



BLAIR ESTATE

BY TURNBERRY
SOUTH AYRSHIRE





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BY TURNBERRY, SOUTH AYRSHIRE

Turnberry 6 miles • Ayr 24 miles • Prestwick Airport 30 miles • Glasgow 59 miles

Delightful country house and estate inland of the Ayrshire coast

- ❖ Blair House (5 reception rooms, 3 principal bedroom suites and 3 further bedrooms)
- ❖ Self contained flat flat (2 bedrooms)
- ❖ Traditional courtyard encompassing 3 estate cottages
- ❖ Blair Farm Cottage (3 bedroom suites and 1 further bedroom)
- ❖ Blair Farm No. 1 (2 bedrooms)
- ❖ Blair Farm No. 2 (2 bedrooms)
- ❖ Useful range of modern estate buildings
- ❖ 227 acres of productive farmland
- ❖ 223 acres woodland

ABOUT 201 HECTARES (498 ACRES) IN TOTAL

For sale as a whole



Savills Edinburgh
Wemyss House, 8 Wemyss Place
Edinburgh EH3 6DH
Tel: 0131 247 3704
Email: edinburghrural@savills.com

Savills Dumfries
28 Castle Street, Dumfries
DG1 1DG
Tel: 01387 263066
Email: dumfries@savills.com

BLAIR ESTATE

Historical Note

Historical records for the land at Blair can be traced as far back as 1620. A translation of a legal document written in Latin (the legal language of the period) indicates that the land, then known as Blairquhan (which came with a Barony Title), was the property of the Crown and the family residence of a Mr John Kennedie. The Kennedie family paid a sum of two hundred and thirty-eight pounds thirteen shillings and four pence (Scots money) to the King of Scotland under the servitude of Ward and Relief. This guaranteed the protection of the subjects from enemies or from being called into military service.

Situation

Blair Estate is situated in a private and elevated position with panoramic views over the Girvan Valley, in an area renowned for outstanding scenery and for its mild climate created by the Gulf Stream. The Ayrshire coast is famous worldwide for golf and the estate is only 5 miles south of the internationally renowned Trump Turnberry Hotel and Golf Resort where the Open Golf Championship has been hosted on four occasions and the Ladies Open Championship twice. Royal Troon and Prestwick courses (both nearby) have also hosted the Open Championship and in addition there are many popular local courses at Girvan, Newton Stewart, Stranraer and Portpatrick.

The A77 trunk road (which links Stranraer and the Port of Loch Ryan to Glasgow) is

about 2 miles away, giving quick access north to Turnberry, Ayr and Glasgow, and south to Cairnryan where both Stena Line and P&O ferry links operate to Ireland. Glasgow Prestwick Airport (30 miles) operates regular flights to a number of European destinations while Glasgow Airport (59 miles) provides a wide range of domestic, European and international flights.

Girvan is the principal local town and administrative centre for the district and it offers a good range of facilities including a variety of shops, supermarkets, banks, Post Office, leisure centre, hotels, restaurants, and primary and secondary schooling. There is also a railway station providing connections north to Ayr and Glasgow, and south to Stranraer.

Ayr is about 24 miles up the coast and provides a more extensive selection of shops and facilities including national chain stores, supermarkets, leisure facilities and further schooling, notably Wellington School which offers private co-education. Ayr Racecourse has regular race meetings and hosts the Scottish Grand National annually in April. Glasgow city centre is easily accessible by both rail and road and is widely regarded as a vibrant and dynamic city with one of the UK's best shopping districts.

For sailing enthusiasts, Girvan has a harbour from which there are regular trips to the iconic volcanic island of Ailsa Craig, which sits just off

the Ayrshire coast. The Firth of Clyde (to the north of the region) has yachting marinas at Troon, Largs and Inverkip.

