

MARIA - FOLD

LINLITHGOWSHIRE

Adjoining the Town and Railway Station of Boness and Market Town of Linlithgow
The house touches Linlithgow on the South and West. Stirling is distant 10 miles.
A branch line of the North British Railway runs through the property.

PARTICULARS OF SECTION 1

HISTORICAL OF THE

The old part of the site of the Kinneil House is an ancient house of the 15th Century. It was burnt down in 1711 and rebuilt.

HAMILTON ESTATES

The Property was bestowed on the Hamiltons in 1603.

KNOWN AS

KINNEIL ESTATE

EXTENDING TO AN AREA OF ABOUT

3570 Acres

Comprising—Eighteen desirable "Carse" and "Dryfield" Farms, Mill, Golf Course, Grass Parks, the structure of the historical Kinneil House, Cottages and House Property, Woodland, Valuable Feuing and Accommodation Land, Leasehold Subjects

TO BE OFFERED FOR SALE BY AUCTION IN 85 LOTS BY

Messrs. KNIGHT, FRANK & RUTLEY

IN CONJUNCTION WITH

Messrs. TUCKETT, WEBSTER & CO.

At the Star and Garter Hotel, Linlithgow, on Monday, 19th June, 1922,
at 1.30 p.m.

(Unless previously disposed of privately)

Solicitors

MESSRS. MONCRIEFF, WARREN, PATERSON & CO., 45 West George Street, Glasgow

Estate Factor

MR. A. K. FOULIS, Hamilton Estates Office, Hamilton

Auctioneers

MESSRS. KNIGHT, FRANK & RUTLEY

20 Hanover Square, London, W.1

41 Bank Street, Ashford, Kent

90 Princes Street, Edinburgh

78 St. Vincent Street, Glasgow

MESSRS. TUCKETT, WEBSTER & CO.

1 Gresham Buildings,

(2) Basinghall Street,

London, E.C.2

General Remarks.

SITUATION AND FACILITIES.

The Kinneil Estate lies to the South and West of the Seaport Town of Bo'ness, almost touches Linlithgow on the South, and within 2 miles of Polmont on the West. Stirling is distant 18 miles; Edinburgh, 18 miles; and Glasgow 28 miles. A branch line of the North British Railway System divides the Western portion of the Property, and the Estate generally is well served by first-class Roads.

L. The Sale is subject to the right to alter the order of sale, to withdraw the whole or any Lot, and to offer several Lots for sale together. The old part of the structure of Kinneil House is an ancient keep of the 15th Century. It was repaired by Regent Arran, but was plundered and burned by the opponents of Queen Mary in 1568-70.

The Property was bestowed on the Hamiltons by King Robert the Bruce. A detached Mansion was built beside it in the early part of the 17th Century, and during the reign of Charles II. Duke William and the Duchess Anne joined the two buildings into the House we see to-day. The Building is of some interest, with the great Hall 41 ft. 6 ins. by 20 ft. broad, and the old walls which are fully 6 feet in thickness.

It was at Kinneil that Dugald Stewart wrote many of his Works, and where James Watt brought some of his improvements on the Steam Engine to perfection.

AREA.

The Estate extends to about 3570 acres, and comprises desirable Dairy and Arable Farms. There are also valuable Grass Parks.

BUILDINGS.

The superior Farm Houses and Steadings are particularly well built of stone and slated, and are suitable for the Farms.

WOODLAND.

There is a quantity of matured Timber on the Estate, including Kinneil Wood, which extends to about 99 acres.

FEUING AND ACCOMMODATION LAND.

A large area of land matured for Feuing is available within the Burgh of Bo'ness, with frontage to streets which are made, sewered, and water and gas laid on.

RESIDENCES.

The Dean House, at present occupied by the local Factor, is included in the Sale.

POULTRY, PIG BREEDING, GARDENING, &c.

There are various small Agricultural Subjects consisting of Cottages and Land suitable for Poultry, Pig Breeding, Gardening, &c.

LEASEHOLD SUBJECTS.

These are valuable, and include Iron Foundries, Gas Works, Police Station, Drill Hall, Houses, Chemical Works, &c., in the Town of Bo'ness.

WATER SUPPLY.

