



AUCLISHIE FARM

Kinnordy, Kirriemuir, Angus, DD8 4LS





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One of Scotland's premier equestrian and eventing centres, combining an established international-standard equestrian business, luxury owner's accommodation, extensive event facilities in the heart of Angus.

Accommodation Summary

Ground Floor

Entrance Vestibule, Reception Hall, Drawing Room, Sun Room, Kitchen/Dining Room, Utility Room, Shower Room and Ground Floor Bedroom.

First Floor

Principal Bedroom with Dressing Area and En Suite Shower Room, Two Further Double Bedrooms (one with En Suite Shower Room) and Family Bathroom.

Grounds

The land extends to approximately 97 acres and comprises a mix of grazing paddocks, amenity woodland and established cross-country course, all set within the rolling Angus countryside. Well maintained and highly versatile, the land supports the property's thriving equestrian enterprise whilst offering further potential for agricultural, sporting and leisure pursuits.



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Situation

Auchlishie Farm enjoys a superb rural position approximately two miles north of Kirriemuir and six miles west of Forfar, set at the foot of the Angus Glens amidst rolling countryside with far-reaching views across the fertile Strathmore Valley. Despite its peaceful setting, the property is readily accessible, lying within easy reach of Dundee, Aberdeen and the A90, providing excellent connections throughout Scotland.

Kirriemuir offers an excellent range of day-to-day amenities, including supermarkets, independent retailers, leisure facilities and both primary and secondary schooling. Dundee, Scotland's fourth-largest city, provides a comprehensive range of business, educational, retail and healthcare facilities, including the University of Dundee, Abertay University and the renowned Ninewells Hospital. The city has undergone significant regeneration in recent years, particularly along its waterfront, which is now home to the award-winning V&A Dundee, Discovery Point and the historic RRS Discovery, together with Slessor Gardens, a vibrant public space that regularly hosts concerts, festivals and major events.

The area is particularly well served for outdoor pursuits and country sports. There are excellent local golf courses at Alyth, Glenisla and Strathmore, whilst the championship courses at Blairgowrie, Carnoustie and St Andrews are all within comfortable driving distance. Glenshee Ski Centre, Scotland's largest ski resort, is approximately 30 miles away, with the Angus Glens offering exceptional opportunities for walking, cycling, riding and field sports.

Description

Auchlishie Farm represents a rare opportunity to acquire one of Scotland's most respected and well-established equestrian enterprises. Developed over many years and recognised nationally within the equestrian community, the property combines outstanding residential accommodation, extensive equestrian infrastructure, a British Eventing accredited cross-country course, hospitality facilities and productive farmland.

The grounds extend to approximately 97 acres and has successfully hosted British Eventing competitions, training camps, clinics, residential equestrian experiences and a wide variety of corporate and private events. The business benefits from an excellent reputation, an established client base and significant scope for further expansion.

At the heart of Auchlishie lies an impressive range of equestrian facilities including an indoor riding arena, competition-standard outdoor arena, warm-up arena, extensive stabling, agricultural buildings, storage facilities and generous parking.

The property's cross-country course extends across gently rolling farmland and incorporates a wide variety of professionally constructed fences and training obstacles. The free-draining nature of the land has made Auchlishie one of the most sought-after early season event venues in Scotland.



OWNER'S HOUSE

The modern detached house occupies an elevated position overlooking the equestrian facilities and surrounding countryside. Constructed to a high specification with energy-efficient systems including solar hot water panels and excellent insulation. The accommodation, is arranged over two levels and extends to approximately 2,152 sq ft. The ground floor is centred around a spacious dining kitchen with fitted cabinetry and direct access to the gardens, complemented by a utility room and jack and jill shower room. Located off the Kitchen dining is the very attractive garden room which enjoys views over the surrounding paddocks and countryside. A reception hall with staircase leads to a well-proportioned sitting room and versatile study which could also be a fourth bedroom.

The first floor provides three double bedrooms and a family bathroom. The principal bedroom benefits from an en suite shower room and occupies a prominent position within the house, taking full advantage of the rural outlook, the second bedroom also has an ensuite shower and the third bedroom is served by a well-appointed family bathroom. Large windows throughout the property maximise natural light and frame views over the farm, equestrian facilities and surrounding Angus landscape.

EQUESTRIAN FACILITIES

The equestrian facilities are amongst the finest private facilities currently available in Scotland and include:

- British Eventing recognised cross-country course extending across approximately 90 acres.
- Indoor Riding Arena – approximately 48.8m x 20.4m.
- Martin Collins all-weather Outdoor Arena – approximately 60m x 40m.
- Separate Warm-Up Arena – approximately 40m x 30m.
- Up to 36 internal stables with additional external stabling.
- Dedicated tack and feed storage facilities.
- Extensive hardstanding and parking areas.
- Excellent hacking and training opportunities.

