Brechin Castle
Angus
Brechin Castle

Angus

Dundee 26 miles ~ Aberdeen 42 miles ~ Edinburgh 86 miles
(Distances are approximate)

One of Scotland’s most significant and historic castles

Brechin Castle (8 reception rooms, 16 bedrooms and 10 bathrooms)

♦

Renowned Walled Garden

♦

Estate courtyard with exciting conversion possibilities

♦

5 estate cottages

♦

About 40 acres of magnificent policies

♦

Fishing on River South Esk

♦

ABOUT 70 ACRES IN TOTAL

For sale as a whole

On the instruction of The Earl and Countess of Dalhousie

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These particulars are only a guide and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.
Situation

Located on the east coast of Scotland, Angus is a county renowned for its heather clad hills, productive farmland, historic castles and attractive coastline. The county of Angus is perhaps lesser known than its neighbour Perthshire, but is equally beautiful, for its varied coastline from Dundee, home to The Discovery and recently opened V&A museum to the Montrose Basin, an incredibly important sanctuary for thousands of waders, wildfowl and migratory pink footed geese each year. Brechin Castle lies between Dundee, recently voted by the Sunday Times as the best place to live in Scotland and Aberdeen, the oil capital of Scotland.

Brechin Castle is readily accessible by road, rail and air, lying within a short distance of the A90 which connects Aberdeen to Perth and beyond to Glasgow and Edinburgh. The nearest railway station is Montrose (8 miles) which offers three direct services daily to London Kings Cross (scheduled journey time 6 hours and 17 minutes) in addition to a hugely convenient sleeper service. Three airports can be reached: Dundee Airport (31 miles) is the closest and offers daily flights to London Stansted as well as accommodating private jet aircraft. Aberdeen (42 miles) and Edinburgh (84 miles) airports both offer domestic flights to London and many of the UK’s major cities as well as European flights and connections to many international airports.

The cathedral city of Brechin is on the Castle’s doorstep and offers a selection of shops, garages, health centre, restaurants, hotel and primary and secondary education. Private schooling is available at Lathallan and Dundee High School, as well as Robert Gordon’s College, The Albyn and St Margaret’s School in Aberdeen. Other schools in the general vicinity are St Leonard’s in St Andrews, Glenalmond and Strathallan near Perth.
Recreational activities are diverse and include fishing on the rivers North and South Esk, shooting on local estates and traditional field sports in the Angus Glens which also have some of the best hill walking in eastern Scotland, together with skiing at Glenshee in winter. In contrast there are fine sandy beaches to the east at Lunan Bay and St Cyrus.

The area boasts numerous golf courses, both links and parkland play. To the north lie Royal Aberdeen and Trump International at Menie, both well regarded links courses, whilst to the south are the courses of Carnoustie and St Andrews which have both hosted The British Open. More locally, there are challenging 18 hole courses at Brechin, Edzell and Montrose.

...ANGUS IS A COUNTY RENOWNED FOR ITS HEATHER CLAD HILLS, PRODUCTIVE FARMLAND, HISTORIC CASTLES AND ATTRACTIVE COASTLINE.
DESCRIPTION

Brechin Castle occupies a commanding position overlooking its surrounding designed landscape. There are about 40 acres of policies including the renowned walled garden, where, in addition to the Castle there are two gate lodges (West and New) and three further estate houses and cottages. The properties are strategically placed around the grounds without compromising the outlook of the Castle. The River South Esk provides the opportunity to catch salmon and sea trout in the Castle Pool. Throughout the policies there is an exceptional array of specimen trees which enhances the designed landscape surrounding the Castle.

HISTORICAL & ARCHITECTURAL NOTE

Brechin Castle has a fascinating history. It is the home of the Earl and Countess of Dalhousie. The current (17th) Earl of Dalhousie is chief of the Clan Ramsay, descendants of the Maule Family who have lived at Brechin Castle since 1634.

