



# DRUMEARN

THE ROSS | COMRIE | PERTSHIRE







# DRUMEARN

## THE ROSS, COMRIE, PERTHSHIRE, PH6 2JR

Wonderfully situated country house of rare distinction; in need of restoration. Quietly situated in The Ross within 12.4 acres of gardens and grounds

Comrie Village Centre 1 mile, Crieff 7 miles, Perth 26 miles, Stirling 25 miles, Edinburgh 63 miles, Glasgow 52 miles (All distances are approximate)

### PROPOSED ACCOMMODATION

**Ground Floor:** Hall, family room, dining room, breakfasting kitchen, study, guest bedroom, bathroom, rear kitchen, utility room, laundry, WC. New build conservatory.

**First Floor:** Drawing room, bedroom 1 with bathroom and dressing room, bedroom 2, bathroom 2, bedroom 3, bathroom 3, bedroom 4, bedroom 5, shower room, bathroom 5, bedroom 6, tower room.

**Second Floor:** 3 rooms.

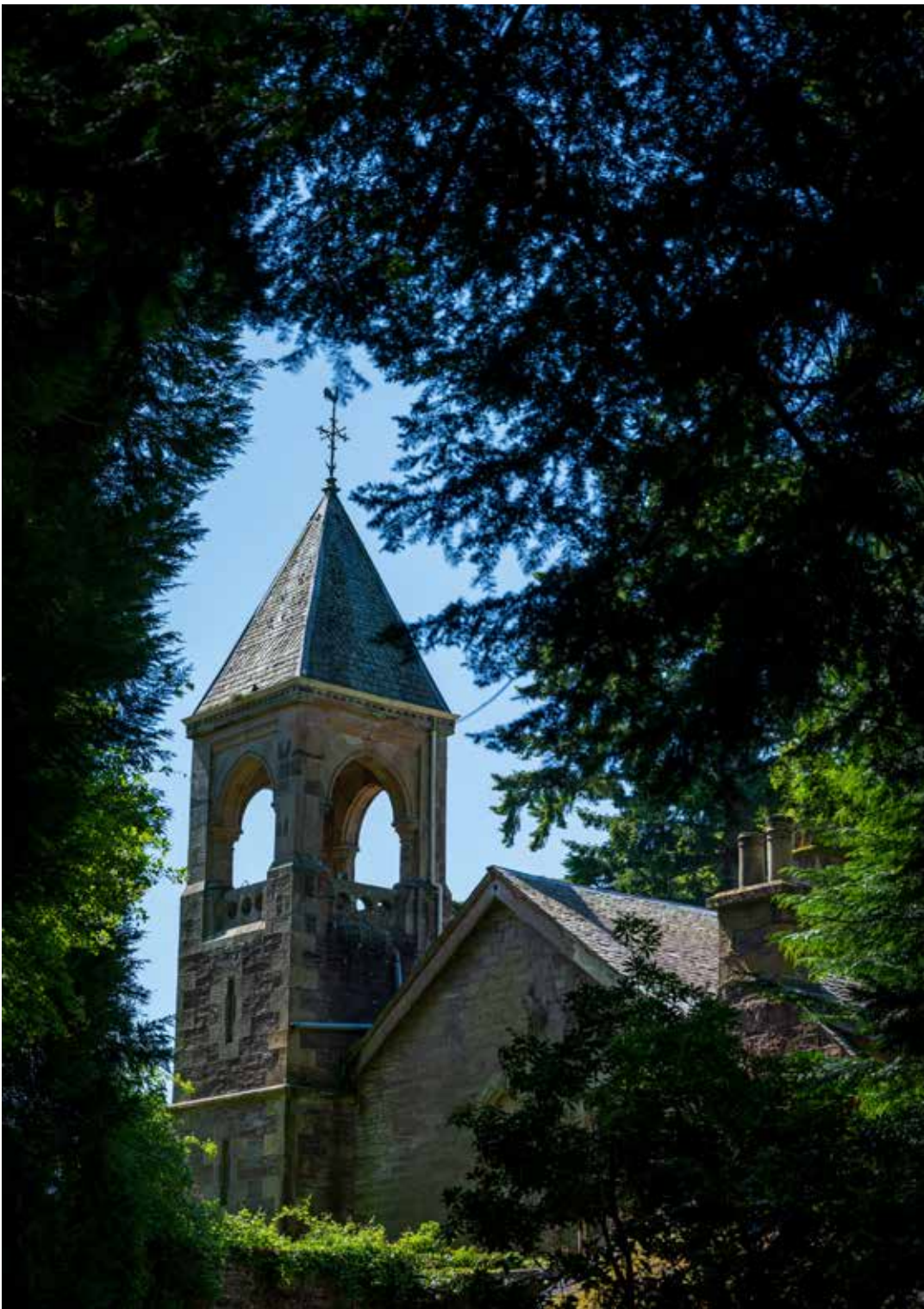
**Lower Ground Floor:** Billiards room.