BUILDINGS

A comprehensive range of principally portal framed agricultural buildings comprising of:

Portal Frame Building - Approximately 22.6m x 9.8m.

Lean-To Building (West) - Approximately 22.6m x 8.8m.

Lean-To Building (East) - Approximately 20.7m x 9.1m.

Indoor Arena Building - Approximately 48.8m x 20.4m.

Stable Block Adjacent to Arena - Approximately 48.8m x 9.3m.

Hay Barn - Approximately 32m x 7.0m.

Garage / Workshop - Approximately 8.7m x 6.1m.

EVENTS & HOSPITALITY

Auchlishie has evolved into a highly successful rural events destination. In addition to its equestrian activities, the property hosts training camps, clinics, private celebrations, corporate events and countryside experiences.

A particular feature of the property is the established bunkhouse accommodation which extends to approximately 4284 sq.ft, providing flexible guest accommodation for riders, competitors, event participants and visiting groups. This creates an additional income stream and significantly enhances the property's appeal as a diversified rural business.

The combination of equestrian facilities, accommodation, event infrastructure and attractive rural surroundings provides substantial opportunities for continued growth across a range of commercial activities.





LAND

The land extends to approximately 97 acres in total and comprises a combination of productive arable fields, grazing paddocks, cross-country course land, amenity woodland and areas of environmental interest. The land is well suited to equestrian, agricultural and sporting uses and provides an attractive setting for the business. The land is principally classified as a capability for agriculture of 3.2 as outlined by the Macaulay Institute for Soil Research.

GARDEN & GROUNDS

The owner's house is surrounded by landscaped gardens with extensive lawns and seating areas positioned to enjoy the spectacular countryside views. The wider grounds incorporate mature trees, ponds, paddocks, woodland and the extensive equestrian facilities.

The overall setting provides an exceptional balance of residential amenity and commercial functionality.

GENERAL REMARKS AND INFORMATION

NB

Accounts can be requested from the agent, for the running of the business following a viewing.

Directions

From the A90 take the A926 towards Kirriemuir, once in the village take the B955 'Glens Road' which is a ring road that runs around the outskirts of Kirriemuir. This will bring you to a T junction facing the Kirriemuir golf club, turn left. Stay on the B955 Auchlishie is on the left hand side after passing the sign for Kintyre.

Designations

Viewing

Viewing is strictly by appointment with the Selling Agents TBC.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DD8 4LS.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Event infrastructure, jumps, timing equipment and cross-country fences can all be purchased by separate negotiation.

Tenure

Freehold

EPC

Band C.

Services

Mains electricity and water. Private drainage. LPG boiler and solar hot water. Further details available from the selling agents.

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006 may apply to the sale. Further information regarding employees and employment arrangements will be made available to bona fide interested parties at the appropriate stage of the transaction.



Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

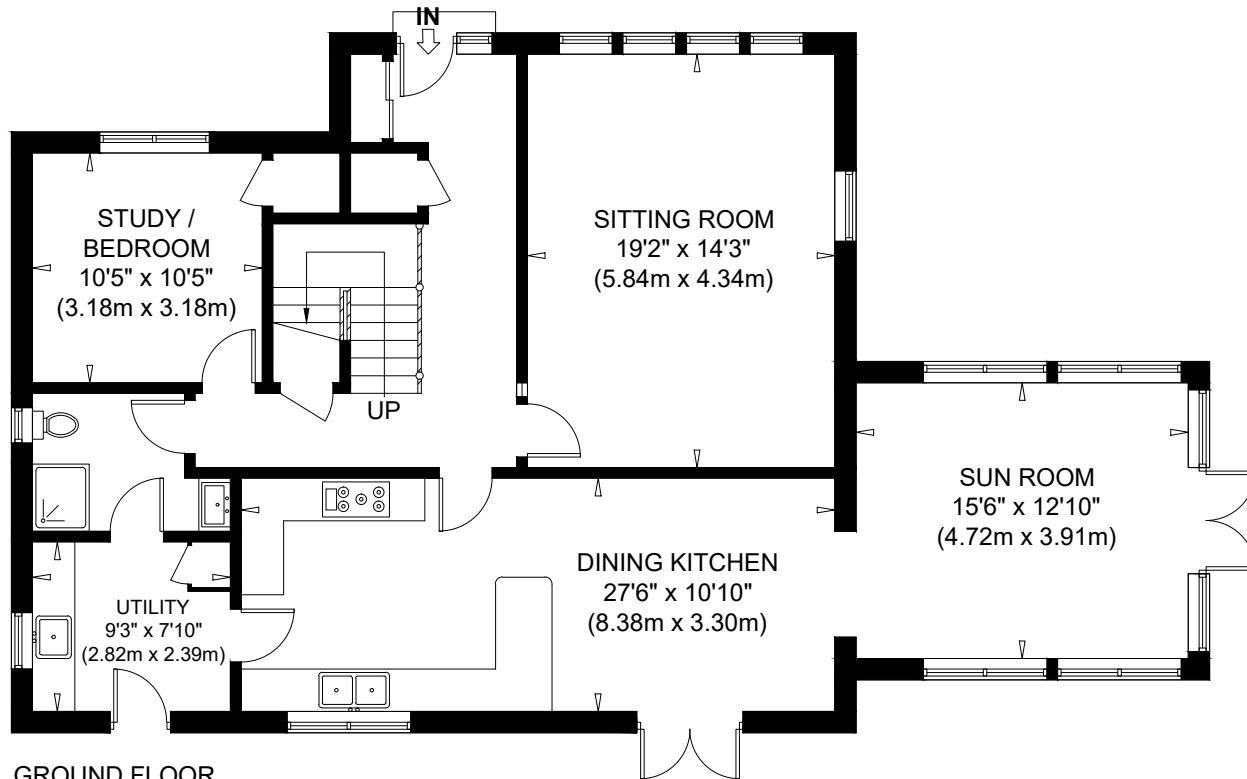
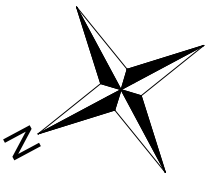
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

