



# BLAIRQUHAN ESTATE

AYRSHIRE ♦ SCOTLAND





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*Ayr 14 miles  
Prestwick Airport 18 miles  
Glasgow 50 miles  
Edinburgh 95 miles  
(All mileages are approximate)*

## SPECTACULAR 'A' LISTED CASTLE IN DESIGNED LANDSCAPE

BLAIRQUHAN CASTLE WITH 5 RECEPTION ROOMS,  
16 BEDROOMS AND 12 BATHROOMS

— ♦ —  
WALLED GARDEN, PINETUM

— ♦ —  
GARDEN POND WITH WILD BROWN TROUT

— ♦ —  
12 ESTATE COTTAGES (2 - 4 BEDROOMS)

— ♦ —  
ABOUT 300 ACRES PARKLAND GRAZING  
INCLUDING SILAGE GROUND

— ♦ —  
ABOUT 300 ACRES MIXED WOODLAND

— ♦ —  
PURDEY AWARD WINNING LOW GROUND  
DRIVEN SHOOT

— ♦ —  
ROE STALKING

— ♦ —  
OVER 3.5 MILES DOUBLE AND SINGLE BANK  
SALMON FISHING AVERAGING 120 SALMON

— ♦ —  
CELEBRATED WEDDING VENUE AND  
HOLIDAY COTTAGE BUSINESS

**ABOUT 270 HECTARES (670 ACRES)**  
FOR SALE AS A WHOLE





## Situation

Blairquhan Estate lies in the Girvan Valley, a quiet and unspoilt part of Ayrshire, only a short distance from the coast and 18 miles from Prestwick Airport. The village of Straiton lies just beyond the estate boundary to the southeast, and is a pretty and peaceful village dating back to 1760. Sir Edward Hunter Blair, then Laird of Blairquhan Castle, remodelled the village around 1900, focused on buildings of interest from its earlier days including the Black Bull Inn (1766), Traboyack (1795) and St Cuthbert's Church of 1758, restored in 1901, with a pre-Reformation chapel.

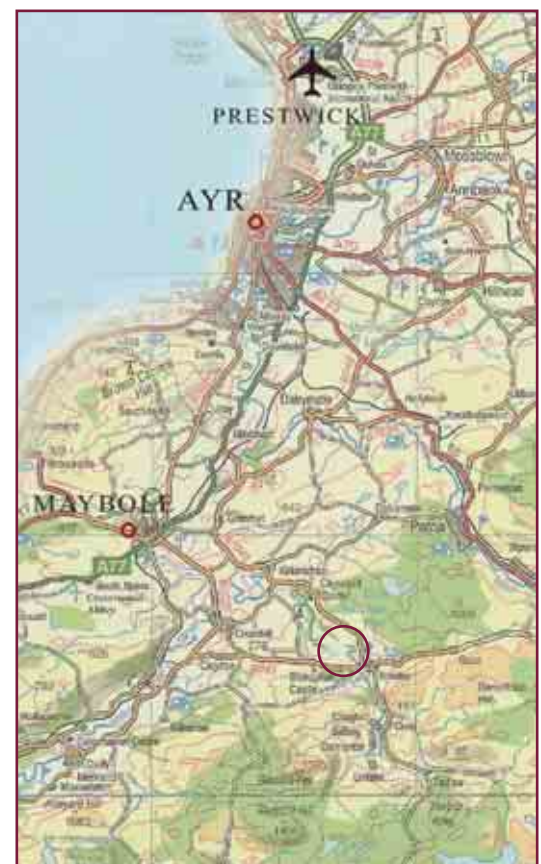
Ayr, 14 miles to the north, provides a wide range of shops, supermarkets and professional services. The city of Glasgow can be accessed easily by both rail and road, and is now widely regarded as one of Europe's most fashion conscious cities, with one of the UK's best shopping districts. Edinburgh, Scotland's famous capital city, lies just over 95 miles to the northeast.

Straiton village has a primary school, and Wellington School in Ayr is an independent

day school for girls and boys between the ages of 3 and 18 years; in 2008 Wellington had the best Higher exam results in Scotland.

The Ayrshire coast is famous worldwide for golf, with championship courses at Royal Troon, Prestwick and Turnberry, all of which have hosted the Open Championship. There are also golf courses at Ayr, Dailly and Girvan, with a nine hole course at Maybole (7 miles). Ayr Racecourse has regular race meetings and hosts the Scottish Grand National in April and the Ayr Gold Cup in September. There is excellent sailing on the Firth of Clyde, with yachting marinas at Troon and further up the coast at Largs and Inverkip.

