

By Direction of Sir Harry Lauder

Handwritten: H. Lauder

K&F

**THE ESTATE OF
GLENBRANTER
ARGYLLSHIRE**

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Office
Cuthby

Solicitors :

Messrs MACPHERSON & DISSELDUFF
160 Argyll Street, Dunoon

Auctioneers :

Messrs KNIGHT, FRANK, & RUTLEY

20 Hanover Square, London, W.1
90 Princes Street, Edinburgh

41 Bank Street, Ashford, Kent
78 St Vincent Street, Glasgow

By Direction of Sir Harry Lauder

*William & Lyndale
Lyndale
Blairmore.*

*4000
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200
710
2
14200*

COUNTY OF ARGYLL

AT THE HEAD OF LOCH ECK, 3 MILES FROM STRACHUR
AND 16 MILES FROM DUNOON

Particulars with Plans and Views of the Residential,
Sporting, and Agricultural Estate of

GLENBRANTER

EXTENDING TO AN AREA OF ABOUT

9768 Acres

COMPRISING

Glenbranter House and Policies, the Important Sheep Farms of
Glenbranter, Balliemore, Glenshellish, Invernoaden and Island

The Estate is all in the Proprietor's own hands
and early possession can be given

To be offered for Sale by Auction as a whole or in 5 Lots

BY

Messrs KNIGHT, FRANK, & RUTLEY

(Sir Howard G. Frank, Bart., K.C.B.; John Frederick Knight; Alfred J. Burrows; Arthur Horace Knight)

At The M'Lellan Galleries, 270 Sauchiehall Street, Glasgow,
on Wednesday, 14th September 1921, at 2.30 p.m.

(unless previously sold privately)

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VIEW FROM GLENBRANTER HOUSE

Brief Summary of Particulars of **GLENBRANTER ESTATE**

SITUATION

The Estate is situated at the head of the beautiful Loch Eck amidst magnificent Highland scenery, in the Parish of Strachur and County of Argyll. Glenbranter House is about 3 miles distant from Strachur, 12½ miles from Kilmun, and 17 miles from Dunoon. There are excellent services of steamers to Dunoon and Kilmun from Greenock, Gourock, and Craigendoran, the Estate being within 3 hours' journey from Glasgow.

AREA

Approximately 9768 acres.

GLENBRANTER HOUSE

An attractive Residence, stone and slated, occupying a well-sheltered position with south-eastern aspect and commanding a charming view over Loch Eck. The accommodation comprises—3 Reception Rooms, Billiard Room, 8 Bedrooms, 2 Dressing Rooms (one with bath), 3 Bathrooms, and ample Domestic Offices and Servants' accommodation. Electric Light. Central Heating. Gravitation Water Supply. Efficient Drainage.

GARAGE

situate a short distance from the House, is fitted with Inspection Pit and capable of holding 6 Cars.

POLICIES

The Policy Grounds surround the House and are exceptionally well-timbered, there being many well-grown specimens of various coniferous trees.

The Grounds include an old Orchard and Flower and Kitchen Garden.

SPORTING

There is capital mixed Shooting over the Estate, including numerous Blackgame, Woodcock, Hares and Rabbits, a few Grouse, Red Deer, and Roe.

Sea Trout, Salmon, and Trout Fishing in Loch Eck, and good Trout Fishing in the River Cur and Burns on the Estate.

AGRICULTURAL

The Estate comprises 5 good Sheep Farms, with excellent Houses and Steadings. A small Croft and a number of Cottages are included in the Sale.

The Sheep Stocks are not bound to the Ground but may be taken over by purchasers at market prices.

TIMBER AND WOODLANDS

In addition to the ornamental Timber in the Policies, there is a large area of natural wood on the Estate, chiefly Birch, Oak, and Alder, and a number of thriving plantations, consisting of Scots Fir, Spruce, and Larch.

FACILITIES

Post and Telegraph Office at Strachur. Letters are delivered once daily, and there is a collection box at the Entrance Gate. Established and United Free Churches, Shops, and Medical Men at Strachur, Kilmun, and Dunoon.