The Water Supply is on the whole very good, some of the Holdings being supplied from the Bo'ness Mains.

Summary Kinneil Estate—Section 1.

Lot No.	Description.	Tenant.	Tenancy.	Acres.	Rent or Estimated Rent.
1	East Bonhard Farm, 2 Cottages,	Mrs. Dalgleish and others,	Tacit relocation, &c.	136-649	£235 15 0
2	Northbank Farm, &c.	Thos. Kirk, sen., and others,	Lease expires Mart., 1923	322-185	392 0 0
3	Northbank Cottage and Garden,	Thos. Kirk, sen.,	Yearly	249	10 0 0
4	Redbrae Cottages (3),	Hugh Rose and others,	Yearly	321	30 0 0
5	Bonhard House and Land,	Various,	Yearly	2-862	47 0 0
6	Kinglass Farm,	Thos. Imrie,	Lease expires Mart., 1928	128-611	176 15 0
7	Gauze Farm, &c.,	James Tait and others,	Mart., 1928	67-838	133 18 0
8	Borrowstoun Farm, Cottages, Quarry, Woodlands,	Thos. Kirk, jun., and others,	Mart., 1930	193-217	327 15 0
		—	—	13-113	5 0 0
9	West Lothian Golf Course,	West Lothian Golf Club and another,	Lease expires Mart., 1923	28-730	20 0 0
10	Borrowstoun Mains Farm, Woodlands, &c.,	Robert Crawford and others, Proprietors, &c.,	Lease expires Mart., 1933	313-038	530 0 0
		—	—	27-152	12 5 0
11	Lochhouse Farm, Woodland, &c.,	Mrs. Jane Brown and others,	Mart., 1928	112-941	237 13 6
		—	—	9-316	4 10 0
12	Balderston Farm, &c., and Woodland,	Wm. Brown and another,	Mart., 1923	133-774	252 10 6
13	Kinneil Mills Farm, Woodland, &c.	Hugh S. Fleming and another,	Mart., 1928	167-720	239 0 0
		—	—	27-365	12 0 0
14	Rousland Farm and Woodlands,	James Meikle and another,	Mart., 1928	129-933	127 15 0
15	Woodhead Farm and Woodlands,	Andrew Johnston and another,	Mart., 1926	114-863	127 0 0
16	Upper Kinneil Farm, Woodland, &c.,	A. Galbraith and others,	Tacit relocation	283-988	351 10 9
		—	—	22-506	10 0 0
17	Cottage and Smithy, Upper Kinneil,	Andrew Cumming,	Yearly	208	13 0 0
Carry forward, ...				2236-579	£3295 7 9

Summary Kinneil Estate—Section 1—continued.

Lot No.	Description	Tenant	Tenancy.	Acres.	Rent or Estimated Re.
	Brought forward, ...			2236.579	£3295 7
18	Todsmill Mill Buildings and Woodlands, Cottage and Garden,	Alex. Galbraith and others, Estate Employee,	—	20.956	16 10 0
			—	.350	5 0 0
19	Cottage and Garden, near Todsmill,	Mark Hurl and another,	Yearly	.620	9 0 0
20	Inveravon Farm, Woodlands, &c.,	Alex. Taylor, Proprietors,	Lease expires Mart., 1923	268.351	531 0 0
			—	39.594	17 0 0
21	Jinkabout Meal Mill, Land, 3 Cottages, and Outbuildings,	Wm. Wilson and others,	Mart., 1923	81.646	184 10 0
22	Polmonthill Farm, Woodland,	Wm. Meikle and others,	Tacit relocation	154.374	180 6 0
		—	—	9.054	
23	North Hainings Farm and Woodland,	John & Wm. F. Baxter's Heirs and others,	Lease expires Mart., 1922	127.160	223 0 0
24	Kinneil Kerse Farm,	James Jackson,	Mart., 1924	115.771	195 0 0
25	Peddie's Toll Cottage, Avon Bridge,	D. Kincaid,	Quarterly	.013	6 0 0
26	East Kerse Mains Farm, Woodlands, &c.,	George Kirkwood and others,	Lease expires Mart., 1928, &c.	108.078	193 8 0
26a	Plot of Ground at "The Mains," Kinneil,	W. Newbigging,	Yearly	.582	0 5 0
26b	Plot of Ground at "The Mains," Kinneil,	D. Cameron,	Yearly	.582	0 5 0
27	Nether Kinneil Farm and Woodlands,	Peter Jamieson and another,	Tacit relocation	112.589	163 0 0
28	The Dean, with Garden and Grounds, Kinneil,	Estate Factor,	—	5.292	50 0 0
29	East Avenue Park,	Wm. Brown,	For Season	11.055	20 0 0
30	Kinneil House,	—	—	10.142	—
	Carry forward, ...			3302.788	£5089 11 9

Summary Kinneil Estate—Section 1—continued.