The consented plans also provided for Triple Garage with flat over.

Mature gardens and grounds including an exceptional array of flowering shrubs and specimen trees of rare majesty. Paddock grazings. Woodland knoll.

**About 12.4 Acres in all.  
For Sale as a Whole or in 2 Lots.**





#### SITUATION

Drumearn occupies a peaceful and quiet situation within the area known as The Ross on the edge of the well known conservation village of Comrie. The Ross comprises a scattered semi-rural collection of houses accessed via the 12th century humpback bridge (with heavy goods taking access via Dalchonzie). The Ross is characterised by attractive houses which have in many instances seen significant investment in recent years.

Comrie stands at the meetings of Glens Lednock and Artney with the Scottish Highlands rising to the north. The village is well maintained and has an attractive array of independent shops along its main street and an active community life. In addition to a Cricket Club it has one of Scotland's most scenic nine-hole courses and there is salmon fishing on the River Earn which flows through the village. There are many attractive local walks and The Royal Hotel is a popular dining and social destination. The surrounding countryside is characterised by the established landscape of some of Scotland's most notable landed estates including Drummond Castle with its Royal Forest of Glen Artney and nearby Aberuchill Castle.

The village has a primary school and there is secondary education at Crieff High School and private education at Ardvreck Preparatory School and Morrison's Academy, both in Crieff.

The surrounding countryside offers many outdoor opportunities and there are also two 18-hole golf courses at Crieff and the renowned golf courses of Gleneagles Hotel and its other leisure facilities are within 20 to 25 minutes' drive. Nearby Loch Earn is also a well-known Watersports Centre.

The A85 (T) passes through Comrie and is the principal route connecting Perth and the east with Crianlarich and Oban in the west. The A9(T) can be accessed at Greenloaning and provides dual carriageway links to both Perth and Stirling with the motorway network to Central Scotland beyond leading to both Edinburgh and Glasgow. There are also rail connections at Dunblane to Edinburgh and Glasgow as well as Dundee and Aberdeen in the north.

The majority of central Scotland, including Dundee, can be reached in an hour or so drive with the city centres of Edinburgh and Glasgow approximately an hour and a quarter's drive.

#### GENERAL DESCRIPTION

Drumearn is a Victorian two storey mansion built to the design of the architect Andrew Heiton.

The house is primarily built of local red sandstone with yellow freestone dressings.

The entrance is set within the tower in the principal southeastern elevation.

The current driveway approaches from the northeast through heavy cast iron gates set into stone pillars with flanking stone walls beside the minor public road that runs to the rear. The driveway terminates in a large sweep adjacent to the principal entrance in the southeastern elevation.

Drumearn is Listed Category B and has significant architectural character. Historic Environment Scotland in their Listing, describe it as having a 'fanciful asymmetrical outline'.

Drumearn is now in need of restoration to restore it to its former glory. The house has been unoccupied for about the past 10 years or so and has fallen into disrepair after the restoration works were initially commenced in 2010.

Two different planning consents for the redevelopment and restoration of Drumearn were granted by Perth & Kinross Council and the details are set out in the planning section below.