Prestwick Airport has services to London Stansted and many European destinations. Glasgow Airport (50 miles) and Edinburgh Airport provide a wide range of domestic, European and international flights. Ayr has a mainline railway station with direct services to Glasgow and connecting services to London. There is also a station at Maybole (7 miles).





## Historical Notes

History records Blairquhan as having been in the ownership of only four families since the 14th century – the McWhirters (or McWhurters), the Kennedys, the Whitefoords and the Hunter Blairs. The old castle of Blairquhan was built around a tower house erected in 1346 for the McWhirters. The Kennedys acquired the estate by marriage in the 15th century. John Kennedy, who, with his wife Anne Keith, is recorded on a date stone of 1573 as Laird of Blairquhan, added a new front in 1576.

In the 1620s, in a legal wrangle, John Kennedy's heirs lost possession of Blairquhan to the Whitefoords of Ballochmyle. However, the Kennedys managed to remain in residence until well into the middle of the 17th century, but eventually conceded defeat. Having finally gained vacant possession of Blairquhan, Sir John Whitefoord rented it to the McAdams of Lagwyne parents of the famous road improver. John Loudon McAdam, inventor of tarmacadam, was brought up at Blairquhan and went to school in nearby Maybole.

In June 1782, Sir John Whitefoord of Ballochmyle and Blairquhan fell victim to the spectacular series of bank failures that included the Ayr bank of Douglas, Heron & Co, memorably described as 'one of the most precarious companies ever floated'. Sir John, who had invested substantially in the bank, incurred significant losses but managed to retain both his Ayrshire estates until 1798, when he was forced to sell Blairquhan.

It came into the ownership of the Hunter Blair family in 1798, when it was purchased for David Hunter Blair, then aged 20, by his trustees. James Hunter, father of David Hunter Blair, was a member of a landed family in Ayrshire. He was a successful Edinburgh based banker, who started his career with Coutts & Co,

subsequently Sir William Forbes, James Hunter & Co, one of the few banks to survive the crash of 1782. In 1770 he married Jean Blair, the daughter and heiress of John Blair of Dunskey in Wigtownshire. When she inherited Dunskey in 1777, Blair was added to the family name. James Hunter was elected MP for Edinburgh in 1783, became Lord Provost of the city in 1784, and was created a Baronet in 1786. Only a year later, aged 45, he was dead, leaving 12 surviving children.



## General Estate Description

Blairquhan Castle lies at the heart of the estate, overlooking the Water of Girvan which flows for over 3½ miles along the northern boundary of the estate. It is rare to find an estate which affords such privacy. About 670 acres in all, the estate also has 12 further estate properties, a walled garden with glasshouse, ice house, outstanding woodlands, farmland, a Purdey Award winning low ground shoot, roe stalking, trout fishing, and salmon and sea trout fishing.

Lord Cockburn, writing as he worked his way around the South Circuit of the Scottish Bench in September 1844, wrote about his stay at Blairquhan: "I rose early...and surveyed the beauties of Blairquhan. It deserves its usual praises. A most gentleman-like place rich in all sorts of attractions – of wood, lawn, river, gardens, hill, agriculture and pasture."



Robert Burns, who had been promoted by Sir James in Edinburgh, was much grieved and wrote an 'Elegy on the Death of Sir James Hunter Blair'. Although no great lover of the gentry, Burns said of Sir James: "If ever a child of his be so unfortunate as to be under the necessity of asking anything of so poor a man as I am, it may not be in my power to grant it, but by God I shall try."

Although fatherless, the children were well provided for and had relatives and friends in high places. Sir James's elder brother, Colonel William Hunter of Brownhill, made David, the second son, his heir. In August 1798, when young David was on tour in Germany, Hugh Hamilton, one of his trustees, wrote to him: "You are this day proprietor of the first of three lots of Sir John Whitefoord's Estate, which includes the Mansion House, old trees, etc. This transaction gives me infinite pleasure, as I know you wished it and I was most anxious to have you fixed in this part of the country. ... Your three lots contain about 4,300 acres lying compact together, an estate in appearance and extent hardly to be found." The final acreage purchased was over 12,000 acres.

The castle and the trees round about were the principal features of the estate. To begin with, the

new laird concentrated on consolidating his financial position, before embarking on any major redevelopment. He housed his estate workers in the old castle and put a smaller house in order for himself. His older brother, John, died in 1800 and at the age of just 22, Sir David Hunter Blair found himself nominal head of the family.