	Description.	Tenant.	Tenancy.	Acres.	Rent or Estimated Rent.
	Brought forward, ...			3302.788	£5089 11 9
31	3 Cottages, Ladywell Park, Outbuildings, Woodlands,	Estate Workmen, James Tait and others, In hand, In hand,	— — —	1.609 6.969 10.070	42 10 0
32	Cottage and Garden situated in Kinneil Policies,	Estate Employee,	—	.428	10 0 0
33	Houses, Gardens, and Grass Parks, situated in Kinneil Policies,	Mrs. Laird and another,	Yearly	12.326	47 4 9
34	East Brewlands Park,	James Jackson,	For Season	26.478	60 0 0
35	East and West Meadows Parks, Woodlands, Reservoirs,	George Kirkwood, In hand, —	For Season — —	33.008 8.154 5.122	74 0 0
36	Kinneil Wood,	Proprietors,	—	91.293	41 3 6
37	Forester's Park,	Proprietors,	—	1.669	5 0 0
38	Snab Park East,	Wm. Brown,	For Season	2.793	4 0 0
39	Snab Park West,	Wm. Brown,	For Season	3.051	4 0 0
40	Hamilton Lodge,	Linlithgowshire and Stirlingshire Hunt,	Yearly	.379	15 0 0
41	Accommodation Ground at Slaghill,	John Denholm & Co., Ltd., and another,	Lease expires Whit., 1928	5.595	45 3 2
42	Accommodation Ground at Kinneil,	Calder, Dixon & Co., Ltd.,	Whit., 1928	2.038	25 2 6
43 & 43a	Foreshore Rights at Bo'ness,	Proprietors,	—	—	—
44	Snab House with Gardens and Grounds,	Various,	Various	2.000	51 7 6
45	Easter Brae Park, Bo'ness,	John Walker,	Mart., 1922	1.499	2 7 6
46	Accommodation Land, Easter Brae, Bo'ness,	James Calder & Co., Ltd.,	Yearly	1.375	4 2 6
	Carry forward, ...			3521.644	£5520 13 2

Lot No.	Description.	Tenant.	Tenancy.	Acres.	£.
	Brought forward, ...			3521-614	£5520
47	Plot of Ground, Cadzow Crescent, Bo'ness (suitable for feuing),	James Tait,	Yearly	1-768	2
47a	Feuing Ground, Cadzow Crescent, Bo'ness,	James Tait,	Lease expires Mart., 1976	2-031	1
48	Plot of Ground at Coalgate Road (suitable for feuing),	James Tait,	Yearly	775	1
49	Feuing Plot at Dean Road, Bo'ness,	R. Simpson,	Yearly	32	0
49a	Double Feuing Plot at Dean Road, Bo'ness,	Proprietors,		1-0	
50	Feuing Land at Newtown, Bo'ness,	Wm. Alexander,	Yearly	1-969	6
51	Plot of Land at Newtown, Bo'ness (suitable for feuing),	Bo'ness Allotment Association,	Yearly	1-331	3
52	Plot of Land at Newtown, Bo'ness (suitable for feuing),	James Tait,	Yearly	1-111	2
53	Accommodation Land at Newtown, Bo'ness,	James Henderson,	Yearly	919	0 1
54	Football Ground,	Bo'ness Football Club Ltd.,	Lease expires Mart., 1931	3-000	10
55	Accommodation Land at Shore Street, Bo'ness,	A. Ballantine & Co. Ltd., and another,	Yearly	196	11
<i>Tack Duties payable in respect of the following:</i>					
56	Ground, Links, Bo'ness,	A. Ballantine & Co. Ltd.,	Mart., 1975	1-902	5 11
57	Do., Links, Bo'ness,	Thomson & Balfour,	Whit., 1992	2-081	12 10
58	Do., Links, Bo'ness,	Bo'ness Town Council,	Whit., 1977	5-81	5 11
59	Do., Links, Bo'ness,	Bo'ness Coal Gas Light Co.,	Whit., 1976	6-37	12 10
	Carry forward,			3542-631	£5620 18

Summary Kinneil Estate—Section 1—continued.