A fortress has existed at Brechin since the 12th century and it is possible that it was here that John Balliol, the King of the Scots, submitted to Edward I. The Maule family purchased Brechin Castle from The Earl of Mar in 1634 although the name Maule appears much earlier in the History of Brechin. In 1303 Sir Thomas Maule defended the castle against a siege by English soldiers who were loyal to Edward I. In 1646 Patrick Maule was created 1st Earl of Panmure. However due to the unsettled climate of the time and Panmure’s devoted loyalty to the Stuarts he was unable to rebuild the Castle. It was not until 1686 after the succession of James, 4th Earl of Panmure, and his subsequent marriage to Margaret, daughter of the 3rd Duke of Hamilton that the rebuilding programme commenced by which time very little of the original castle remained.

The 4th Earl of Panmure employed the Master Plasterer of King James I and IV, James Bain, to restore the Castle. Bain was also responsible for the design of Holyrood House. Bain and Panmure agreed a sum of £216.8s.4d. However with escalating costs and grand designs changing daily Bain was sacked in favour of Alexander Edward, who was the son of the local minister. It is Edward’s designs that were used to build the castle as we see it today.

The present house was reconstructed in the early 1700s and combines elements of the original Castle dating back to the 13th century. The building has undergone many changes that have been implemented throughout the generations of the family since 1711 when the building was originally completed, but it still maintains its primary purpose as a family home.
UPON ENTERING THE HOUSE, YOU ARE GREETED WITH EDWARD’S ORIGINAL PANELLED WALLS AND IMPRESSIVE COLUMNS...
The principal reception rooms are located on the first floor all leading from the long gallery which was restored by the 14th Earl and Countess.
Brechin Castle stands proud on a massive bluff of rocks above the banks of the River South Esk. On the site of a much older fortress belonging to the Scottish Kings, the present house was last reconstructed in the early 1700s and incorporates part of the original castle dating back to the 13th century. The building has evolved from a defensive role to its present great house style.

Despite its size, the Castle lends itself well to being both a family home and hosting large gatherings in grand style. Built in a period when families were large with numerous children and with a battalion of house staff, Brechin Castle has the potential to be used for a commercial purpose utilising all the space on offer.

There are two entrances to the Castle. The north drive is the principal approach to the Castle, accessed from the imposing entrance gates at the New Lodge. The tarred drive crosses the Skinners Burn by a single arch bridge, one of two in Brechin, the other being at the Den providing access to the cemetery. The bridges were designed and built in 1856 by John Henderson, son of the Brechin Castle gardener. After crossing the bridge you enter the open parkland which reveals the fine front elevation of the Castle. The south drive, over which the purchaser will have a right of access, passes through open farmland and forestry before crossing the River South Esk via the Image Bridge before gently climbing up through the estate parkland past the walled garden to join the main driveway. The Image Bridge was built by James Burn of Haddington in 1797 although the present ironwork replaced the original around 1890. It is unusual in having statuary in niches below the bridge.

Upon entering the Castle, you are greeted with Edward’s original panelled walls and impressive columns that were added after the initial restoration. In addition, the ceiling appears to date back to Alexander Laing’s reparations in 1797. The imposing staircase leads up from the ground floor Entrance Hall to the first floor landing where many pieces of traditional artwork, mostly family portraits, are presented. The staircase is very much in its original condition and still retains its striking ironwork balustrades which were installed in 1659.

Accessed from the ground floor entrance hall, the small dining room is accented with a vaulted ceiling and small windows which suggest that this is the site of the original building which dates back to the 12th century. This room was the former kitchen but was converted into a Porter’s lodge by Alexander Edward in the 1711 reconstruction of the house. However, it became the small dining room during alterations in the early 1960s by the 16th Earl and Countess of Dalhousie.
Off the entrance hall there is a security monitor room and cloakroom, bedroom suite with turret room and separate WC. The passageway leads from the entrance hall to the family sitting room which has two full length windows giving access to the sun terrace overlooking the River South Esk.