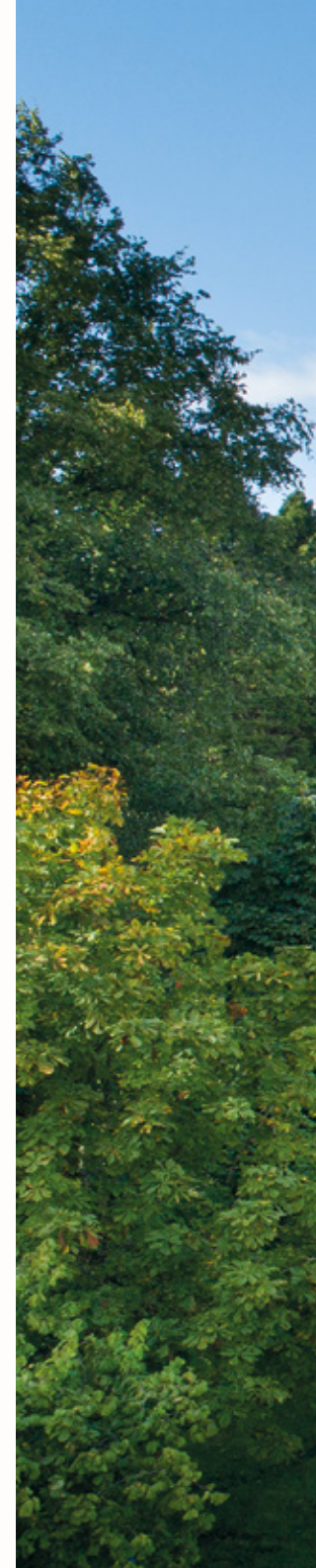
There are numerous local opportunities for field sports enthusiasts with game shooting on local country estates, as well as salmon fishing on the nearby Girvan, Stinchar and Ayr rivers. Red, roe and fallow deer stalking is also readily available.

Galloway Forest Park to the east is an area of outstanding natural beauty and offers excellent walking, world class mountain biking, and is one of only four national parks in the western world to have official Dark Sky status.

Description

Blair Estate extends to about 498 acres with an eight bedroom Victorian mansion house at its heart, surrounded by secluded and mature policy woodland grounds within which lies a tennis court and boating lake with boathouse. The landscape is characterised by undulating pastures interspersed with woodland, planted to provide amenity and game cover. Whilst the current owner does not shoot over the estate, there is the potential to restore a private shoot over the grounds.

The land rises from 110 metres above sea level to 150 metres at Blair House itself, with stunning views over the Girvan Valley.





Blair House

Blair House is approached from the southwest over a long tarred private driveway which leads to a gravelled parking area and garaging to the rear of the house. The house is south facing, in an elevated position looking directly over the Girvan Valley.

The house is constructed of sandstone under a pitched slate roof and features full height stained glass oriel windows, a projecting front porch with pitched slate roof and glass fanlight, and decorative timber framing beneath the gable eaves.

The rooms are beautifully proportioned and ideal for entertaining. Five principal reception rooms include a reception hall (with fireplace and seating), drawing room, dining room, library and billiard room all of which include many original features such as delicately moulded ceiling cornices, dado rails, marble and timber fireplaces with original cast iron grates and a coffered segmental ceiling in the billiard room. A modern oak kitchen complements the more traditional four-oven, two-hob, gas-fired AGA in British Racing Green. The wide, principal staircase has a mahogany balustrade and carved spindles and there is a lovely stained glass half landing window. A south facing conservatory to the front of the house catches the sun and makes a fabulous hot house to grow many exotic plants. There are three bedroom suites on the first floor and a further three bedrooms and two bathrooms on the second floor.

The first floor flat is self-contained with sitting room, kitchen, two bedrooms and bathroom. It has access from the first floor landing and also has a private entrance and stairway leading from the outside courtyard should it require to be used independently of the main house for staff or guests.

Attached to the rear of the house is a double garage built of stone under a slate roof with concrete floor which currently houses the water filtration plant. An oil tank is housed off the east elevation where there is an adjoining integral store.

Gardens and Grounds

The gardens and grounds are a special part of Blair. A series of terraced lawns at the front of the house are linked by stone steps leading to the tennis court and bounded by deep herbaceous borders and encompass a small rose garden. Shelter is provided by ancient mature woodland with some wonderful specimen trees and some more recent planting and all are linked by wooded paths.

At the bottom of the garden, hidden away behind woods and banks of rhododendron is a series of four lakes, the largest of which features a stone arched bridge and a charming boathouse and picnic area.