RENTAL

	Assessed Rent.
Glenbranter House, Policies, and Cottages	£82 0 0
Farms	675 0 0
Shootings	64 0 0
Land at Loch Eck, Croft and Cottage	24 13 0
	£845 13 0

BURDENS for Year 1920-1921

Stipend (Crop and Year 1920)	£44 10 3
Parish Rates (Owner)	87 5 5
County Rates (Owner)	95 17 11
Land Tax	2 13 5
Feu Duties	12 16 3
Heritors' Assessment	— — *
	£243 3 3

* A small variable sum not apportioned.

STIPULATIONS

Forming part of the Conditions under which the Subjects are offered for Sale

1. The Vendor reserves the right to alter the order of Sale, to withdraw the whole or any Lot, and to offer several Lots for Sale together.
2. The Sale is subject to the terms of the Articles and Conditions of Roup and Sale of the Lots after-mentioned, and also to existing Feu Rights, Building Leases, Tenancies, and Rights of Occupation. The Feu Charters, Leases, and Agreements, so far as in writing, and the said Articles and Conditions of Roup and Sale can be inspected at the Solicitors' Offices, and the Purchasers shall be deemed to have due notice of the contents thereof.
3. The Sale is subject to all Rights of Way, Servitudes, Water Rights, and Burdens affecting the Estate or the separate Lots, and all statutory enactments affecting the same.
4. The Vendor shall be under no legal obligation to obtain any apportionment of Minister's Stipend, Land Tax, Feu-duty, or other Burdens, and the Sale is subject to Purchasers applying for and obtaining, at their own expense, an apportionment of the Stipend, Heritors' Assessment, Land Tax, and Feu-duty in respect of their Lot or Lots purchased by them.
5. The Plan and the Areas given are only intended to be a guide to prospective Purchasers. The Particulars are believed to be correct, but the Vendor does not guarantee the accuracy of the Plan or Particulars, and no claim can be admitted for errors or omissions.
6. Any dispute as to Boundaries of the respective Properties shall be left to the decision of the Auctioneers.
7. All Fences dividing the various Lots shall be mutual, and in cases where subjects are divided into Lots and no dividing Fences or Boundaries exist, suitable Fences must be erected where necessary and maintained to the satisfaction of the Vendor or his Agents at the joint expense of the Purchasers of such Lots.
8. Any Minerals in and under the property are included in the Sale.
9. All standing Timber, Timber-like Trees, and young Plantations are included in the Sale.
10. The Fixtures and Fittings in Glenbranter House and the other Buildings on the Estate, in so far as Heritable and belonging to the Proprietor, are included in the Sale. The Furniture in the Mansion House may be taken over by a Purchaser at Valuation in the usual way, the Vendor reserving the right to remove any Articles he may wish to retain.
11. The Vendor reserves the right to hold a Sale or Sales by Auction upon the Property at any time within three months from the date of the signing of the Contract.