### Architectural Notes

In 1803 Sir David commissioned what would be the first of three potential schemes for the improvement of Blairquhan. Thomas White, a landscape architect, proposed a new Classical house across the river from the old castle and the excavation of a large lake from the River Girvan. The expensive plans came to nothing. Ten years later, after Sir David's marriage to Dorothea Hay McKenzie, a niece of the Marquess of Tweeddale, with the need for a grand home becoming more pressing, he invited James Gillespie Graham to suggest how the old castle might be restored. Sketches were produced in 1813/14, but a severe storm in 1814 rendered the old building semi-derelict, and this project too was abandoned. Four years later, Robert Wallace, who had been working on nearby Cloncaird, produced designs

which envisaged the demolition of the castle and the erection of a new mansion on the site. Again, nothing happened.

The present day castle was built by William Burn in 1820-24; it was one of his early commissions. In May 1820, Lady Hunter Blair died, an event which seems to have spurred Sir David into action. By September of the same year, William Burn had produced satisfactory plans, the contract of works was signed on March 29th 1821, and work finally began on a site beside the old castle, which had first to be demolished – no small undertaking. Much of the 16th century decorative sculpted stonework was removed for incorporation into the new Kitchen Court, which was built, floored and roofed by the end of July. The foundation stone of the new Blairquhan was laid on August 31st by Sir Alexander Boswell of Auchinleck.

Once work had finally begun, it moved on smoothly. Papers on loan to Ayrshire Archives give a complete picture of the building programme. The building costs are recorded as £16,371.14s and internal furnishings as £3,866. Furniture was commissioned for the house from Morison of Ayr.



## Policy Woodlands

The policies of Blairquhan were laid out by the Whitefoord family between 1623 and 1750 but were remodelled to the present form by Sir David Hunter Blair in the first half of the 19th century. His successors have continued to develop the estate within this framework.

Sir David Hunter Blair carried out significant works including diverting the Water of Girvan, altering the line of about five miles of public roads to move them away from the castle, and constructing new lodges, drives and pathways, including the three mile 'Long Approach' which leads from William Burn's new bridge at the Ayr Lodge to the castle and now forms the main entrance. Sir David also created the Approach Loch (excluded) and the Garden Pond, and planted over 950,000 trees between 1803 and 1814, some of which fall within the estate offered for sale today. The most venerable of the trees in the grounds is the Dool Tree, a large sycamore sited on the lawn to the east of the house. It is listed as one of Scotland's 100 Heritage Trees, where in the time of King James V the Kennedys were entitled to hang miscreants.

The castle is approached from the west through an avenue of limes, which was described in the 1820s as an 'old dark avenue of lofty lime trees'. To the south east of the walled garden there is an unusual grove of Monkey Puzzles. Beyond, in the Broad Wood, there is a particularly fine 17 acre stand of oak and beech planted in 1938. The beech has been selected as specimen individuals by the British and Irish Hardwood Improvement Programme and there is natural regeneration of beech under the heavily thinned oak, giving the appearance of a traditional continental oak wood. Down the Long Approach you pass under cathedral-like Douglas Fir and Western Hemlock, and can scramble up a bank to a seed stand of Hybrid Larch. These are augmented by many fine individual specimens of shrubs and trees, including rhododendrons, eucryphia, Weeping



*The Garden Pond contains a healthy population of small wild brown trout.*

Spruce, Dawn Redwood and many unusual species to tax the identification skills of the most ardent dendrologist or tree lover.

In 1842, Sir Thomas Dick Lauder paid tribute to Sir David's work: "I could mention many places where the proprietors who made the plantations on them still live in green vigour to enjoy the daily improving effects of their operations. But the seat of a friend ... is ... particularly in my mind ... Blairquhan in Ayrshire. ... the situation is peculiarly favourable, from the variety of form of the surrounding grounds, and the shapes of the retiring hills – from the noble ancient trees that exist in the vicinity of the house – as well as from the stream of the Girvan and its romantic glen, up which you approach the wider valley, where the mansion stands on its elevated site. But the great extent of judiciously planted and well-grown woods, which Sir David has created within the short period of within thirty years, has already had the effect of giving a noble magnitude to the demesne."





## The Walled Garden

The walled garden was designed by John Tweedie, who came to work at Blairquhan in 1816. The bricks for the walls were fired on the estate. It is unusual in having only three walls, the fourth being unnecessary because of rising ground to the south. Flues within the main wall allowed fires to be lit to protect the fruit trees from frost.

Until about 1950, the garden provided a huge variety of flowers, fruit and vegetables for the house and even had a mushroom tunnel under the terrace. The original glasshouse with its vine panes has been altered. In the early 1950s the garden became a tree nursery, but in 1986 it was decided to restore and redesign it, and today's garden is the creation of Laura Mackenzie. The laburnum walkway is stunning in late May and early June and there is a holly orchard located to the east of the garden.

The walled garden is designed to be at its best in high summer. The grounds have, however, also been open every February in recent years, as part of Scotland's Snowdrop Festival, to allow visitors to enjoy the magnificent drifts of snowdrops, particularly along the Spring Walk to the west of the castle.