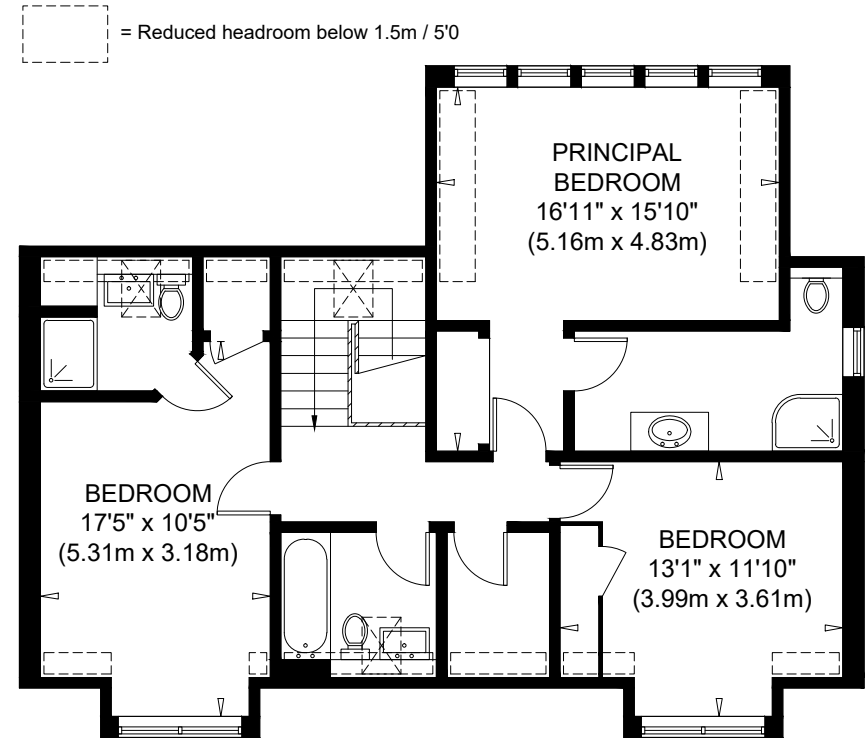
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





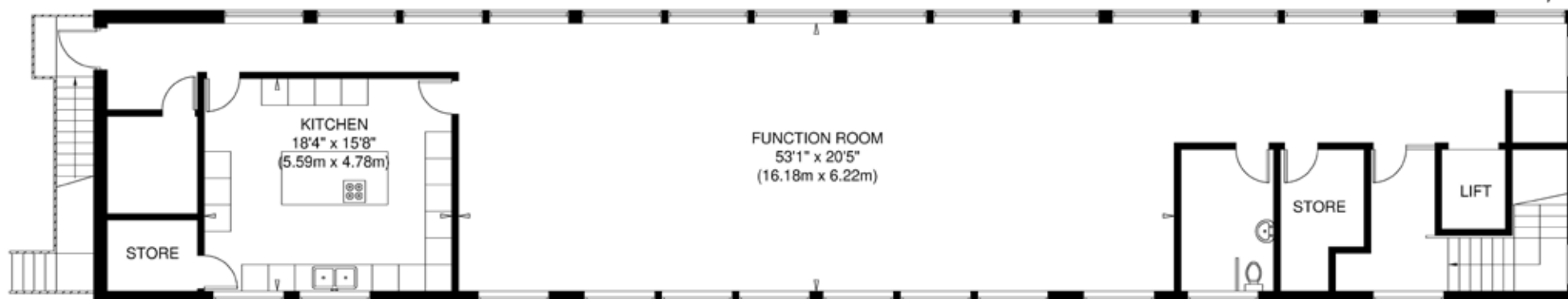


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 118.7 SQ M / 1277 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 81.2 SQ M / 874 SQ FT