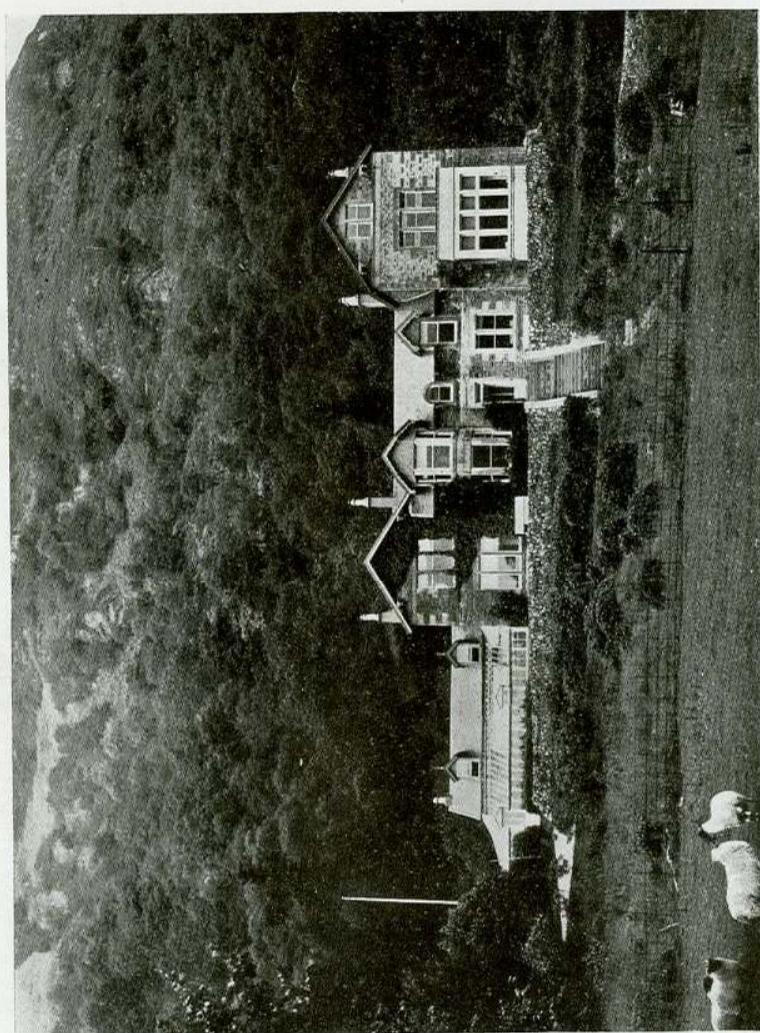
SUMMARY OF LOTS

Lot.	Description.	Estimated Area.	Assessed Rental.
1	Glenbranter House and Policies with Glenbranter Farm	2966·874	£262 0 0
2	Balliemore Farm	1131·209	153 0 0
3	Glenshellish Farm	1904·975	138 0 0
4	Invernoaden House and Farm	2188·824	185 13 0
5	Island Farm	1575·766	107 0 0
	Total . . A.	9767·648	£845 13 0

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2760 0 0
153 0 0
5960 0 0

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262
153
415 20
£83 0 0

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262 0 0
138 0 0
400 0 0
20
£800



GLENBRANTER HOUSE (Lot 1)

LOT 1

(Coloured Pink on Plan)

EARLY POSSESSION

GLENBRANTER HOUSE

A substantial residence of stone and slate construction, splendidly appointed with every modern convenience, standing in Gardens and well-wooded Policy Grounds,

TOGETHER WITH

GLENBRANTER FARM

extending in all to an area of about

2966 Acres

situate in the Parish of Strachur, about 3 miles from Strachur and 16 miles from Dunoon.

THE RESIDENCE

situate on the banks of the River Cur, near the head of Loch Eck, occupies a delightful and sheltered position noted for the magnificent view over the Loch. The House is approached by a winding avenue through the Policies where the ornamental timber has been made a special feature, and well-grown specimens of many coniferous species are seen.

The accommodation comprises—3 Reception Rooms, Billiard Room, 8 Bedrooms, 2 Dressing Rooms (one with Bath), 3 Bathrooms, and ample Domestic Offices and Servants' accommodation, disposed as follows:—

ON THE GROUND FLOOR—Lounge Hall, panelled in oak and canvas, facing south-west, 30'×17'; Dining Room, facing south-east, 31'×16' (excluding bay); Drawing Room, facing south-east, 35'×21', with handsome Walnut Overmantel and Chimney Seats; Billiard Room, 26'×24', with Conservatory off; Cloak Room; Bathroom with Lavatory Basin and w.c.

ON THE FIRST FLOOR—reached by the principal and secondary staircases: Large Bedroom, facing south-east, with Dressing Room off, fitted with Bath, Lavatory Basin, and w.c.; another Bedroom with Dressing Room off; Bathroom with Lavatory Basin, Heated Towel Rail, and w.c.; 5 Bedrooms; Bathroom with Lavatory Basin and Heated Towel Rail; separate w.c.; Box Room. There are also 3 Servants' Bedrooms reached by a separate stair.

ON THE SECOND FLOOR—Large Bedroom. Store Room.

THE DOMESTIC OFFICES

on the Ground Floor include :—Servants' Hall, Housekeeper's Room, Butler's Pantry, Kitchen, Scullery, Larder, Pantry, Wine Cellar, Coal House, Wash House, Servants' w.c.

The House is conveniently arranged and in first-rate order. The Floors are of teak, and the staircases and other internal woodwork of pitch pine. Lighted by Electric Light generated on the premises. Hot Water Radiators in the corridors and all the principal rooms. Excellent supply of Water by gravitation. Efficient drainage. Letters are delivered once daily, and there is a Collection Box at the Entrance Lodge.