Lot No.	Description.	Tenant.	Tenancy.	Acreage.	Rent or Estimated Rent.
	Brought forward, ...			3542-631	£5695 18 2
	<i>Tack Duties—continued.</i>				
60	Ground, Dock Street, Bo'ness,	William Donaldson,	Whit., 1976	-536	16 1 8
61	Do., Kinneil Street, Bo'ness,	Thomas Kirkwood (now John R. Ranken),	Whit., 1974	-050	2 10 0
62	Do., at Shore, Bo'ness,	Basil White (now Matthew Cooper and others),	Mart., 1958	-202	3 15 0
63	Do., East Pier, Bo'ness,	John Jeffrey,	Mart., 1976	-095	4 15 0
64	Do., South Street, Bo'ness,	J. H. Aitken,	Whit., 1988	-024	1 1 4
65	Do., Brackhead, Bo'ness,	Wm. Darien's Trustees (now Robt. Hill),	Mart., 1959	-500	5 0 0
66	Do., Bo'ness Acres,	Kinneil Coal Co., Ltd.,	Whit., 1956	-324	3 4 9½
67	Do., Church Wynd, Bo'ness,	James Johnstone,	Mart., 1950	-087	0 10 0
68	Do., Corbiehall, Bo'ness,	Linlithgow County Council,	Whit., 1965	-148	1 9 7
69	Do., do.,	Linlithgowshire Territorial Force Association,	Whit., 1977	-500	10 0 0
70	Do., do.,	R. & W. Gowans,	Mart., 1970	-192	3 1 2
71	Do., do.,	A. Stenhouse (now Mrs. Stenhouse and Mrs. Jeffrey jointly),	Whit., 1956	-102	1 8 6
72	Do., do.,	Bo'ness Town Council,	Whit., 1975	-704	10 0 0
73	Do., do.,	North British Railway Co.,	Whit., 1973	2-276	42 0 4
74	Do., do.,	Bo'ness Town Council,	Mart., 1980	-527	15 0 0
	Do., do.,	T. Owens & Co., Ltd.,	Whit., 1972	2-479	39 13 7
75	Do., do.,	Do. do.,	Whit., 1974	-684	10 18 11
	Carry forward, ...			3552-061	£5866 8 0½

Summary Kinneil Estate—Section 1—continued.

Lot No.	Description.	Tenant.	Tenancy.	Acreage.	Esti.
	Brought forward, ...			3552.061	£580
76	Ground at Borrowstoun,	Mrs. Ainslie's Trustees, now Wm. Tait,	Whit., 1956	.110	
77	Do. at Borrowstoun,	Mrs. A. Hamilton (now Annie Cant),	Whit., 1956	.236	
78	Cottage and Workshop at Bonhard,	Thomas Turnbull,	Whit., 1967	.338	4
79	Site of Reservoirs, Filter Houses, &c., at Bo'mains,	Bo'ness Town Council,	Mart., 1981	11.309	37
80	Ground, Lochhouse, near Linlithgow,	Thomas Chalmers (now Thomas Chalmers & Sons),	Whit., 1977	2.748	16
81	Ground, Polmonthill ...	Grangemouth Town Council,	Whit., 1975	2.500	25
				3569.302	£595

Tack Duties.