A well-preserved early 19th century barrel-vaulted ice house lies to the east of the stables. As with most ice houses, it is built on raised, sloping ground near a source of ice, in this case the Garden Pond and a stretch of the Water of Girvan known as the Icehouse Pool. It was renovated in 1997.



*The right hand wing of the glasshouse has now been removed*

Sir David left a magnificent legacy which has been built upon by successive generations. Sir David's son, Sir Edward, 4th Bart (1818 – 1896), was not so successful as a landowner but was interested in trees and established the Pinetum behind the gardens around 1860. Seed was obtained from America and fine examples remain of conifers then only recently discovered, such as the Douglas Fir. The Pinetum contains several national champion conifers listed in the Tree Register of Britain and Ireland. The woods won medals from the Royal Scottish Forestry Society in 1934 and 1958. They were certified to the UK Woodland Assurance Standard in 2000, giving access to the Forestry Stewardship Council eco-label of

sustainable woodland management.

James Hunter Blair, who died in 2004, was a past President of the Royal Scottish Forestry Society. His father, Sir James, was one of the first District Officers employed by the Forestry Commission in 1920. The current Baronet, Sir Patrick Hunter Blair, 9th Bart, is a forester by profession, chairman of the South Scotland Regional Forestry Forum, and a Fellow of the Institute of Chartered Foresters. If required, he would be willing to give continued advice on woodland management to the new owner.

Forestry compartment schedules and plans are available on request.



## Farming

There is a range of farm buildings situated to the east of the former stable block, and stock handling facilities here and at various locations on the estate.

Extending in total to about 673 acres, to the nearest hectare/acre, the estate land may be analysed approximately as follows:

	Hectares	Acres
Parkland grazing/silage ground	114	282
Game crop	9	22
Rough grazing	6	14
Woods	119	296
River solum/water	8	22
Other	16	37
<b>Total</b>	<b>272</b>	<b>673</b>

The land is designated as lying within a Less Favoured Area (LFA) for the benefit of grants and subsidies. Some of the grazing land is let to neighbouring farmers under 11 month grazing licences. The grazing fields are fenced for sheep and cattle, and all are well-watered.

Typically 15 - 20 acres have been extracted from the grazing areas each year to provide temporary game crops. At the end of the shooting season they are opened to allow sheep to graze the remaining cover.

## Sportings

The estate has year-round sport with a Purdey Award winning low ground shoot, salmon fishing and the occasional sea trout on the Water of Girvan (5 year average approximately 120 fish), trout fishing in a policy pond, and excellent roe deer stalking.

The shoot is well known for its good quality, high, fast-flying birds. Run in conjunction with neighbouring ground as an award winning commercial shoot until 2006, up to 10,000 pheasant, partridge and duck were typically released giving up to twenty 200 bird days. Days were typically for eight guns. Smaller driven days of 20 - 40 birds were also provided. Competing against the rest of the United Kingdom, Blairquhan won a special prize in the 2004 Purdey Awards for Game and Conservation. Since 2006, the shooting has been let to a local syndicate. An excellent system of rides through the woodlands provides easy access for guns and beaters. There are ongoing renewals, extensions and repairs to rearing and release pens.

The estate has just over 3.5 miles of the Water of Girvan, a spate river, of which around 2.3 miles is double bank and 1.3 miles is single bank. The season runs from 15th March to 31st October, but the most productive months are August - October. If the water is there, however, June and July can also be good. The source of the River Girvan, an excellent salmon and trout fishery with improving returns, is Loch Girvan Eye, situated on the slopes of the Galloway Hills. Around 25 miles in length, the river flows past Straiton and Blairquhan to the sea at Girvan, just south of Ayr on the west coast.

There are 23 pools between two beats, as shown on the estate plan. Fly fishing and catch and release are encouraged. Fishing is typically for a dozen rods. The Black Weil (a weil being a pool on the Girvan), Kirsty's Weil and Goat Weil are among the most popular and productive pools on the river. Small double hairwing flies seem to be the most effective. Access is straightforward to all the pools, and there is a hut at Kirsty's Weil.

Recent records are as follows:

Year	Salmon/Grilse	Sea Trout
1998	79	2
1999	48	5
2000	51	7
2001	35	4
2002	42	6
2003	8	1
2004	110	3
2005	79	No record
2006	150	2
2007	57	0
2008	238	1
2009	81	2
<b>5 year average</b>	<b>121</b>	<b>1</b>
<b>10 year average</b>	<b>85</b>	<b>2</b>

There is fishing on the Garden Pond, which has a population of wild brown trout and has been improved by removing silt and sediment. Around 15 to 20 roe deer including both bucks and does are shot each year.