THE GARAGE

situated at Glenbranter Farm, is capable of holding 6 Cars and is fitted with Inspection Pit. Lighted by Electric Light.

THE GARDENS AND GROUNDS

surrounding the House include an old Orchard, Flower and Kitchen Gardens, 2 Grass Parks, and attractive Policy Grounds shaded by many fine trees.

GLENBRANTER FARM

consists chiefly of Hill Pasture and carries a stock of about 1760 head of Black-faced Sheep, which, while not bound to the Ground, may be taken over by a purchaser at market prices. There are about 67 acres of arable land.

THE FARM HOUSE

recently rebuilt, is in splendid order and contains—Dining Room, Drawing Room, 4 Bedrooms, Bathroom with Lavatory Basin and w.c., Cloak Room, Kitchen (with hot and cold water laid on), Larder. Outside are Coal House, Wash House, and w.c. Lighted by Electric Light.

THE STEADING

includes—Byre for 7 cows, 2 Wooden Loose Boxes, Store, Joiner's Shop, Wooden Implement Shed, Oil Store, Sawmill (fitted with 2 saws and plane), Electric Power House fitted with 16 h.p. Tangye Engine (which also drives the Sawmill), and Accumulator House.

COTTAGES

There are 5 Cottages included in this Lot built of stone and slated, as follows :—

ENTRANCE LODGE containing 2 Rooms, Scullery, and Wash House, 2 Attics.

KEEPER'S LODGE containing 2 Rooms, 2 Attics, Scullery with sink, and Bath. Close to this Cottage is a double Kennel.

SHEPHERD'S COTTAGE at Sron-criche, containing 2 Rooms and Attics.

TWO COTTAGES adjoining the Farm House each containing 2 Rooms.

SPORTING

There is capital Shooting on this Lot, a good mixed bag being obtained, including Blackgame, Woodcock, Hares, Rabbits, a few Grouse, Red Deer, and Roe.

There is Sea Trout, Salmon, and Trout Fishing in Loch Eck, and good Trout Fishing in the Streams in this Lot.

A small area of Land and Boathouse on the eastern shore of Loch Eck is included in the sale of this Lot together with the right of fishing in the Loch.

WOODLANDS

In addition to the ornamental timber surrounding Glenbranter House there is a large area of natural wood, consisting chiefly of Birch, Oak, and Alder, which affords shelter for the Farm.

RENTAL

Description.	Area.	Possession.	Assessed Rent.
Glenbranter House and Policies	2966·874	In hand	£70 0 0
Chauffeur's Cottage		Do.	4 0 0
Entrance Lodge		Do.	8 0 0
Glenbranter Farm		Do.	160 0 0*
Shootings	—	Do.	20 0 0*
	2966·874		£262 0 0

* Apportioned.

BURDENS for Year 1920-1921

Stipend (Crop and Year 1920)	£5 13 9
Parish Rates (Owner)	27 1 3
County Rates (Owner)	29 14 9
	<u>£62 9 9</u>

262
60
2020
6560

LOT 2

(Coloured Green on Plan)

EARLY POSSESSION

The Important Agricultural Holding

KNOWN AS

BALLIEMORE

extending to an area of about

1131 Acres

situate in the Parish of Strachur, about 2 miles from Strachur,
13½ miles from Kilmun, and 17 miles from Dunoon.

THE FARM HOUSE

stone and slated, contains—Entrance Porch, Dining Room, Drawing Room, 4 Bedrooms, 3 Attic Rooms, Bathroom (h. and c.) with Lavatory Basin and w.c., Box Room, Kitchen (new range), and Scullery. Good Garden.

THE STEADING

includes—Byre for 31 cattle, 2 Bull Boxes, 3-stalled Stable with 2 Loose Boxes, Barn, Hay Shed, and Cart Shed, Mill (driven by water power), Potato House, Piggery, Shed, 2 Store Houses, Hen House, Bothy.

Shepherd's Cottage, built of brick and wood, contains 3 Rooms and Kitchen.

Good water supply by gravitation.

The Farm, which was formerly run as a Stock and Sheep Holding, includes over 100 acres of arable and enclosed land, the remainder being hill pasture.

