



The Leadhills Grouse Moors  
Lanarkshire, Scotland

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## **An opportunity to acquire the Sporting Lease on one of Scotland's most famous and consistently productive grouse moors**

The Leadhills Grouse Moors, Lanarkshire, Scotland

Edinburgh International Airport: 50 miles, Carlisle Airport: 60 miles, Glasgow Airport: 45 miles  
1 mile off the M74, Junction 13 (Abington)

- To be leased as a whole or in two parts (Glencaple, The Hole and Snar and/or Leadburn and Lowthers)
- Leasehold sporting rights for 10 year term with option for further five years
- Shooting rights over driven grouse moor of mainly heather hill extending to about 11,500 acres (4,654 ha)
- Opportunity to shoot six consecutive days over five beats with 35 lines of butts
- Enjoyable small scale low ground shoot over adjacent "white" ground extending to about 7,000 acres (2,834 ha) with pheasant, partridge and woodcock shooting along with duck flighting
- Farming operation developed to be complementary to grouse production
- Head keeper's house and up to six under keeper's houses (EPC – D to F)
- Shoot lunch room, lunch huts on the hill, machinery shed and game larder
- Excellent network of hill roads
- Full complement of vehicles, machinery and equipment to service the moor

About 18,721 acres (7,587 ha) in all

5 year average: 1,399 brace

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**01356 628600**

**Solicitor:**  
**Gillespie Macandrew LLP**  
5 Atholl Crescent, Edinburgh EH3 8EJ  
robert.scott-dempster@gillespiemacandrew.co.uk  
**0131 260 7544**



## General

The Leadhills Grouse Moors have belonged to the Marquess of Linlithgow's family for generations and have produced superb sport for some of the world's finest shots. On behalf of the Trustees of two family Trusts established by Lord Linlithgow, interested parties will be invited to enter into a new lease for a period of 10 years.

The Leadhills grouse moors are amongst the most famous in Scotland and rank equal with any in the grouse shooting world.

There are very few opportunities to rent a serious grouse moor capable in a good year of shooting five or six days a week. When they do become available, seldom are they capable of producing sustainable quantities of grouse. In recent years the Leadhills moors have been transformed and are expected to reach their full potential in the near future.

Like many Scottish grouse moors in the 80s and 90s and up until 2003, Leadhills suffered from a lack of investment, keeping and management which resulted in almost

continuously low grouse bags. Ten years ago, the Leadhills moors were leased and considerable capital investment occurred, which led to the transformation of the moors. They are now well burnt and have a complete network of high quality internal hill roads, over 35 new or improved lines of butts and have benefited from a significant increase in keepering input.

For personal reasons, the existing tenants have decided to relinquish the lease and the opportunity is now available for a new party to take on the moors, either as a whole or possibly split into two parts. This opportunity is open to individuals or groups of individuals (perhaps on a syndicated basis).

Unlike many grouse moor opportunities where investment has been lacking and the grouse stocks are poor, Leadhills is now a turnkey operation, which, in the view of the two leading grouse moor consultants involved in the management of Leadhills over the past 10 years, is about to fulfil its potential. The modernisation of moorland management, involving increased keeper numbers and the use of medicated grit, has resulted in many moors of the same quality as Leadhills, in both the North of England and Scotland, shooting record bags in recent years. It is considered very likely by leading grouse consultants that the next step-up at Leadhills, building on the massive works which have been undertaken over the last decade, will shortly show similar results.

## Description

The main heather hill extends to some 11,500 acres and comprises five separate beats, namely Glencaple, The Hole, Snar, Leadburn and Lowthers, each having a character of their own. On the moor fringes there is a further block of 2,560 acres of largely "white" ground in the north west corner and a block of 4,833 acres of similar land to the south east covering Glenochar and Glengeith. Whilst this ground is generally unproductive for grouse, it is of benefit to the Shooting Tenant to include these areas with the lease since much of the low ground shooting opportunities arise on these lower slopes and, besides, the ability to control vermin on the moor fringes is vitally important. In addition there are, on some of the higher parts of Glenochar, interspersed areas of heather which can produce some exciting walked up grouse shooting.