Blair House, Girvan

House area: approx. 753 sq. metres (8105.0 sq. feet)

Garage & Outbuildings area: approx. 51 sq. metres (548.0 sq. feet)

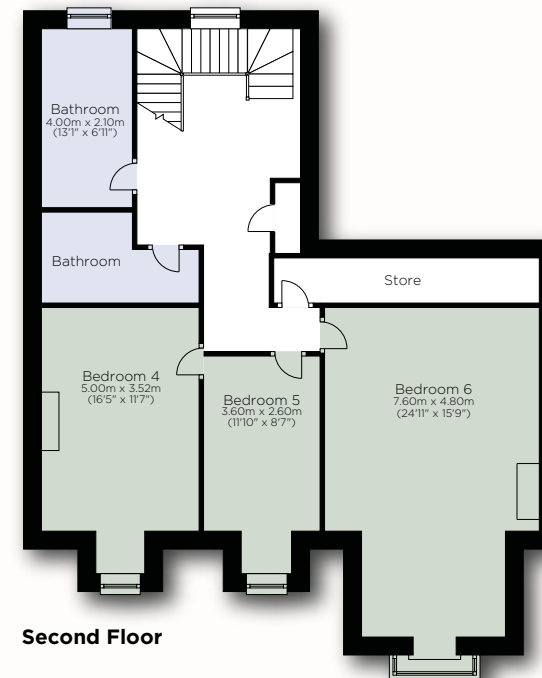
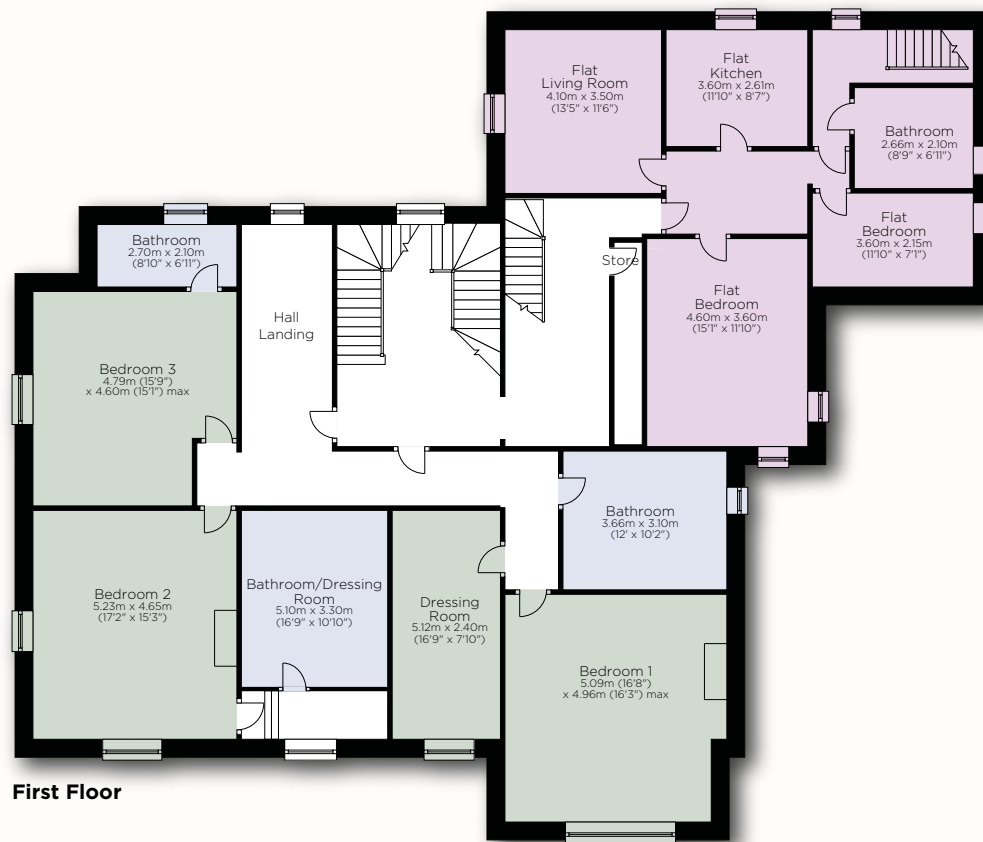
For identification only. Not to scale.