The Farm at present carries a stock of 700 head of Black-faced Sheep which, while not bound to the Ground, may be taken over by a purchaser at market prices.



GLENBRANTER FARM HOUSE (Lot 1)



BALLIEMORE (Lot 2)

The public road from Dunoon to Strachur passes through the Farm.

There is capital mixed Shooting on this Lot, and Trout Fishing in the River Cur.

A Plantation, consisting chiefly of Scots Fir and Larch, extending to about $13\frac{1}{2}$ acres, and an area of natural Birch, Oak, etc., are included in the Sale.

The following small properties are included in this Lot—Croft known as HIGH BALLIEBEG, comprising Cottage, stone and slated, containing Sitting Room, 2 Bedrooms, and Kitchen, with Milk House, Store, Small Barn, and Byre. Garden. Field behind the Cottage extending to $4\frac{1}{2}$ acres, and right of Grazing on the Hill, so far as enclosed by Dyke.

A Pair of Cottages known as LOW BALLIEBEG, situated on the roadside near Glen Sluan, each containing 2 Rooms and Attics.

RENTAL

Description.	Area.	Tenant.	Tenancy.	Rent—Actual and Assessed.
Balliemore House and Farm	—	In hand	—	£115 0 0*†
Shootings		Do.	—	14 0 0*†
Field, Low Balliebeg		Do.	—	3 0 0*
Cottage do.		Mrs M'Fadyen	Yearly	7 0 0
Do. do.	4·488	Mrs M'Vean	Do.	7 0 0
Croft, High Balliebeg		Donald Ferguson	Do.	7 0 0
	1131·209			£153 0 0

* Assessed Rent. † Apportioned.

BURDENS for Year 1920-1921

Stipend (Croft and Year 1920)	£8 18 1
Parish Rates (Owner)	15 15 1
County Rates (Owner)	17 7 6
Land Tax	1 2 8
Feu-duty	0 0 3
	<u>£43 3 7</u>

LOT 3

(Coloured Yellow on Plan)

EARLY POSSESSION

The Capital Sheep Farm

KNOWN AS

GLENSHELLISH

extending to an area of about

1905 Acres

situate in the Parish of Strachur near the head of Loch Eck,
about 3 miles from Strachur and $16\frac{1}{2}$ miles from Dunoon.

THE FARM HOUSE

stone and slated, contains—Dining Room, Drawing Room, 7 Bedrooms, Bathroom with Lavatory Basin (h. and c.) and w.c., Box Room, Kitchen (new range), Scullery, and Pantry.

THE STEADING

includes—Byre for 20 cattle, 2 Calf Houses, Sheep Sheds, Barn, 3-stalled Stable, Loose Box, Large Loft, 2-stalled Stable and Loose Box, Loft for Drying Corn, Mill, Hen House, Wash House, Bothy, Concrete Sheep Fank, and Cement Dipping Bath.

Cottage, built of corrugated iron, containing 2 Rooms and Scullery.

Good water supply by gravitation.

The Farm consists of hill pasture with the exception of about 43 acres of arable and meadow land near the River Cur, and carries a stock of 1100 Black-faced Sheep which, while not bound to the Ground, may be taken over by a purchaser at market prices.

Capital mixed Shooting. Trout Fishing in the River Cur and Glenshellish Burn. Sea Trout, Salmon, and Trout Fishing in Loch Eck.

There is a small Plantation of Scots Fir and Larch, and an area of natural Birch, Oak, etc., which affords shelter for Stock.

RENTAL

Description.	Area.	Possession.	Assessed Rent.
Glenshellish House and Farm	1904-975	In hand	£125 0 0
Shootings	—	Do.	13 0 0
	1904-975		£138 0 0

BURDENS for Year 1920-1921

Stipend (Crop and Year 1920)	£8 6 9
Parish Rates (Owner)	14 3 8
County Rates (Owner)	15 13 4
Land Tax	1 7 9
	£39 11 6



INVERNOADEN (Lot 4)



GLENSHELLISH (Lot 3)

LOT 4

(Coloured Brown on Plan)

EARLY POSSESSION

The Very Desirable Sheep Farm

KNOWN AS

INVERNOADEN

extending to an area of about

2189 Acres

situate in the Parish of Strachur overlooking Loch Eck, and bounded on the south-west by the Loch and the River Cur. Strachur is about 3 miles distant, and Dunoon 15 miles.

