



Blair Drummond Estate, Blair Drummond, Stirling, FK9 4UP

An opportunity to lease a successful low ground driven shoot over a well known estate in the heart of Scotland.

Doune 3 miles, Stirling 6 miles, Perth 33 miles, Glasgow 34 miles, Edinburgh 47 miles

- Highly accessible from Stirling, Perth, Edinburgh or Glasgow
- Varied topography
- Approx. 1200 acres (486 ha) in total
- Approx. 400 acres (162 ha) of mixed woodland
- 12 named drives
- Experienced keeper housed on the estate
- Outbuildings available by arrangement
- Established shoot infrastructure

Strutt & Parker LLP
28 Melville Street, Edinburgh, Edinburgh EH3 7HA
Tel: 0131 226 2500
E-mail: andrew.duncan@struttandparker.co.uk



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DESCRIPTION

The Blair Drummond Estate has the potential to offer the sporting tenant an exciting low ground pheasant shoot over a range of topography, in picturesque surroundings and in a highly accessible area. An experienced gamekeeper is already in place, as is the necessary shoot infrastructure.

Blair Drummond has always had a low ground pheasant shoot. It has an established name and an excellent reputation. Over recent years, circa 7,000 pheasants have been released, entirely reared by the Estate gamekeeper using hens gathered from the Estate. These provide for 15 days of 100 to 250 birds and several rough days. There are currently 12 named drives including three from game crops.

SITUATION

Blair Drummond is located 6 miles north west of Stirling on the A84 and within 45 minutes drive of both Edinburgh and Glasgow city centres. The Estate lies on the edge of the Southern Highlands and close to the Loch Lomond & The Trossachs National Park. Stirling is the main service centre for the area offering all the usual facilities of a small city.

The Estate comprises approximately 800 acres (324 ha) of arable and grass fields and 400 acres (162 ha) of commercial and amenity woodland. The majority of the farm land is let for arable and livestock production.

THE OBJECTIVES OF LET

The Estate is looking to find a conscientious and considerate tenant to lease the shoot for an initial period of 3 years. While the Estate considers the current level of stocking and shooting appropriate, the landlord is flexible and open to suggestions as to the form that any shoot may take. The estate would be interested in the prospect of retaining one or two small days for family and friends.

The management of the shoot must be sensitive to the other land uses on the Estate including farming, forestry, a safari park and increasing levels of public access.

GAMEKEEPER

The current gamekeeper, David Leith, has been employed by the Estate for eighteen years. He is well liked and has a successful track record. It is proposed that he will continue to be employed by the Estate but deployed fulltime to the management of the shoot and the tenant will be expected to reimburse the Estate his employment costs.

COTTAGES AND BUILDINGS

The Estate has a number of properties, in particular one large farmhouse which may be available to the tenant if required. The seasonal use of the purpose built rearing shed is included in the subjects of let. Additional outbuildings may be available if required by the sporting tenant.

GAME CROP

There are currently three areas of game crop.

EQUIPMENT

The existing shoot infrastructure is in good order and includes rearing and release pens, rearing equipment and feed hoppers. The Estate is open to proposals regarding the ownership and use of the equipment and vehicles.

DATE OF ENTRY

The subjects are offered for lease from the end of the 2010/11 season.

OFFERS

Prospective tenants are advised to register their interest in writing to the advertising agent. A fully detailed management proposal will be required along with any tender.

VIEWING

Strictly by confirmed appointment through Strutt & Parker's Edinburgh Office 0131 226 2500 (Contact: Andrew Duncan).

PRINCIPLE TERMS OF THE LEASE

Landlord Blair Drummond Estate

Management The tenant will be responsible for the day to day management and running costs of the shoot. The tenants will be required to attend a twice yearly management meeting with the landlord / landlord's agents and maintain regular ongoing communication between the Estate and its tenants. A game book must be maintained by the tenant and provided annually to the landlord.

Term An initial term of 3 years with the first being a trial.

Rental and Outgoings The sporting tenant will pay the Landlord an annual rental in advance, details of which should be included in tender offers. All local authority rates or Council Tax levied on the properties included in the lease and any VAT payable on the rental will be the responsibility of the tenant.

Game Sales The tenant will be entitled to keep all income generated from game sales.

Landlord's Responsibilities The landlord will be responsible for insuring all buildings forming part of the leased subjects for the lease term.

Landlords Reservations The landlord reserves the right to privacy around Park House and the policies of the house will be excluded from the lease. Additional small areas of ground may also be excluded for the enjoyment of the family. The landlord reserves the roe stalking rights.

Tenant's Responsibilities The tenant will be responsible for operating the shoot in a sportsman like manner in terms of a management plan agreed with the landlord. The tenant will be responsible for the payment of the annual rent, the employment costs of the gamekeeper and all improvements, repairs and maintenance to any sporting infrastructure. The tenant will arrange and cover the costs of contents, public and employer's liability insurance and comply with all regulations and legislation relevant to the lease and the occupation of the subjects of let and the management of the shoot. The control of rabbits and other vermin will also be a responsibility of the tenant.

Assignment The tenant will not be permitted to assign the lease and will be fully liable for the actions and behaviour of employees, clients or other guests.

Public Access The prospective tenant's attention is drawn to the rights of public access contained in the Land Reform (Scotland) Act 2003 and the Core Path Plan.

Servitudes and Burdens The property is leased subject to and with the benefit of all servitude rights, burdens, reservations and way leaves, including rights of access and rights of way, whether public or private, whether contained in the Title Deeds or informally constituted and whether referred to in these particulars or not. The tenant will be held to have satisfied themselves as to the nature of all such servitude rights and others.