*The Linn*





## Blairquhan Castle & Outbuildings

Approached by way of three drives, the principal route to the Castle, the three mile Long Approach, starts at the Ayr Lodge and runs alongside the Water of Girvan. The castle is first glimpsed through the trees on the approach.

A key characteristic of the castle is the extent to which it has been preserved as William Burn and Sir David Hunter Blair completed it in 1824. Certain improvements were warranted, since the castle had only one bathroom on the principal floor when it was originally built, with accommodation for 18 resident indoor servants. An ambitious refurbishment in 1970 won the Saltire Award and was followed by an ingenious conversion by the architect Michael Laird, which made use of the former servants' rooms to provide a modern Estate Office.

There are now 16 bedrooms and 12 bathrooms and a driver's overnight room. The castle has been extremely well maintained, with work including significant roof repairs, re-leading the main tower, and installation of new central heating boilers.



*Kitchen Courtyard*



*Flower Garden*



*Saloon*

Laid out over three floors, the accommodation is as shown in the accompanying photographs and on the layout plans. In all, there are over 70 rooms.

Reception rooms include a saloon, two drawing rooms, a library and a dining room. In addition there are three kitchens, a library, a billiard room, picture galleries, a table tennis room, museums, stores and wine cellars.

The **Entrance Hall** is one of the sequence of Tudor Gothic rooms through the centre of the castle. The entrance doors are 10'7" high and made of oak, and there is an oak floor which continues into the Saloon. The Entrance Hall's relatively low, fan-vaulted ceiling contrasts with the 60' high, top lit **Saloon**, a space which gives a dramatic introduction to the castle, and boasts 22 doors in total, eight of which are faux, essential to the symmetry of Burn's design.



*Saloon ceiling*



*Drawing Room*



*Library*

The Laird's Sitting Room and the Library are both wi-fi enabled. The Library has fitted bookshelves, an open fire, and views over the river to Bishopland and the Kings Hill.