With a full complement of keepers engaged over the past 10 years it has been possible to get on top of the burning, with the resultant mosaic of different age class heather benefiting both grouse and sheep. Leadhills now prides itself on having

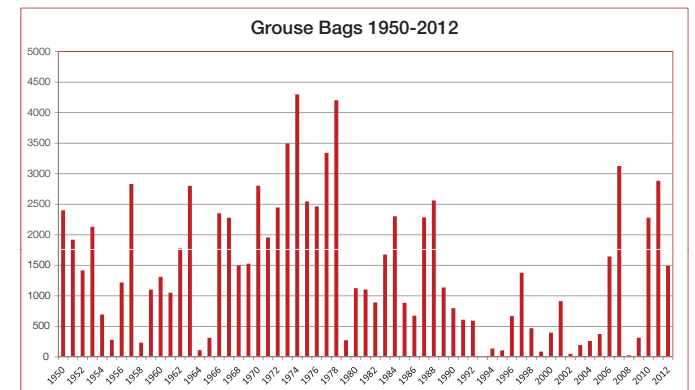
some excellent hill roads and a new network of extremely well sited butts, the majority sunken, boarded internally and drained. A comprehensive network of mounded grit piles covering each beat has greatly improved parasite (ie strongyle worm) control through the use and presentation of natural quartz and medicated grit.

Historically, Leadhills has been run as a single moor. However, should the market favour a smaller operation, the Trustees would consider a split and give interested parties the opportunity to lease either the three beat moor of Glencaple, The Hole and Snar, extending to c7,500 acres, or the smaller two beat moor of Leadburn and Lowthers, extending to just under 4,000 acres, with the "white" ground shared between them. Alternatively, the Snar beat could be linked to Leadburn and Lowthers; it is a beat that could be driven with either combination.

## Grouse Records

The grouse records speak for themselves and demonstrate that, given a good stock of grouse, an experienced team of guns will be guaranteed some exceptional days' shooting. The game books provide evidence of numerous red letter days, from the record 470.5 brace on Glencaple in 1934 to the present day. The records in more recent times are from August 2007, when a team of 9 guns shot 360 brace and from August 2010 when 6 guns on Leadburn, Glencaple, Lowthers and The Hole shot 167 brace, 250 brace and 212.5 brace over three days.

Whilst the network of hill roads is generally excellent, parts of the hill are difficult to drive due to limited vehicular access. Additional drives would be possible if certain roads were to be extended. Leadhills has even greater potential than the records suggest.



## Leadhills Moors

### Grouse Records 2003 - 2012

5 Year Average (2008 - 2012): 1,399 brace

Season	Glencaple/The Hole	Snar	Sub Total	Leadburn	Lowthers	Sub Total	TOTAL
2003	36.5	24.0	60.5	67.0	66.5	133.5	194.0
2004	33.5	22.5	56.0	33.5	138.5	172.0	228.0
2005	137.0	85.5	222.5	53.5	90.5	144.0	366.5
2006	789.5	498.0	1,287.5	98.5	231.0	329.5	1,617.0
2007	1,515.0	746.0	2,261.0	280.0	502.0	782.0	3,043.0
2008	3.0	0.0	3.0	3.5	5.5	9.0	12.0
2009	121.5	116.5	238.0	29.0	26.5	55.5	293.5
2010	1,069.5	242.5	1,312.0	522.5	415.0	937.5	2,249.5
2011	1,041.0	481.0	1,522.0	837.0	452.0	1,289.0	2,811.0
2012	634.0	295.0	929.0	336.0	166.5	502.5	1,431.5
10 Year Av	538.1	251.1	789.2	226.1	209.4	435.5	1,224.6
5 Year Av	573.8	227.0	800.8	345.6	213.1	558.7	1,359.5

\*\* In addition Glenochar 5 year average: 40 brace (walked up)

## The Shooting Operation

The 2012 season's bag of 1,493.5 brace by no means reflects the productivity of the moors; Leadhills was not alone in suffering long periods of incessant rain in May last season when grouse chicks had just hatched, causing widespread losses and reduced covey size. The keepers had predicted a bag well in excess of the 2007 total when over 3,000 brace was shot; indeed they were hopeful of having a chance of beating the 1974 record when a bag of 4,300 brace was achieved with 336 brace being shot on the Glencaple Beat on a single day, coming close to the all time record of 4,864 brace recorded in the game book in 1934. All those involved in the management of Leadhills believe that this level of productivity can be achieved again.