The principal reception rooms are located on the first floor all leading from the gallery which was restored by the 14th Earl and Countess. The ceiling is inspired by one at The Reindeer Inn at Banbury as at the time it was fashionable to reproduce a ceiling, in your household, that had caught your eye elsewhere. The walls carry a selection of portraits of previous Earls and their ladies.

The drawing room is steeped in history and boasts intricate craftsmanship throughout. The 14th Countess of Dalhousie appointed John Keeble of London to produce a design for this room predominantly to accommodate the Flemish Tapestries which adorn the walls. Keeble proceeded to reproduce the Drawing Room in The Palace of Bromley by Bow which was a Stuart house, and one can still see the original room in the Victoria and Albert Museum in London. The detailed woodwork in this room was all created by local craftsmen and above the fireplace one can see the crests of the two families associated with Brechin Castle, the Maules and the Ramsays. The extent of this craftsmanship can be further seen on the Jib door leading out of the room, which was designed to be hidden when shut.

The dining room, which comfortably seats 20, was commissioned at the same time as the drawing room (early 1900s) and is fitted in a modest late 17th century style. The walls are attractively panelled and the three large south facing windows look out over the steep banks of the river below.

The little drawing room at the front of the house was previously a bedroom and also a billiard room but was refurbished by the current Earl’s late mother. The focal point of this room is the William IV chandelier which hangs from a strengthened ceiling and holds thirty-nine lights.
Off the gallery there is a passage which leads to the master bedroom with two dressing rooms (one housed in the turret) and an ensuite bathroom. There are two further bedrooms and a family bathroom. On the second floor there are a further 12 bedrooms and 8 bathrooms.

At the rear of castle, off the courtyard there is a rustic dining room (shoot room), estate offices, ancillary storage and staff accommodation.

The layout is shown on the floor plans on the back of the sale plan.
THE WALLED GARDEN AND SURROUNDING POLICIES AT BRECHIN CASTLE ARE CONSIDERED TO BE ONE OF THE FINEST AND MOST IMPORTANT PRIVATE GARDENS IN SCOTLAND.
The walled garden and surrounding policies at Brechin Castle are considered to be one of the finest and most important private gardens in Scotland. In total they extend to over 40 acres of planted policies and include the spectacular 13 acre walled garden which is linked to Brechin Castle by woodland paths through banks of vibrant colours of azaleas and rhododendrons in Spring.

The walled garden has a unique Cinquefoil layout with the original lower garden dating from 1777 with two semicircular additions built around 1860. The garden has been designed to provide a seasonal display in spring, summer and autumn. There are formal topiary hedges and graceful statues of cherubs for winter interest, rhododendrons and azalea flanked vistas for spring, herbaceous borders in summer and various species of acer for autumn colour.

The garden is based around a structure of mature trees and in particular a magnificent cedar of Lebanon and sculptured yew hedge along the main pathway.

The walls by the ornate entrance gate are adorned with such beautiful roses as Rosa foetida ‘Bicolour’, alternatively known as Austrian Copper for its yellow centred coppery-red lowers and Rosa Eca. Nearby peonies, Cytisus battandieri and Clematis ‘Etoile Rose’ provide spectacular spring and summer colour. Situated at the centre of the garden there is a Sundial dating from the 17th century which was brought from Panmure House - the principal home of the Maule family.

The extensive upper garden is open to the sun and contains areas of lawn, mature ornamental tree plantings, banks of rhododendrons, vine houses and the garden room which adjoins the Head Gardener’s House. There are two impressive slate sculptures especially commissioned for Lord Dalhousie’s 70th birthday which sit within the main garden. Accessed through an ornamental gate beside the drinking fountain inscribed “Drink and be thankful”, is the kitchen garden area containing most of the glasshouses including a unique curved Victorian peach house. The Victorian glasshouse is home to the tender white flowering rhododendron, Dalhousiae, which was named by plant hunter Joseph Hooker after the Countess of Dalhousie whose husband was Governor General of India prior to the Indian Mutiny.