*Drawing Room*



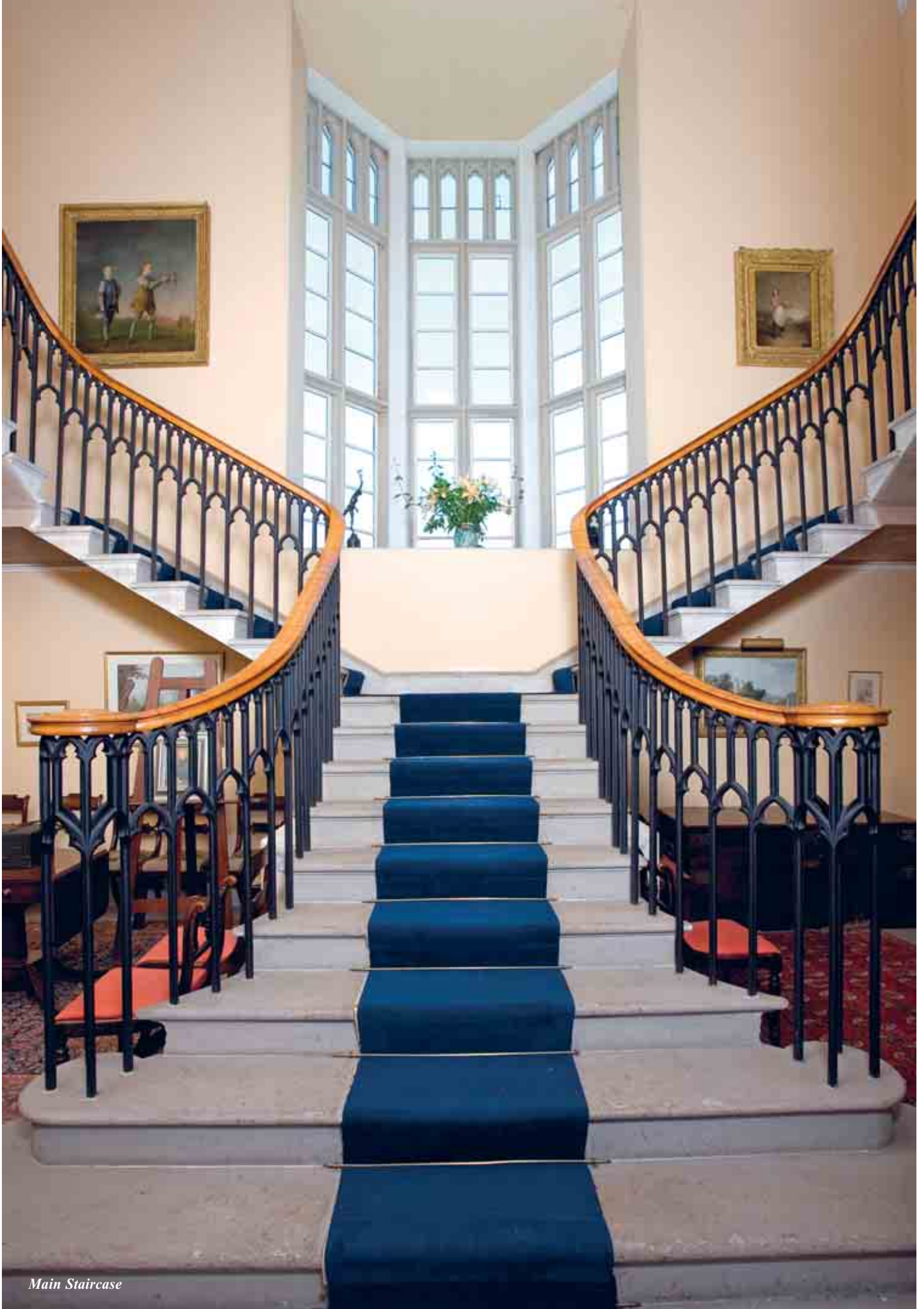
*Small Drawing Room*

The **Small Drawing Room** was, until the 1930s, the **Billiard Room**, and links to the main **Drawing Room** through a double doorway.

The **Dining Room** comfortably seats up to 60 diners.  
Next door, there is a serving kitchen.



*Dining Room*



*Main Staircase*

Arranged around the **Gallery** on the first floor are the principal bedrooms, named as follows:

- River Room (shares bathroom with Flower Garden Room)
- Oriel Room (own bathroom)
- Canopy Room (own shower room)
- Queen's Room (shares bathroom with Queen's Dressing Room)
- Laird's Room (shares bathroom with Laird's Dressing Room)



*Queen's Room*



Accessed from a hallway are further bedrooms as follows:

- Yellow Room (shares bathroom with Yellow Dressing Room)
- Pink Room (shares bathroom with Pink Dressing Room)
- Dunskey Room (own shower room).

*Laird's Room*



*Dunskey Room*



*Pink Room*



There are three ground floor bedrooms:

- Peach Room (own bathroom)
- Boudoir (own bathroom)
- Lady Hunter Blair's Room (own bathroom)



*Colonel Hunter Blair Room*

On the lower ground floor, high up on the passage wall, is a set of 30 bells which formerly connected to the principal rooms and bedrooms. Each bell is a different size and produced a different note so that staff could easily identify who was ringing. Off the main passage are museums, including the family museum, wine cellars, a billiard room and a ping pong room. A picture gallery with two rooms is used for art exhibitions. This floor also houses a large catering kitchen, tea room, sitting room, gun room and a driver's overnight room.

The Estate Office opens off the Kitchen Court which also houses a gift shop and toilet facilities. In 1821, some lintels and sculptured stones from the old castle were incorporated into the court, which now contains many curious carvings and two coats of arms. One coat of arms is that of John Kennedy and Margaret Keith, his wife, and the other of James V. This signified that, under the King, the Kennedys of Blairquhan were permitted to keep order in the district. The ultimate deterrent was the Dool Tree. In the Peach Room bathroom is a mural which depicts the dangling feet of an errant subject!



### Kennedy Cottage

Kennedy Cottage is accessed from the Kitchen Court. As a holiday cottage it sleeps up to seven. On the ground floor there is a kitchen, sitting room and bedroom. Upstairs there is a bathroom, gallery bedroom and main bedroom.

### Stable Block

The stable block was also designed by William Burn, and is B listed and built of stone and slate. It was re-roofed in 2004. Formerly the coachman's house, harness rooms and stables, the building was converted in the 1970s. The remaining original wagon lodges are currently used as store rooms.

- **Mackenzie Cottage (4 bedrooms)**  
This two storey cottage comprises four bedrooms, a sitting room, kitchen and bathroom.
- **Farrer Cottage (3 bedrooms)**  
This two storey cottage comprises a large sitting room, a kitchen/dining room, three bedrooms and a bathroom.
- **Wauchope Cottage (4 bedrooms)**  
Enlarged in 2004, this two storey cottage comprises a large sitting room, dining room, kitchen, two bathrooms and four bedrooms.
- **McIntyre Cottage (2 bedrooms)**  
This two storey cottage comprises an open plan kitchen/dining/sitting room on the first floor with a spectacular view over the Girvan Valley, and two bedrooms and a bathroom on the ground floor.