AUCHLISHIE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 199.9 SQ M / 2152 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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UPPER FLOOR PLAN
GROSS INTERNAL
FLOOR AREA 199.9 SQ M / 2152 SQ FT



GROUND FLOOR PLAN
GROSS INTERNAL
FLOOR AREA 198.1 SQ M / 2132 SQ FT

AUCHLISHIE BUNKHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 398.0 SQ M / 4284 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Important Notice

Rettie and Co and GSC Grays give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

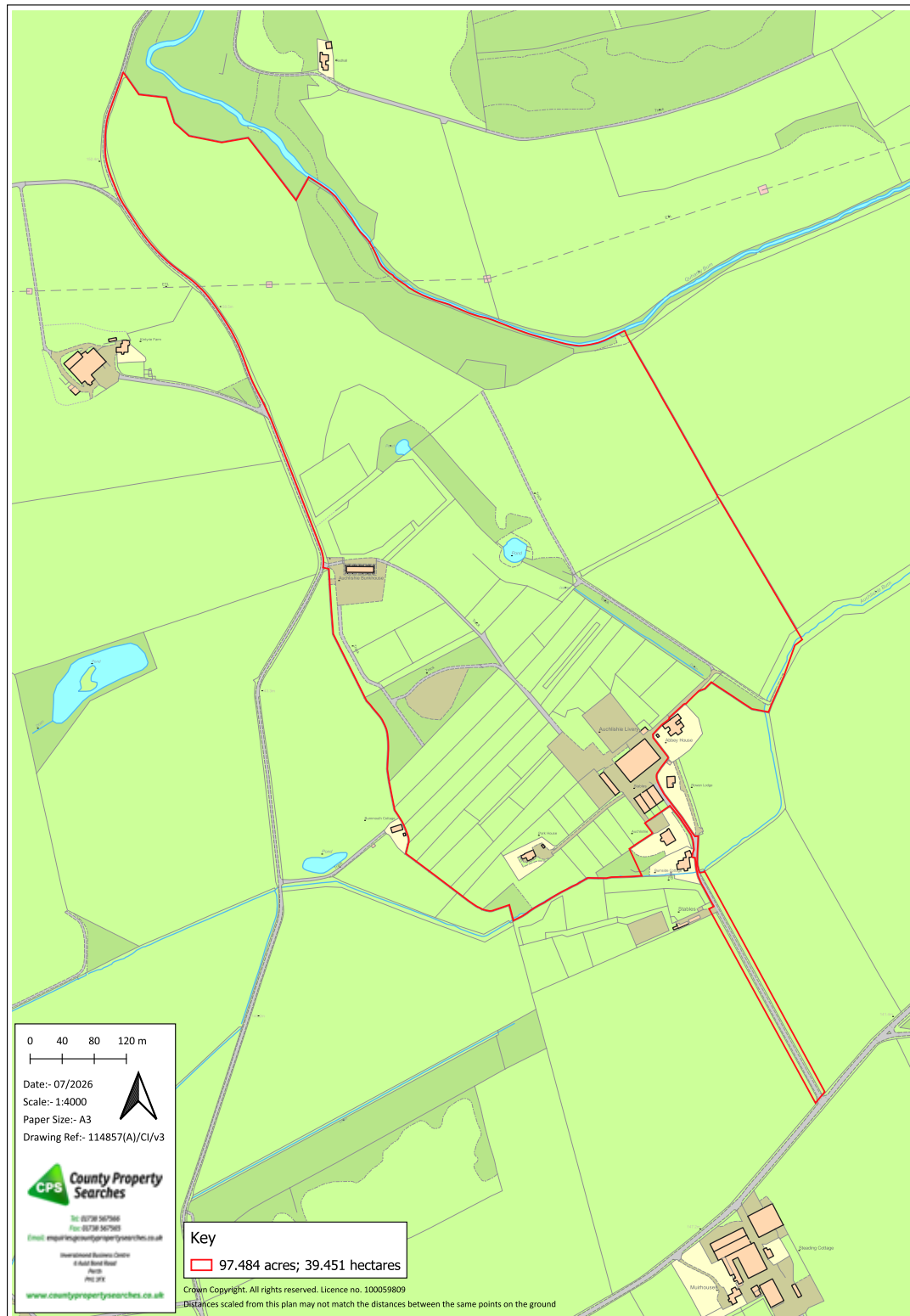
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. and GSC Grays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





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