

BRECHIN CASTLE



ANGUS



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Dundee 26 miles | Aberdeen 42 miles | Edinburgh 86 miles
(All mileages are approximate)

‘One of Scotland’s most significant *historic* castles, set within renowned designed policies on the banks of the River South Esk’

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 64 acres (25.9 hectares) in total
For sale as a whole



SITUATION

Located on Scotland's east coast, Angus is a county of striking variety, known for its heather-clad hills, productive farmland, historic castles and attractive coastline. Brechin Castle lies between Dundee and Aberdeen, close to the cathedral city of Brechin and within easy reach of the Angus Glens, the coast and some of Scotland's finest sporting and recreational opportunities.

The Castle is readily accessible by road, rail and air, lying close to the A90, which links Aberdeen with Perth, Glasgow and Edinburgh. Montrose railway station, approximately 8 miles away, provides regular services south, including direct connections to London. Dundee, Aberdeen and Edinburgh airports are all accessible, offering domestic and international connections.

Brechin provides a good range of local amenities, including shops, restaurants, healthcare facilities and primary and secondary schooling. Private schooling is available at Lathallan, Dundee High School, Robert Gordon's College, Albyn School and St Margaret's, with further options including St Leonards, Glenalmond and Strathallan.

The surrounding area offers excellent recreation, including fishing on the North and South Esk, field sports, hill walking in the Angus Glens, skiing at Glenshee and sandy beaches at Lunan Bay and St Cyrus. Golf is particularly well served, with renowned courses at Carnoustie, St Andrews, Royal Aberdeen and Trump International, together with local courses at Brechin, Edzell and Montrose.





Brechin Castle, Angus



HISTORICAL & ARCHITECTURAL NOTE

Brechin Castle occupies a site of exceptional strategic and historic importance, standing on high ground above the River South Esk. A fortress has existed here since at least the 12th century, placing the castle at the heart of some of the most significant events in Scottish history. In 1296, King John Balliol departed from Brechin to submit the Scottish Crown to Edward I of England, an act that helped trigger the First War of Scottish Independence. The following year, William Wallace captured the fortress from English sympathisers, and in 1303 the castle was besieged by Edward I's army using the formidable siege engine known as the "War Wolf". During the siege, the castle was defended by Sir Thomas Maule, whose defiant resistance became legendary before he was killed by enemy fire. The fortress soon surrendered and was subsequently destroyed.

The site remained largely in ruins for more than three centuries until 1634, when Patrick Maule, Earl of Panmure and a descendant of Sir Thomas Maule, acquired the estate and began re-establishing Brechin as a family seat. The Maule family's association with Brechin endured for generations, culminating in extensive rebuilding by James, 4th Earl of Panmure, in the late 17th century. The present castle was substantially reconstructed in the early 18th century to designs by Alexander Edward, incorporating elements of the medieval fortress and reaching completion in 1711. Since then, Brechin Castle has evolved through successive generations, later becoming the seat of the Earls of Dalhousie, while retaining its unique character as both a historic landmark and a cherished family home

DESCRIPTION

Brechin Castle occupies a commanding position within approximately 40 acres of designed policies, overlooking its mature parkland and the River South Esk. The grounds include the renowned walled garden, two gate lodges; West Lodge and New Lodge and three further estate houses and cottages, all carefully positioned to preserve the Castle's outlook and setting.



The policies are enhanced by an exceptional collection of specimen trees, woodland walks and landscaped grounds. The River South Esk runs below the Castle and includes the Castle Pool, offering salmon and sea trout fishing in a particularly dramatic setting.

BRECHIN CASTLE

Brechin Castle occupies a dramatic position on a rocky bluff above the River South Esk. Built on the site of an earlier fortress associated with the Scottish Kings, the present Castle was substantially reconstructed in the early 1700s and incorporates elements of the original medieval castle dating from the 13th century. Over time, it has evolved from a defensive stronghold into a great country house of considerable presence and character.





Brechin Castle, Angus



Despite its scale, the Castle retains the atmosphere of a family home while also lending itself well to large-scale entertaining. With extensive accommodation and ancillary space, it also offers potential for a range of future uses, subject to the necessary consents.

The principal approach is by the north drive, entered through the imposing gates at New Lodge. The drive crosses Skinners Burn before opening into parkland, revealing the Castle's striking front elevation.

Internally, the Castle contains a wealth of historic detail. The entrance hall features panelled walls, impressive columns and an imposing staircase, which rises to the first-floor landing and gallery. The staircase retains its striking ironwork balustrades, while the walls display a collection of family portraits.

The ground floor includes a small dining room within what is believed to be part of the earliest fabric of the building, together with a family sitting room opening onto the sun terrace overlooking the River South Esk. There is also a bedroom suite, cloakroom and ancillary accommodation.

The principal reception rooms are arranged on the first floor around the restored gallery. These include the drawing room, dining room and little drawing room, each with distinctive architectural character. The drawing room is particularly notable for its Flemish tapestries, finely detailed timber work and craftsmanship by local artisans. The dining room, with three large south-facing windows overlooking the river, comfortably seats 20.

The bedroom accommodation includes a principal bedroom suite with two dressing rooms and an en suite bathroom, together with further bedrooms and bathrooms on the first and second floors. In total, the Castle provides 16 bedrooms and 10 bathrooms. To the rear, arranged around the courtyard, are the shoot room, estate offices, storage, staff accommodation and further ancillary space.