Description.	Tenant.	Tenancy Lease Expires.	Acreage.	Rent or Tack Duty.	Description of Security.	Gross Amount.
ound, Links, Bo'ness,	A. Ballantine & Co., Ltd.,	Mart., 1975	1.982	£57 13 7	Iron Foundry	£476 0
Do., Links, Bo'ness,	Thomson & Balfour,	Whit., 1992	3.084	55 10 2	Sawmill	323 0
Do., Links, Bo'ness,	Bo'ness Town Council,	Whit., 1977	.584	.5 11 3	Bleaching Green	8 0
Do., Links, Bo'ness,	Bo'ness Coal Gas Light Company,	Whit., 1976	.637	12 15 0	{ Gas Works (in- cluding Build- ings on Feued Land)	1118 10 0
Do., Dock Street, Bo'ness,	William Donaldson,	Whit., 1976	.536	16 1 8	{ Workshops, Yard and Store	120 10 0
Do., Kinneil Street, Bo'ness,	Thomas Kirkwood (now John R. Ranken),	Whit., 1974	.050	2 10 0	{ Ship Chandler's Shop, also Work- shop and Yard	30 0 0
Do. at Shore, Bo'ness,	Basil White (now Matthew Cooper and others),	Mart., 1958	.202	3 15 0	Houses	133 10 0
Do., East Pier, Bo'ness,	John Jeffrey,	Mart., 1976	.095	4 15 0	Tavern, &c.	231 2 8
Do., South Street, Bo'ness,	J. H. Aitken,	Whit., 1988	.024	1 1 4	Public House and Dwelling House	60 0 0
Do., Braehead, Bo'ness,	Wm. Darien's Trustees (now Robert Hill),	Mart., 1959	.500	5 0 0	Houses	35 0 0
Do., Bo'ness Acres,	Kinneil Coal Company, Ltd.	Whit., 1956	.324	3 4 9 1/2	Dwelling House	27 0 0
Do., Church Wynd, Bo'ness,	James Johnstone,	Mart., 1950	.087	0 10 0	House and Stable	20 0 0
Do., Corbiehall, Bo'ness,	Linlithgow County Council,	Whit., 1965	.148	1 9 7	{ Police Station and Barracks	72 0 0
Do., Corbiehall, Bo'ness,	Linlithgowshire Territorial Force Association,	Whit., 1977	.500	10 0 0	{ Drill Hall, Arm- oury and House	71 10 0
Do., Corbiehall, Bo'ness,	R. & W. Gowans,	Mart., 1970	.192	3 1 2	Houses	162 18 4
Do., Corbiehall, Bo'ness,	A. Stenhouse (now Mrs. Stenhouse and Mrs. Jeffrey, jointly),	Whit., 1956	.102	1 8 6	Dk. and Shop	66 18 6

Tack Duties—continued.

Lot.	Description.	Tenant.	Tenancy Lease Expires.	Acreage.	Rent or Tack Duty.	Description Secured
72	Ground, Corbiehall, Bo'ness,	Bo'ness Town Council,	Whit., 1975	704	10 0 0	2 Houses
73	Do., Corbiehall, Bo'ness,	North British Railway Company,	Whit., 1973	2-276	42 0 4	(Sawmills, (Railway
74	Do., Corbiehall, Bo'ness,	Bo'ness Town Council,	Mart., 1980	527	15 0 0	Slaughter I &c.
75	Do., Corbiehall, Bo'ness,	Thos. Ovens & Co., Ltd.,	Whit., 1972	2-479	39 13 7	Chemical W
	Do., Corbiehall, Bo'ness,	Thos. Ovens & Co., Ltd.,	Whit., 1974	684	10 18 11	Chemical W
76	Ground at Borrowstoun,	Mrs. Ainslie's Trustees (now Wm. Tait),	Whit., 1956	110	0 13 8	House
77	Do. do.,	Mrs. Annie Hamilton (now Annie Cant),	Whit., 1956	236	2 7 1½	Houses
78	Cottage and Workshop at Bonhard,	Thomas Turnbull,	Whit., 1967	338	4 5 4	(Cottage & W shop
79	Site of Reservoirs, Filter Houses &c., at Bo'mains,	Bo'ness Town Council,	Mart., 1981	11-309	37 8 3	Reservoirs, F ings, &c.
80	Do., Lochhouse, near Linlithgow,	Thomas Chalmers (now Thomas Chalmers & Sons),	Whit., 1977	2-748	16 10 0	Paper Mill (p
81	Do., Polmonthill,	Grangemouth Town Council,	Whit., 1975	2-500	25 5 0	Reservoirs, &c

* Included in this sum are Works on Land outside the Leasehold.