Gross Internal Area (approx)

- Reception
- Bedroom
- Bathroom
- Ancillary Accommodation
- Flat



Ground Floor







Blair Farm Cottage

East of Blair House is a traditional courtyard steading within which the three cottages are located. Blair Farm Cottage is the largest and occupies the northwestern corner of this range. The cottage was extended and redeveloped in 2015 to a high standard by the current owner, with split level accommodation. On the lower level there is a modern kitchen/diner (with integrated electric hob and extractor fan, oven/grill, microwave, fridge freezer and dishwasher), a shower room and a large

open plan living and dining room with light tiled floor and solid wood staircase leading to the upper levels. On a half landing, accommodation extends to a utility room with fitted units incorporating a washing machine and ceramic sink, and two bedroom suites with shower room and bathroom respectively. From the half landing, the stairway extends to the upper floor where there is a large master bedroom suite with shower room and a fourth bedroom.



Blair Farm No. 1

Blair Farm No. 1 cottage is situated to the southwestern end of the courtyard with a south facing garden and unrestricted views. The accommodation is on one level and comprises a modern kitchen (with integrated fridge freezer, washing machine, electric hob and extractor fan, oven/grill, microwave and dishwasher), dining room, living room, two bedrooms and a bathroom.

Blair Farm No. 2

Blair Farm No. 2 cottage is situated to the southeastern end of the courtyard, also with a south facing garden and unrestricted views. The accommodation is on one level and comprises a small kitchen (requiring renovation), living room, conservatory with external access to a raised decking patio, two bedrooms and a rear porch/utility room.





The Courtyard Steading

In addition to the three cottages, the courtyard provides a good range of useful buildings including the following:

- Large three car garage;
- Boiler room (with a Hargassner biomass boiler and domestic hot water system);
- Woodchip store;
- A range of further storage sheds

Estate Buildings

Located to the east of the traditional courtyard steading and served by a separate access from the north drive (also fully tarred), is a range of estate buildings which are suitable for a variety of purposes including livestock housing (fitted with cubicles and pens) and general machinery storage. Of particular note is a large modern steel portal frame building presently fitted with a woodchip processing plant and drying system used in the processing, drying and storage of woodchip. The plant and equipment is available to interested parties by separate negotiation and details can be obtained from the selling agents.



Woodland

The woodlands at Blair are a considerable asset of the estate. The Drummuck and Blawearie woods extend to about 74.60 hectares (184 acres) and cover the eastern side of the estate. They comprise a mixture of mature conifers (mainly Sitka spruce) and silver birch. A series of woodland rides run through the woods aiding management and timber extraction as required. There is a track directly leading to the modern steading and the woodchip plant, providing excellent opportunity to develop an income stream from providing and drying woodchip.

A further 39 acres of mainly mixed hardwoods and conifers add greatly to the amenity of the estate, enhance the sporting and provide excellent livestock shelter. It should be noted that some felling works are underway in the smaller compartments. The purchaser will take on responsibility for replanting these areas under the terms of the felling licences. Further details are available from the selling agents.