In the main garden a cherub flanked flight of steps leads down the landscaped slopes to a circular lily pond surrounded by the summer and autumn gardens which feature specimen trees including acers, cerdiphyllum, sorbus and varieties of prunus providing an informal tone. The tall walls and trees at the lower end of the garden help create a microclimate and shelter from the wind which enables the trees to retain their autumn leaves for weeks.

The gardens are opened to the public usually for the month of June and one day in early May (Scotland’s Garden Scheme) when the gardens are at their very best.

Between the walled garden and the driveway there is a seven acre field with ha-ha which could be used for horses or alternatively pedigree cattle or sheep.
Under Gardener’s House and Glasshouses
...THROUGH AN ORNAMENTAL GATE BESIDE THE DRINKING FOUNTAIN INSCRIBED "DRINK AND BE THANKFUL", IS THE KITCHEN GARDEN AREA CONTAINING MOST OF THE GLASSHOUSES...

UNDER GARDENER'S HOUSE

The Under Gardener’s House is situated at the side of the rear garden entrance gate. The accommodation is over two storeys with the principal reception room on the first floor overlooking the vine house and the gardens beyond. The accommodation comprises: bedroom with dressing room, kitchen, bathroom on the ground floor and a sitting room and two bedrooms on the first floor.

HEAD GARDENER’S HOUSE

The Head Gardener’s House is incorporated within the rear wall of the garden. The accommodation is over two storeys and comprises: garden room, kitchen, utility and bathroom on the ground floor and three bedrooms on the first floor. The garden room has double doors which open onto the Cherry Lawn and is used as a tea room when the gardens are open to the public.

Outside there is a range of buildings including a fuel store, shed, store, WC, kennel and dog run.
NEW LODGE

The Scots baronial style entrance is flanked by a pair of round towers with conical fish-scale slated roofs and dates from 1852. The lodge itself lies to the west of the entrance and has an open plan kitchen/dining room, conservatory, sitting room, bathroom and shower room on the ground floor and two bedrooms on the first floor. On the opposite side of the entrance gateway the matching tower is used for storage. There is an enclosed garden and two garages to the rear of the lodge.

THE STABLE BLOCK AND LAUNDRY COTTAGE

Situated on the back drive and within 100 metres of the Castle lies the category B listed stable block. The quadrangular building, dating from 1806, is built around a courtyard and is predominantly single storey with a two storey former chauffeur’s flat and stable flat. The stable block is currently used as storage, garages and workshops but there is considerable opportunity for alternative uses to complement that of the castle including leisure facilities, event/exhibition space, office space or holiday accommodation (subject to gaining the necessary consents).

Adjoining the stable block lies the Laundry Cottage. The single storey cottage comprises a sitting room, kitchen, two bedrooms and a bathroom. To the rear of the cottage is the enclosed drying green (now used as a garden) and access to the back of the stable block to the former laundry rooms.
West Lodge

The original Gate Lodge for Brechin Castle, dating from 1806, is situated at the westmost driveway to the Castle and takes the form of two single storey buildings which flank the central gate piers and side arches with the lodge to one side and a small round building in matching architectural style which is currently used for storage. The lodge comprises a sitting room, kitchen, two bedrooms and bathroom over a single storey.

...alternative uses to complement the castle include leisure facilities, event/exhibition space, office space or holiday accommodation...
SPORTING

The land surrounding Brechin Castle has in the past formed part of an excellent driven pheasant shoot.

There is about 470 metres of single and double bank salmon and sea trout fishing rights on the River South Esk which meanders below the castle. The Castle Pool has only been lightly fished by family and friends with no formal records kept but it offers those keen to cast a line the opportunity to fish for salmon and sea trout under the ramparts of Brechin Castle and in the shadow of the remarkable Image Bridge.
THE RIVER SOUTH ESK PROVIDES THE OPPORTUNITY TO CATCH SALMON AND SEA TROUT IN THE CASTLE POOL.
...there is an exceptional array of specimen trees which enhances the designed landscape surrounding the castle.