Dependent on how the restoration works are configured, there is scope to create a generously proportioned country house of three/four public rooms and between six and ten bedrooms. Note: the original staircase has been removed, but remains available for reuse if desired and consequently, access to the first and second floors is not possible at this time.





The inherent architectural quality of Dreamearn married to the maturity of the gardens and grounds and the great variety of specimen trees and shrubs, all set within about 12.40 acres of protecting gardens and grounds, amidst the wonderful Highland scenery that surrounds the village of Comrie, combine to confirm that Dreamearn is a rare opportunity within the Scottish country house market to restore a house of potentially exceptional quality, in a favourable and desirable location and setting.

Formal lawns lie to the south and west of the house with numerous specimen rhododendrons and azaleas around the peripheries of the lawns. The woodlands enclosing the house are of rare maturity and variety in the number of fine specimens including copper beech, Douglas fir, Scots pine, oak and beech amongst others. There is also an established woodland knoll to the east of the house and entrance drive. Paddock grazings (Lot 2) of 3.94 acres lie to the west of the house. This comprises Lot 2 and it should be noted that this lot will not be sold ahead of Lot 1. The undefined boundary adjoining Lot 2 will be fenced by the seller who is retaining Earthquake House and adjoining lands.

#### PLANNING

Planning Consent Reference No: 10/00647/FLL was approved on 4 October 2010 for alterations and extensions to dwelling house at Dreamearn, The Ross, Comrie, Crieff, PH6 2JR. The decision notice and plans pertaining to the consent, are all available online at [www.pkc.gov.uk](http://www.pkc.gov.uk). The plans are also available by email on request from the selling agents.

The attendant Listed Building Consent (Reference No: 10/00648/LBC) was also granted at that time and is available for study on the Perth & Kinross Council website.

A further Planning Consent (Reference No: 09/01341/FLL and its attendant Listed Building Consent (Reference No: 09/01342/LBC) were also granted prior to the 2010 consent.

Prior to these consents, a further planning consent for 'change of use from residential home to dwelling house and removal of external steel staircase was granted in 2005 (Reference No: 05/00505/PPLB).

#### CLAWBACK

The seller will retain a 25% share of the uplift in market value for a period of 20 years on Lot 2 and the woodland within Lot 1 in the event of planning consent for residential or leisure development being awarded. This clawback will be secured by means of a standard security and will be triggered by the award of planning consent.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH6 2JR.

##### Directions

From the M90/A9 by Perth head westwards towards Stirling exiting at Greenloaning. Continue northwards through Braco and then follow the signs to Comrie over the Braco Moor. In Comrie continue through the village heading west on the A85 and shortly after leaving the village, turn left over the humpback bridge signposted to The Ross. Take the first right and Dreamearn House entrance gates will be found on your left-hand side shortly thereafter. From the M9/west head to the Keir roundabout by Dunblane and then on the A9 to Greenloaning. Thereafter, directions as above.

##### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

##### Services

Mains water and electricity.

##### Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD; Tel: 01738 475 000

##### Council Tax

Band H.

##### Home Report and EPC Rating

There is no Home Report or EPC rating due to its condition.

##### Environmental Stipulations

Dreamearn is Listed Category B. Dreamearn is situated within the Comrie Conservation Area.



### Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 1EE; Tel: 0131 228 8111. Contact: Grierson Dunlop.

### Viewing and Access

It should be noted that Drumearn House is in poor condition. Extreme care should be exercised when inspecting the property and, at the current time, there is no access to the first or second floors. Access should only be taken under the supervision and guidance of Rettie & Co staff and it is recommended that viewers bring appropriate footwear and clothing. Torches will be provided.

Drumearn is sold as seen with no warranty in respect of any works undertaken to date.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

### 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.

### Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Twitter.com – RettieandCo; Instagram and LinkedIn.

### 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 agent, 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 contact 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.

### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

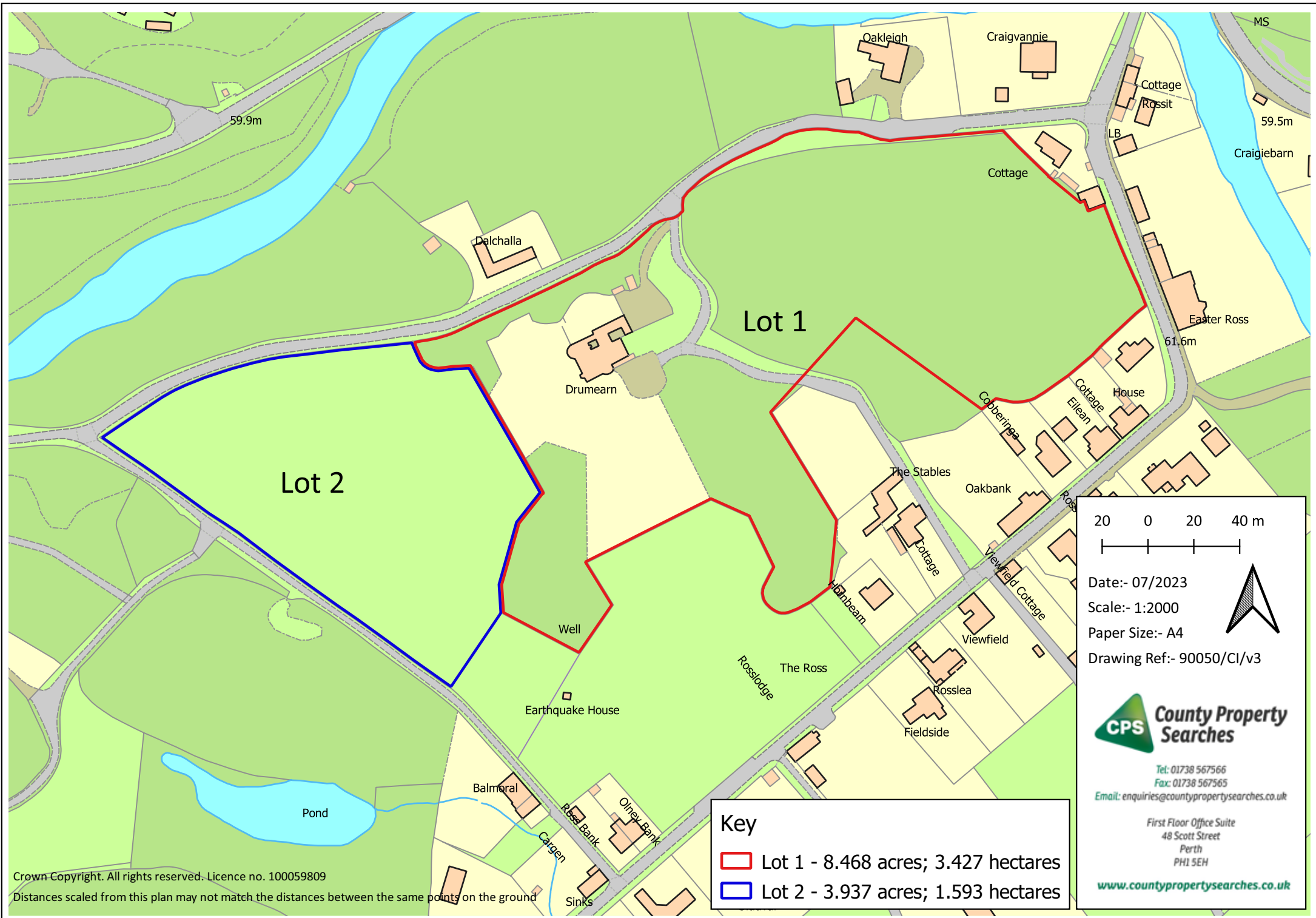
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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







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Date:- 07/2023  
 Scale:- 1:2000  
 Paper Size:- A4  
 Drawing Ref:- 90050/CI/v3