*Kennedy Cottage and Kitchen Court*



*McIntyre and Farrer Cottage*



*Wauchope Cottage*



*McDowall Cottage*



*Cunninghame Cottage*

## Corporate/Holiday Cottage Business

The celebrated Blairquhan Estate is a world class wedding venue, which in 2006 was placed 14th in the World's top 50 wedding venues by The Independent. The walled garden, flower garden, drawing room and saloon are licenced for wedding ceremonies. Blairquhan has also been a successful and exclusive film location, most notably for the Oscar winning film 'The Queen'.

There is a very successful holiday cottage business with a high percentage of the bookings from loyal clients, some of whom have been holidaying on the estate for over 20 years. The estate also regularly hosts a number of conference and corporate events, most recently, in 2009, Rolex, sponsors of the Open Golf Tournament at Turnberry. The undoubted success of the castle from client feedback is the homely and family atmosphere that fills every room. Further information on all the facilities, prices and booking arrangements currently offered may be found at [www.blairquhan.co.uk](http://www.blairquhan.co.uk).

Each cottage accommodates up to the following number of guests:

Kennedy Cottage	Sleeps 7
McIntyre Cottage	Sleeps 4
Farrer Cottage	Sleeps 6
Wauchope Cottage	Sleeps 9
McDowall Cottage	Sleeps 4
Cunninghame Cottage	Sleeps 6

## Additional Estate Houses & Cottages

### Entrance Lodges

- **Girvan Lodge (2 bedrooms)**

Situated at the western entrance to the estate, this detached stone and slate lodge cottage over a single storey has two bedrooms, a sitting room, kitchen and bathroom. There is an enclosed garden to the rear, and a gravel parking area to the side.

- **Ayr Lodge (2 bedrooms)**

Situated at the northern entrance to the estate, this detached stone and slate lodge cottage over a single storey has two bedrooms, a sitting room, kitchen and bathroom. There is an enclosed garden to the rear, and a gravel parking area to the side.

- **Milton Lodge (2 bedroom)**

Situated off the southern drive to the estate, this detached stone and slate lodge cottage over one and a half storeys has two bedrooms, a sitting room, kitchen, bathroom and scullery. There is an enclosed garden to the rear, and a parking area to the side.



*Girvan Lodge*



*Ayr Lodge*





*Garden Cottage*

### Estate Cottages

- **Garden Cottage (2 bedrooms)**  
This detached stone and slate cottage over a single storey has two bedrooms, a sitting room, kitchen and bathroom. There is a garden area at the front.
- **Kennels Cottage (3 bedrooms)**  
This single storey stone and slate detached cottage, with adjoining outhouses and kennels, comprises three bedrooms, sitting room, kitchen and bathroom. There is an enclosed garden to the rear, and a gravel parking area to the side.



*Kennels Cottage*



*Milton Lodge*

- **Cunninghame Cottage (3 bedrooms)**  
Cunninghame Cottage is situated on the garden wall of the walled garden. It was built originally in about 1800 as a potting shed for the gardeners. A bothy was added in 1859 as living accommodation. In 1995 the two buildings were knocked together to create a two storey cottage. There is an open plan kitchen and sitting room, three bedrooms, a bathroom and a playroom.
- **McDowall Cottage (2 bedrooms)**  
Converted from a former garden bothy originally built around 1800, this two storey cottage is situated on the garden wall of the walled garden and has an open plan kitchen/sitting room, bathroom and two bedrooms.

## GENERAL REMARKS

### Supplementary Information Pack

This is available in electronic form to parties who view only.

### Viewing

Strictly by appointment with Savills.

### Directions

Heading south from Ayr on the A77, turn left on to the B7045 immediately after Minishant. Proceed through the village of Kirkmichael towards Straiton, passing the Ayr Lodge and Blairquhan Bridge on your right. Almost immediately on entering the conservation village of Straiton turn right onto the B741 signposted Dailly and Girvan. After 200 yards the road crosses the Water of Girvan, after a further 100 yards Blairquhan Castle is signposted on the right. Follow the road through the gates at Milton Lodge, past the Kennels Cottage on the left, and the Garden Pond, keep left for the castle.

### Entry & Possession

Entry by arrangement. Bookings for the castle have been confirmed until December 2010; some bookings have been taken for holiday cottages into 2011, but without deposits.

### Exclusions

Excluded from the sale are the family burial ground, Log Cabin, Approach Loch and surrounding ground, together with appropriate rights of access through the estate and to necessary services.

### Fixtures & Fittings

- All light fittings, fenders, carpets and curtains in the castle are excluded from the sale. Some of the contents of the castle are available to purchase in addition. An inventory and valuation has been prepared by Christies (0131 225 4756).
- White goods, linen, crockery and other household items, office equipment, the holiday cottage contents, estate vehicles, implements and items of machinery may also be available in addition by separate negotiation.

### Services, Occupancies & Council Tax

The occupancy details are intended as a summary only. Full details are contained in the Supplementary Information Pack.