WALLED GARDEN & POLICIES

The walled garden and surrounding policies at Brechin Castle are regarded as among Scotland's finest private gardens. Extending to over 40 acres, they include a spectacular 13-acre walled garden, linked to the castle by woodland walks lined with rhododendrons and azaleas.

The garden has a distinctive Cinquefoil layout, with the original lower garden dating from 1777 and later semicircular additions from around 1860. Designed for seasonal interest, it combines formal topiary, mature trees, herbaceous borders, rhododendron and azalea vistas, acers, roses, peonies and clematis, providing colour and structure throughout the year.

At the heart of the garden is a 17th-century sundial brought from Panmure House, while other notable features include a magnificent cedar of Lebanon, sculpted yew hedging, ornamental gates, statues, slate sculptures, glasshouses and a unique curved Victorian peach house. The upper garden includes lawns, mature ornamental planting, vine houses and the garden room adjoining the Head Gardener's House.

A flight of steps leads down through the main garden to a circular lily pond, surrounded by summer and autumn gardens planted with specimen trees including acers, cercidiphyllum, sorbus and prunus. The high walls and mature planting create a sheltered microclimate, allowing the gardens to retain colour well into autumn.

The gardens are traditionally opened to the public during the early summer, including under Scotland's Garden Scheme. Between the walled garden and the driveway lies a seven-acre field with ha-ha, suitable for grazing or equestrian use.





ESTATE BUILDINGS & COTTAGES

The estate includes a valuable collection of ancillary houses and buildings, providing flexible accommodation for staff, guests, estate use or potential future income.

The **Under Gardener's House** is positioned beside the rear entrance to the walled garden and is arranged over two storeys. It includes a kitchen, bathroom, bedroom with dressing room, sitting room and two further bedrooms, with the principal reception room enjoying views over the vine house and gardens.

The **Head Gardener's House** is incorporated into the rear wall of the garden and includes a garden room, kitchen, utility room, bathroom and three bedrooms. The garden room opens directly onto the Cherry Lawn and has previously been used as a tea room when the gardens are open to the public. A range of outbuildings lies nearby.

Close to the castle, the **Category B listed stable block** dates from 1806 and is arranged around a courtyard. Currently used for storage, garaging and workshops, it offers significant scope for alternative uses, including leisure, events, office space or holiday accommodation, subject to the necessary consents. Adjoining it, **Laundry Cottage** provides single-storey accommodation with a sitting room, kitchen, two bedrooms and a bathroom.

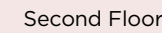
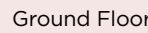
The estate also includes two gate lodges. **New Lodge**, dating from 1852, forms part of the Scots Baronial entrance and includes two bedrooms, reception space, conservatory, garden and garages. **West Lodge**, the original gate lodge dating from 1806, provides single-storey accommodation with a sitting room, kitchen, two bedrooms and bathroom.

SPORTING

There is approximately 470 metres of single bank salmon and sea trout fishing on the River South Esk, including the lightly fished Castle Pool beneath the castle and close to the Image Bridge. The land surrounding Brechin Castle has historically formed part of a driven pheasant shoot.

Approximate Gross Internal Area:

For identification only. Not to scale.



GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment with Joint Selling Agents

DIRECTIONS

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.

what3words: ///poetic.carrots.snug

LOCAL AUTHORITY

Angus Council
Angus House, Orchardbank Business Park, Forfar, DD8 1AN

T: 03452 777 778

SPORTING RIGHTS

In hand and included in the sale.

TIMBER

All standing and fallen timber is included in the sale.

MINERAL RIGHTS

The minerals are included in the sale insofar as they are owned.

FIXTURES & FITTINGS

All fitted carpets are included in the sale. Certain curtains and light fittings are specifically excluded from the sale. The purchaser will be obliged to take over the Flemish Tapestries in the drawing room at valuation.

A comprehensive list of items that are included, specifically excluded and available in addition can be requested from the selling agents.

ENVIRONMENTAL & ARCHITECTURAL DESIGNATIONS

Brechin Castle is Category A listed.

The Stable Block, Old (West) Lodge, 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.

ENTRY & POSSESSION

Entry by arrangement subject to occupancy agreements.

OFFERS

Offers in Scottish Legal Form are to be submitted to the Joint Selling Agents.

SOLICITORS

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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 consignment 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 & 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 themselves 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.

FINANCIAL REFERENCE

Any offer 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 & 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.



SERVICES, OCCUPANCY, COUNCIL TAX & 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.

Property	Services	Occupancy	Council Tax	EPC rating
Brechin Castle	GFCH & EPH (top floor)	Owner Occupied	H	D
Laundry Cottage	OFCH	Vacant	B	E
West Lodge	OFCH	SAT	B	G
New Lodge	GFCH	PRT	D	E
Head Gardener's House	EPH	Owner Occupied	F	F
Under Gardener's Cottage	OFCH	PRT	B	F

SAT = Short Assured Tenancy | PRT = Private Residential Tenancy | GFCH = gas fired central heating | OFCH = oil fired central heating | EPH = electric panel heating



CONTACT

Viewings are strictly by prior appointment with the Vendor's Agents:

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savills.co.uk



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