The topography and range of hills are well suited to provide exhilarating driven grouse shooting; those who have shot driven grouse on Leadhills will vouch for the superiority of this superb moor. The 35 lines of sunken butts give many drive options, offering a great variety of classic driven grouse shooting whichever direction the wind is blowing.

There is an opportunity in a good year to shoot on six consecutive days without covering the same ground, and for those based overseas it can be a tremendous advantage to compact the shooting programme. For those based in the

UK there may be a preference for spreading the season and enjoying two to three consecutive days at a time. Both the guns and beaters benefit from the infrastructure of roads which allows beaters to be transported easily around the moor thus improving the efficiency of the shoot day; guns can also be delivered to all butt lines without any very strenuous walks.

## Habitat and Geology

The underlying soil is based on a variety of mainly mineral derivations with peat layers varying from very shallow on parts of the higher ground to areas of deep peat, but whether shallow or deep the ground is capable of growing good heather. Whilst the heather is in good heart, there is a need to manage the grazing carefully to maintain a moorland habitat best suited to grouse.

## Farming

There will be an opportunity for the Shooting Tenant to take over the day to day farming operation and to farm under contract farming agreements. Alternatively, the moor will be farmed in-hand in a grouse friendly manner, to control tick and maintain an appropriate balance of heather and grass. Under the latter arrangement a charge would be made (in place of a rent for the shooting rights) whereas if the Shooting Tenant wished to farm on a contract basis, the Tenant would be responsible for the

employment of shepherds and all running costs of the farming operation.

It was agreed about 10 years ago that too many sheep, on what was then an under-burnt hill, were causing localised overgrazing. As a result, sheep numbers were drastically reduced and a concerted effort was made to put in place a much improved burning regime.

It has now been determined by the Moorland Manager and Head Keeper that sheep numbers need to be increased to ensure widespread grazing by a sensitively managed sheep flock to benefit grouse habitat and control tick. Whilst Leadhills, compared to many other moors, is very fortunate to be largely tick free due to the presence of a well managed and treated flock, a recent modest increase in tick numbers showing up on Snar has resulted in the decision being made to increase sheep numbers.

From the autumn of 2013 there will be up to 2,500 ewes plus followers on the heather hill in summer, reducing to up to 1,500 ewes over winter. The "white" ground will be stocked throughout the year.

## Low Ground Sportings

Whilst the opportunity to enjoy additional sport on the low ground over the winter months is of minor significance, there are undoubtedly enjoyable days to be had amongst pheasant, partridge, woodcock and duck for a modest input in terms of cost and labour. Current policy prevents the workforce from losing focus on the grouse moor whilst still providing another interest for both the Shooting Tenant and his keepers. There is considerable potential to develop the low ground should a tenant wish to do so.

## Keeper's Houses and Other Buildings

As a result of substantial investment made by previous tenants, the standard of keeper's accommodation is high. The majority of the properties have had new kitchens and bathrooms fitted within the last five years and double glazing and oil fired central heating are standard.







There is a comfortable lunch room near the head keeper's house, The Hass, used as a convenient alternative to the lunch huts on the hill. Beyond the lunch room, a substantial steel frame and profile sheet clad building provides storage for keeper's machinery and equipment.

The keeper's accommodation comprises:

The Hass	(head keeper)
Lowthers Cottage	(under keeper)
South Shortcleugh	(under keeper)
Nether Fingland	(under keeper)
New Glendorch Cottage	(under keeper)
Glencaple Cottage	(under keeper)
Lettershaws Cottage	(under keeper)

Shooting Lodge

There is no shooting lodge on Leadhills but a number of options exist for a tenant, including the purchase of Allershaw Lodge, a nine bedroom lodge converted by the previous tenant approximately ½ mile outwith the Leadhills boundary. The lodge is to be offered for sale independently on the open market over the summer months; details can be provided on request. Alternatively, there are hotels within reach of Leadhills or a further option to consider would be to develop Glencaple Lodge in conjunction with the Landlord; the latter option having many attractions, not least that Glencaple lies within the estate in a most attractive setting.

Terms of Lease

Objective

Whilst there is a preference to lease the moor to a single tenant, other options which include splitting the moor into two parts will be considered. Tenants may comprise individuals, a partnership, a company or syndicate of friends.

