any part of the property from the Sale.
2. The Sale is subject to the existing Tenancies, and Rights of Occupation and Leases and Agreements, where in writing, can be inspected by appointment at the Solicitors' Offices, and the Purchaser shall be deemed to have had due notice of the contents thereof. The obligations on the Vendor under Leases, Agreements and otherwise so far as not implemented shall be undertaken and fulfilled by the Purchaser.
3. The Vendor will vacate the Home Farm at 28th May 1931, and he will give all reasonable facilities prior to that date in connection with the working of the subjects of sale. The Purchaser will take over at mutual Valuation any Manure not applied to the lands, and pay for any work or cultivation carried out in anticipation of the crop of 1931, and for any grass or other seeds sown out with the said crop. The Sheep Stock will be taken over by the Purchaser at acclimatisation Valuation. The Farm and Estate Implements can be taken over, if desired, at mutual Valuation.
4. The Sale is subject to all Rights of Way, Servitudes, and Burdens affecting the Estate, and the Vendor reserves right to formally constitute such of these as he may consider necessary in the conveyance to the Purchaser.
5. The Particulars are believed to be correct, but the Vendor does not guarantee the accuracy of the Plan, Boundaries, or Particulars, and no claim can be admitted for errors and omissions.
6. All standing timber and young plantations are included in the Sale.
7. All fixtures in the Mansion House or in buildings so far as they are heritable and belong to the Vendor are included in the Sale. Although the furniture and moveables in or about the

Mansion House on the Estate or Inverchroskie Lodge may be taken over by a Purchaser at mutual valuation to be made in the usual way, the Vendor reserves the right to remove any articles that he may wish to retain. The Purchaser is to give notice within fourteen days of the signing of the Contract if he intends to exercise the above option, or the option to take over the Farm and Estate Implements.

8. The Vendor will, at the request of the Purchaser, give notice to terminate any existing engagements of workers, but until such engagements which may be so terminated end, the Purchaser shall assume the Vendor's responsibility thereunder as from and after the said 28th day of May 1931 until the termination of such engagements, and shall relieve the Vendor of all wages or the like payable under said engagements after the 28th day of May 1931.
9. The Vendor reserves the right to hold a Sale or Sales on the property at any time prior to the Purchaser's entry.
10. The term of entry shall be 28th May 1931, and the price shall be payable on 15th May 1931.
11. The Title Deeds and Articles and Conditions of Roup and Sale may be seen on application to the Solicitors for the Sale.