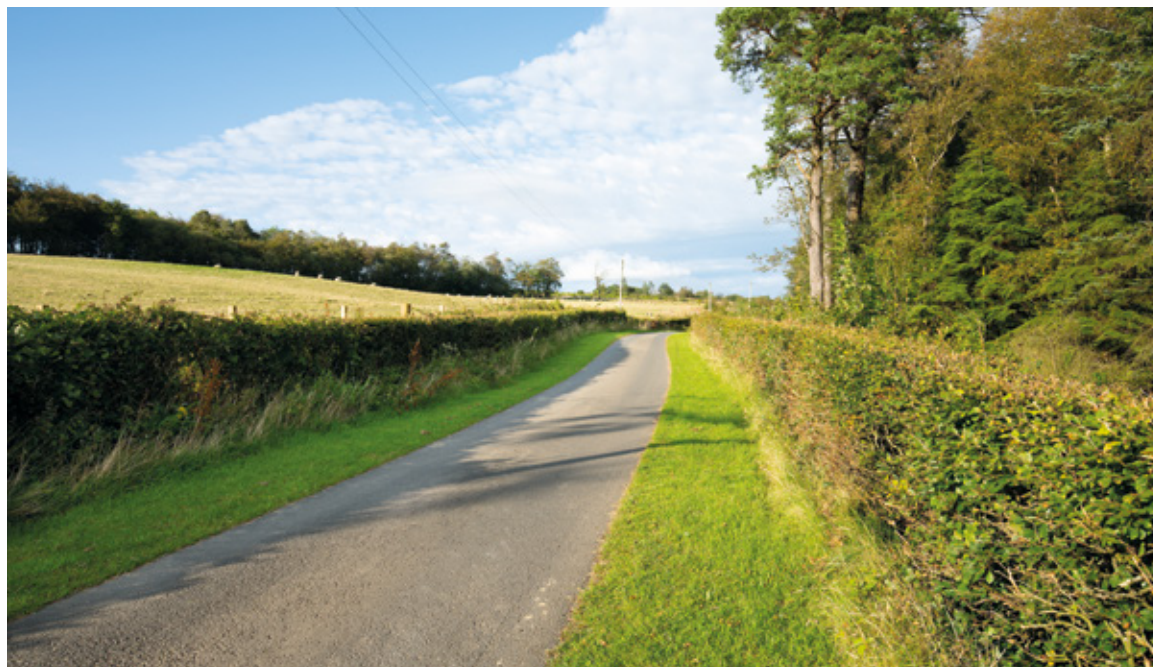
Land

The agricultural land at Blair extends to 93.37 hectares (230.72 acres) of predominantly permanent pasture. It is contained within a ring fence intersected only by the minor public road leading from Low Craighead to Drummuck. Access to the fields is taken via the internal tarred estate roads, or from the public road itself.

All of the fields have water supplies and are fenced for stock with many of them well sheltered by woodland belts and hedges. The land is all Class 4 according to the James Hutton Institute Land Capability for Agriculture Scale. It rises from 95m to 150m above sea level.

Sportings

The rolling countryside and strategically planted woodland provide the potential for an exciting driven pheasant shoot at Blair. Prior to 2012 a private shoot was operational with bags of up to 100 birds. In addition the ponds provide for excellent duck flighting and the policy woods are ideal for rough shooting. The woodland also provides a good habitat for roe deer and some challenging stalking can be enjoyed.



General Remarks and Information

Viewing

Strictly by appointment with Savills. Given the potential hazards, we request you take care when viewing the property, especially around the yard.

Directions

From Glasgow join the A77 and head south past Ayr and on to Turnberry. Approximately 4 miles after Turnberry (and just before entering Girvan), turn left onto the B741 (signposted to Dailly). Continue on this road for about 2 miles and then turn left onto a minor public road (sign posted Turnberry and Kirkoswald). The Blair drive is signposted and lies on the right hand side after about 250 metres. The postcode is KA26 9QQ.

Entry and Possession

Entry with vacant possession by arrangement.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Solicitors

BTO Solicitors
One Edinburgh Quay
Edinburgh
EH3 9QG

Fixtures and Fittings

All fitted carpets and window coverings in the houses are included in the sale. Blair House and Farm Cottage contents are available by separate negotiation. The plant and equipment relating to the woodchip processing plant is also available by separate negotiation. Further details are available on request from the selling agents.

Basic Payment Scheme (BPS)

The BPS Entitlements are included in the sale. Copies of the SAF form for 2019 are available for inspection from the selling agents. For the avoidance of doubt, the 2019 payment will be retained by the seller.

Services, Council Tax and Energy Performance Certificates

| Property | Services | Council Tax Band | EPC Rating |
|--------------------|--|------------------|------------|
| Blair House | Private water supply, mains electricity, private septic tank drainage, central heating via shared biomass boiler. Has the ability to switch back to original oil heating system. | H | F (38) |
| Blair Farm Cottage | Private water supply, mains electricity, private septic tank drainage, shared biomass central heating. | B | D(56) |
| Blair Farm No. 1 | Private water supply, mains electricity, private septic tank drainage, shared biomass central heating. | D | E(41) |
| Blair Farm No. 2 | Private water supply, mains electricity, private septic tank drainage, shared biomass central heating. | B | E(45) |

Less Favoured Area Status Scheme (LFASS)