Subjects

The whole moor (including the “white” ground), about 18,721 acres in total, together with up to seven cottages, the shoot lunch room, machinery store and game larder.

Rights

Exclusive rights to shoot and to manage the habitat, subject to any restrictions imposed by the farming operation.



Term

From 1 October 2013 for 10 years with an option to renew for a further five years.

Rent

An annual rent will be payable, the level of which will be determined once a decision is made on the future of the farming operation. In addition a premium will be sought.

A copy of the principal lease terms together with further information is available from the letting agent.

General Remarks and Information

Viewing

Strictly by appointment with the letting agent.

Directions

The moors may be reached in less than an hour from Edinburgh, Glasgow or Carlisle Airports. There is a helipad at the head keeper's house (The Hass). For the moors, from Junction 14 follow the A702 for about one mile to Elvanfoot then take the B7040 towards Leadhills. The estate lies on either side of this road.





### Local Accommodation

Auchan Castle, Beattock

Tel: 01576 203 672 Email: info@auchencastle.net

Shieldhill Castle, Biggar

Tel: 01899 220035 Email: enquiries@sheildhillcastlehotel.co.uk

Blackaddie House Hotel, Sanquhar

Tel: 01659 50270 Email: info@blackadiehotel.co.uk

Trigony House Hotel, Closeburn

Tel: 01848 331211 E-mail: info@trigonyhotel.co.uk

Cornhill House Hotel, Biggar

Tel: 01899 220 001 Email: enquiries@cornhillhousehotel.com

### Entry & Possession

1 October 2013. Depending on the July counts and an assessment of the grouse stock in September, shooting may be available in October 2013

### VAT

VAT will be applicable as required.

### Offers

Interest is invited from potential leaseholders. All proposals should include full details of the prospective leaseholder's background and experience as well as proposals for the moor. A closing date for offers may be fixed and prospective leaseholders are advised to register their interest with the agent following inspection.

### Machinery & Equipment

The machinery and equipment necessary for the efficient running of the moor are to be purchased in addition; a full list with breakdown of values is available from the selling agent.

### Outgoings

South Lanarkshire Council Tax Bands –

The Hass - B

Lowthers Cottage - A

South Shortcleugh - B

Nether Fingland - B

New Glendorch Cottage - A

Glencaple Cottage - B

Lettershaws Cottage - B

### Energy Performance Certificates

The Hass – EPC Rating = E

Lowthers Cottage – EPC Rating = E

South Shortcleugh – EPC Rating = E

Nether Fingland – EPC Rating = E

New Glendorch Cottage – EPC Rating = TBA

Glencaple Cottage – EPC Rating = F

Lettershaws Cottage – EPC Rating = D

### Services

All dwellings are served by mains electricity, private water (with the exception of Lowthers Cottage which is on the mains supply) and private drainage and all have central heating.

### Employees

There is currently a head keeper and six under keepers whose employment would fall to be transferred to a leaseholder under the 1981 TUPE Regulations.

In terms of the lease the tenant will be obliged to employ a minimum of five hill keepers during the currency of the lease.

### Third Party Rights

There are some reserved pedestrian and vehicular rights of access across the moors which do not adversely affect the shooting operation. A right of responsible access was introduced by the Land Reform (Scotland) Act 2003.

### Wind Farm

With the Scottish Government's policy to make the country self sufficient in renewable energy by 2020, it has become increasingly difficult to shoot driven grouse on a Scottish moor where wind turbines are not visible on the horizon. In the west of Scotland wind farms proliferate and turbines are visible for much of the journey on the M74 between Glasgow and Carlisle. Leadhills has been carefully preserved as a grouse moor and whilst there is to be no wind farm development on any of the estate's heather moorland, discussions are ongoing about possible wind farm developments at Windy Dod and Glengeith and Glenochar on the moorland fringe. Whilst a planning decision is awaited, it is possible that approval for a wind farm development would be granted to neighbours on Birkcleugh which may include land at Windy Dod and in due course on Elvanfoot. Shooting rights will be included on potential wind farm sites but it should be recognised that sport and vermin control may be restricted at times of development activity.

### Additional Information

A further information pack is available to interested parties through the selling agent. An archive photograph has been used for the front cover of the brochure.

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 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.

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