- The websites [www.blairquhan.co.uk](http://www.blairquhan.co.uk), [www.blairquhan.com](http://www.blairquhan.com) and [www.blairquhanestate.co.uk](http://www.blairquhanestate.co.uk), may be available in addition.
- The possible loan of family portraits is by negotiation.

### Offers

Offers in Scottish Legal Form are to be submitted to the selling agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection. All offers are to be submitted on the basis that the prospective purchasers have viewed and are satisfied with the contents of the Supplementary Information Pack.

### Employees

There are staff employed, whose employment would fall to be transferred to a purchaser under the 1981 TUPE regulations. The estate is an accredited Investor in People, and the business currently employs eight people. Further details are available from the selling agents.

### Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights

- The property is 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. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.
- The Hunter Blair family and their successors will retain access to the family burial ground (excluded from sale).

### Agricultural, Environmental and Woodland Grant Schemes

- The estate holds no Single Farm Payment Entitlement.

Property	Occupancy	Services	Council Tax Band
All properties		Mains water, mains electricity and private drainage.	
Blairquhan Castle	Vacant	OFCH (diesel) – three oil boilers replaced 2008. Hot water boiler, four hot water storage tanks. Gas cylinders for catering kitchen (three phase electricity supply). Alarm leased from ADT. The Estate Office has broadband, and there is a wi-fi connection in the Library and Laird's Sitting Room. The front lawn of the castle is equipped with a three phase electricity supply and a water supply for marquees etc.	RV £15,000 (castle) & £375 (shop) and £300 (office)
Kennedy Cottage	Holiday lets	OFCH.	RV £1,500
Mackenzie Cottage	Service	OFCH.	D
Farrer Cottage	Holiday lets	OFCH.	RV £1,750
Wauchope Cottage	Holiday lets	OFCH.	RV £2,200
McIntyre Cottage	Holiday lets	OFCH.	RV £1,300
Girvan Lodge	Let	Coal fires.	C
Ayr Lodge	Let	Coal fires.	C
Milton Lodge	Short Assured Tenancy	OFCH.	C
Garden Cottage	Short Assured Tenancy	OFCH.	D
Kennels Cottage	Short Assured Tenancy	OFCH.	D
Cunninghame Cottage	Holiday lets	OFCH.	RV £1,300
McDowall Cottage	Holiday lets	OFCH.	RV £1,100

RV = rateable value effective from 1st October 2009. OFCH = Oil fired central heating.

- Any payments made under Less Favoured Areas Support Scheme (LFASS) will be made to seasonal graziers, and not to the estate.
- A Long Term Forest Plan is being developed, which will give access to support under the Scottish Rural Development Plan.

#### **Environmental Designations**

The estate policies are part of a designed landscape. Listed in 'An Inventory of Gardens and Designed Landscapes, Volume 2: Dumfries and Galloway and Strathclyde' (1997), its value and significance are assessed as: a work of art - high; historical – outstanding; horticultural – outstanding; architectural – outstanding; scenic – high; nature conservation – high.

In addition to the castle, the following are listed as being of architectural or historic interest:

Blairquhan Stables	B
Milton Lodge with gatepiers	C(S)
Girvan Lodge with gatepiers and gates	C(S)
Ayr (Blairquhan) Lodge	C(S)
Kennels Cottage	B
Ice House	C(S)
Walled garden, greenhouse and terrace	C(S)
Blairquhan Bridge	B

#### **Sporting Rights**

Sporting leases are as follows:

- The shooting rights are let to a local syndicate until 1st February 2011. A minimum of two months notice before the end of the season is required to terminate the agreement.
- The fishing rights on the river are let until 31st October 2010. A minimum of three months notice before the start or finish of the season is required to terminate the agreement. Any levy or charge raised by the River Girvan District Salmon Fishery Board will be apportioned at entry. The current Commissioner's Assessment in 2009 was £1,224 per annum.
- The stalking rights are let on an annual basis with tacit relocation on a year to year basis. This can be revoked by either the tenant or the estate on the anniversary of the agreement by serving two month's written notice.

#### **Mineral Rights**

In so far as they are owned, the mineral rights are included in the sale.

#### **Timber**

All standing and fallen timber will be included within the sale.

#### **Solicitors**

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## **STIPULATIONS**

#### **Purchase Price**

On conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date

of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

#### **Disputes**

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

#### **Plans, Areas and Schedules**

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents 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.

#### **Overseas Purchasers**

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

#### **Lotting**

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

#### **Generally**

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

#### **Apportionments**

The Council Tax and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

#### **Important Notice**

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Neither these particulars nor any subsequent communication relative to the property shall be binding upon Savills or the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.



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