Available in addition

A further 197 acres of woodland and farmland, together with three estate cottages and a further 1.2 miles of single bank fishing on the South Esk (for which catch records are available) as outlined in green on the sale plan are available in addition to the purchaser of Brechin Castle.
GENERAL REMARKS

VIEWING
Strictly by appointment with Savills Edinburgh office (0131 247 3720) or Savills Brechin office (01356 628 628).

TRAVEL ARRANGEMENTS
Turn off the A90 at the Brechin south junction (signposted Brechin A935) and continue for approximately 1 mile before turning right into the second arched entrance. Follow the driveway to the front of Brechin Castle. The postcode is DD9 6SG.

AIRPORTS
Aberdeen Airport - 0844 481 6666 (www.aberdeenairport.com) or Dundee Airport - 01382 662200 (www.hial.co.uk).

RAILWAY STATIONS
The nearest railway station is at Montrose. For general timetable enquiries telephone 08457 484950 or visit www.thetrainline.com.

LOCAL AUTHORITY
Angus Council, Angus House, Orchardbank Business Park, Forfar, DD8 1AN
Tel: 03452 777 778.

ENVIRONMENTAL AND ARCHITECTURAL DESIGNATIONS
Brechin Castle is Category A listed.
The Stable Block, Old (West) Lodge, Image Bridge, Walled Garden, Old Sundial are all Category B listed.
The Detached Piers of Forecourt, Ice House, Fountain, New Sundial and Detached Columns are all Category C listed.
The whole estate falls within the Inventory of Garden & Designed Landscapes.
The River South Esk is a Special Area of Conservation (SAC).
The estate falls within the Strathmore and Fife Nitrate Vulnerable Zone.
There is a grey squirrel control agreement in place. The incoming purchaser will be bound to fulfil the obligations of the existing agreement.

SPORTING RIGHTS AND RATES
The salmon fishing rights are in hand.
The shooting and stalking rights are let until 1st February 2020.

FORESTRY GRANT SCHEMES AND TIMBER
All standing and fallen timber is included in the sale.

SERVICES, OCCUPANCY, COUNCIL TAX AND EPC RATING
All of the residential properties are served by mains electricity, mains water and private drainage to septic tanks. Copies of the Energy Performance Certificates (EPCs) are available from the selling agents.

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<thead>
<tr>
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<th>Services</th>
<th>Occupancy</th>
<th>Council Tax</th>
<th>EPC Rating</th>
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<tr>
<td>Brechin Castle</td>
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<td>Owner Occupied</td>
<td>H</td>
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<td>Laundry Cottage</td>
<td>OFCH</td>
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<td>West Lodge</td>
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<td>New Lodge</td>
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<td>Head Gardener’s House</td>
<td>EPH</td>
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<td>Under Gardener’s Cottage</td>
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SAT = Short Assured Tenancy; PRT = Private Residential Tenancy; GFCH = gas fired central heating (mains); OFCH = oil fired central heating; EPH = electric panel heating.

STIPULATIONS

PURCHASE PRICE & DEPOSIT
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 The Royal Bank of Scotland base rate. No consignation 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(s) shall be deemed to have satisfied themself 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 AND FINANCIAL RESOURCES
Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers. Any offer by a purchaser(s) which is to be supported by
a loan agreement must be accompanied by supporting documents for the satisfaction of 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 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 ACCESS RIGHTS
The property is sold subject to and with the benefit of all servitude 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(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others.

In the event that the property is sold in lots, title conditions may be created for access and service media, and any new boundary fences required as a result of a lotted sale will need to be erected at the mutual cost of the relevant purchasers.

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 and their clients 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.

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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