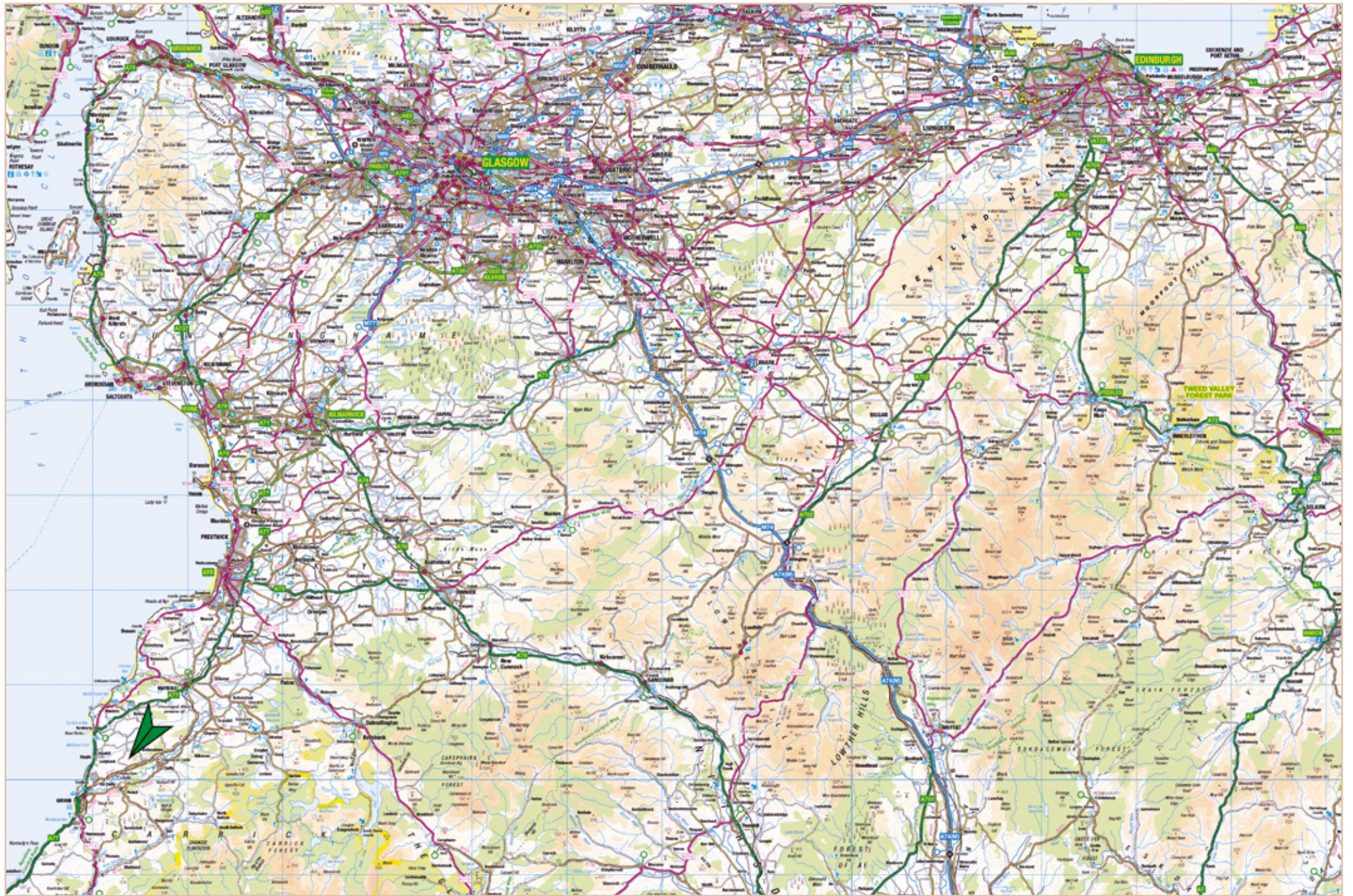
The land is within the Less Favoured Area.

Sporting Rights

The sporting rights are in hand.

Mineral and Timber Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.





STIPULATIONS

Purchase Price

Within 7 days of the 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 who is resident out with 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 further 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.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

1. The property is sold subject to and with the benefit of all 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 will be held to have satisfied themselves as to the nature of all such servitude rights and others.
2. A third party right of access exists to agricultural land over the first section of the main driveway (between the points marked "A" and "B") on the sale plan.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

Important Notice

Savills, their clients and any joint agents 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, 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.
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.