THE VERY SUPERIOR HOUSE

of stone and slate construction, at present in course of erection and almost completed, occupies a delightful position overlooking Loch Eck, and contains—Entrance Porch, Dining Room, Drawing Room, 4 Bedrooms, 2 Dressing Rooms or Small Bedrooms, Bathroom with Lavatory Basin (h. and c.), and w.c., Lavatory Basin in Lobby, Kitchen, Scullery, Pantry, Servants' w.c., Store Room.

THE STEADING

which is practically all new, is of a superior type, designed for keeping Highland Cattle, and includes—excellent Byre for 20 cattle, 3 Loose Boxes, and Bull House, Feeding Houses for cattle, 2-stalled Stable and Loose Box, Cart Shed (without roof), Small Implement Shed, Barn, Store, Sheep Fank, and Dipping Enclosure, Wooden Garage.

The three Cottages on this Lot are as follows—Cottage, recently reconstructed, containing 3 Rooms, and a pair of Cottages on roadside, stone with corrugated iron roofs, each containing 2 Rooms.

Good water supply by gravitation.

The Land is excellent hill pasture with the exception of about 60 acres which are arable.

LOT 5

(Coloured Green on Plan)

EARLY POSSESSION

The Good Grazing Farm

KNOWN AS

ISLAND FARM

extending to an area of about

1576 Acres

situate in the Parish of Strachur on the eastern side of Loch Eck, about 5 miles from Strachur and 12 miles from Dunoon.

THE FARM HOUSE

overlooking Loch Eck, is of stone and slate construction, and contains—2 Sitting Rooms, 3 Bedrooms, Box Room, Bathroom with Lavatory Basin and w.c., Kitchen, Scullery, Dairy, and Pantry.

THE STEADING

includes—Byre for 11 cows, 3-stalled Stable, Barn, Feeding House, Cart Shed, Implement Shed, Large Loft, Hen House, and Store.

Water supply by gravitation.

The Land consists of capital hill pasture with the exception of about 14 acres which are arable. The Farm at present carries a Stock of about 1000 Black-faced Sheep, which, while not bound to the Ground, may be taken over by a purchaser at market prices.

The Woodlands are principally natural Birch, Oak, and Alder, affording shelter for Stock, and there is a small plantation of young Scots Fir and Larch.

There is good mixed Shooting on this Lot, and capital Sea Trout, Salmon, and Trout Fishing in Loch Eck.

The superiority of the small Feu known as CRAIGBRACK is included in the Sale. The Feu-duty is nominal.

RENTAL

Description.	Area.	Possession.	Assessed Rent.
Island House and Farm	1575.766	In hand	£100 0 0
Shootings	—	Do.	7 0 0*
	1575.766		£107 0 0

* Apportioned.

BURDENS for Year 1920-1921

Parish Rates (Owner)	£11 1 3
County Rates (Owner)	12 2 9
	<u>£23 4 0</u>

There are also payable in respect of the Lands of Island and Invernoaden the following, which have not been apportioned:—

Stipend (crop and year 1920)	£21 11 8
Land Tax	0 3 0
Feu-Duty	12 16 0
	<u>£34 10 8</u>

Eme Stock 700 @ £3 ea £2100-0/-

*700 Emes Sleep. give
140 do do (Sold)
560
240 lambs (come for stock)
800 2nd year stock.*

*500 lambs
240 lambs for stock
260 lambs for sale*

*Sold: - 140 Emes @ 2-10/- ea = 350-0-0.
Do - 260 lambs @ 25/- ea = 312-0-0.
662-0-0
Price for 1000 @ 6th 70-0-0*

*Wintering 240 Hogs @ 20/- ea 480-0-0
592-0-0
Rent & Taxes - - 165-0-0*

*Traps - 2 men 427-0-0
186-0-0*

*Prize on 40 cattle @ 5 ea 200-0-0
Do - 300 Hens 210-0-0*

£757-0-0

*100-0-0
150-0-0
150-0-0
100-0-0
250-0-0
250-0-0
550
£1350-0-0*