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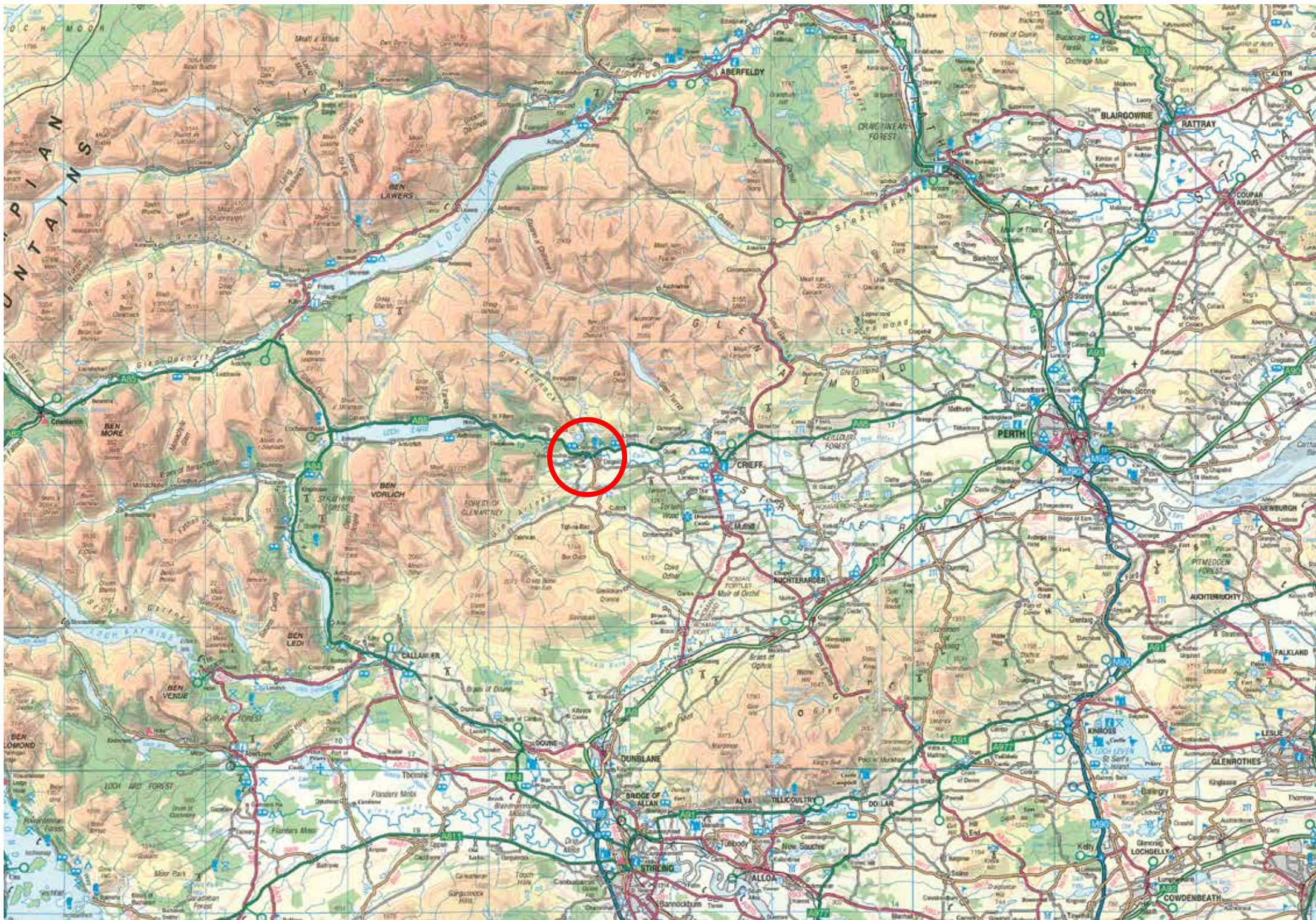
**Key**

Lot 1 - 8.468 acres; 3.427 hectares

Lot 2 - 3.937 acres; 1.593 hectares

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Distances scaled from this plan may not match the distances between the same points on the ground





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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.