

KINPURNIE CASTLE
ANGUS, SCOTLAND



KINPURNIE CASTLE, ANGUS, SCOTLAND

Dundee 12 miles Perth 19 miles Edinburgh 65 miles.

A magnificent Scots baronial style mansion with outstanding views over Strathmore

About 742.42 acres (300.44 ha)

Kinpurnie Castle - 4 principal reception rooms, 8 principal bedrooms

Gate Lodge

Carriage House with garaging and 3 bedroom flat

4 car garage with clock tower

Extensive gardens and grounds

Sweeping lawns interspersed with specimen trees with rose garden

Exquisite walled garden

Mature woodlands

Pasture field

Newtyle Hill - About 353 acres

Keillor Hill - About 256 acres

For sale as a whole or in 3 lots.

Further land and houses available separately

CKD Galbraith



CKD Galbraith, Perth

Lynedoch House
Barossa Place
PERTH
PH1 5EP

Tel: +44 (0)1738 451111

Email: emma.chalmers@ckdgalbraith.co.uk

Website: www.ckdgalbraith.co.uk

CKD Galbraith, Edinburgh

59 George Street
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EH2 2JG

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Savills, Edinburgh

Wemyss House
8 Wemyss Place
EDINBURGH
EH3 6DH

Tel: +44 (0)131 247 3700

Email: lfrench@savills.com

Website: www.savills.co.uk

Savills, London

33 Margaret Street
LONDON
W1G 0JD

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DESCRIPTION

LOT 1 - KINPURNIE CASTLE, LODGE & GROUNDS ABOUT 133 ACRES

Kinpurnie Castle is a magnificent Category 'B' Listed mansion house in the Scots baronial style, dating back to 1907. It has a harled and painted exterior lying under a slated roof and very much encapsulates the Scots baronial style with a castellated tower, turrets, fine dressed stone architectural details, astragal windows and a highly ornate porte cochere of dressed stone, castellated pediment and arched astragal windows. The flair of the exterior continues in the interior and boasts a wealth of period features throughout including oak panelled reception hall with fine oak staircase, polish wooden floors, panelled doors with original door furniture, ornate cornicing and ceiling plasterwork together with magnificent fireplaces.

Despite the scale and proportions of Kinpurnie Castle it is surprisingly manageable. The principal accommodation on the ground floor comprises an oak panelled reception hall, four elegant reception rooms with marble fireplaces and elaborate ceilings and cornicing. The kitchen and number of stores and pantries are found in the practical east wing. There are four bedroom suites, four further bedrooms and four bathrooms with eight further secondary bedrooms all lying over the first and second floors. There is potential to enhance the principal bedroom suites by altering the existing layout to create en suite bathrooms in the existing dressing rooms. On the lower ground floor there is a series of storage rooms which could be converted to provide a state of the art gymnasium or entertainment suite.

SITUATION

Kinpurnie Castle lies a short distance to the west of the village of Newtyle in the county of Angus and commands the most outstanding views over the Vale of Strathmore. Dundee, known as the 'City of Discovery,' lies some 12 miles to the east and provides an excellent range of shops and professional services, together with good leisure facilities. Home to the universities of Dundee and Abertay, Dundee is an established centre of excellence of education and life sciences. The city's renowned cultural facilities will be further enhanced by the building of the V & A Design Museum due to be completed in 2018.

There are a number of private schools in the area including Dundee High School and St Leonards in St Andrews with further schools in both Perthshire and Edinburgh. There is a primary school in Newtyle whilst secondary schools can be found in Dundee and Monifieth.

Both Edinburgh and Aberdeen lie some 65 miles distant and can both be accessed easily by road and by rail from Dundee. Further the airport in Dundee provides regular daily flights to London Stansted.

There is a wide array of outdoor pursuits within reach of Kinpurnie Castle. Walking can be enjoyed both on the Sidlaw Hills and slightly further afield to the north in the Grampian and Cairngorm mountain ranges. Shooting and stalking may be taken locally as well as salmon fishing on the River Tay, North Esk and South Esk. For the golfer there are numerous courses within a comfortable distance including Carnoustie, which hosted the Open Golf Championship in both 1999 and 2007. St Andrews, with its world famous golf courses, lies to the south east with the challenging 18 hole course at Piperdam nearby. Sailing can be enjoyed on the Tay Estuary and around the coast.





ARCHITECTURAL NOTE

Kinpurnie Castle was designed by Thoms & Wilkie of Dundee and built in 1907-8 for Sir Charles Cayzer, the ship owner and founder of the clan line, who had recently acquired the estate from the Earl of Wharnclyffe's Trustees. The gate lodge and entrance gates, together with the carriage house, were designed and built at the same time together with the walled garden. It has all been described by John Gifford in the Buildings of Scotland: Angus and Dundee (Published year 2012) as being in the free C17 Scotstyle, otherwise known as Scots Renaissance. Two years after its completion Sir Charles commissioned the same firm of architects to remodel and enlarge the house, presumably to accommodate his numerous grandchildren, as well as house parties. At that time the original attic walls were heightened to a full storey under new battlements with conical roofs rising above them. The finest craftsmen of the time were employed

to decorate the house and the magnificent plaster work is by the Bromsgrove Guild, a company of artists and designers associated with the Arts & Crafts movement. Probably the most famous of their works are the main gates of Buckingham Palace together with Canada Gate and the Australian Screen at the top of The Mall. The Guild was awarded a royal warrant for that work in 1908. The joinery work, notably the oak panelling, is by Methven, Hyslop and Co. of Dundee.

KINPURNIE CASTLE LODGE

Kinpurnie Castle Lodge is a category 'B' listed gate lodge lying within the castle policies and adjacent to the northern entrance. Built over one and a half storeys it provides a kitchen, sitting room, dining room, two bedrooms and a bathroom. The lodge is surrounded by mature woodland and sits within its own garden.





OUTBUILDINGS

Lying to the east of Kinpurnie Castle is the original carriage house constructed in the same baronial style as the castle and now providing garaging for four cars with a three bedroom flat above. Situated to the south east of the castle is a purpose built four car garage constructed in a traditional style with a clock tower.

GARDENS AND GROUNDS

Kinpurnie Castle lies within extensive gardens and grounds. A sweeping drive leads from the two principal entrances to an extensive gravelled sweep to the south and west. Beyond are the extensive southerly lawns bounded by the mature woodlands beyond. To the north is a balustraded terrace with gently sweeping lawns below, interdispersed with formal rose beds.

Lying to the east of the castle and beyond the carriage house is an extensive walled garden extending to almost 2 acres and developed in the 1920s by Eileen, Lady Cayzer. In the traditional Scottish style it lies away from the house and its formal flower garden would have been the focus for a gentle stroll. The walled garden of today is laid out for both pleasure and utility; the north/south axis of the flower garden provides a wonderful view over Strathmore to the hills beyond and there are strategically placed benches throughout the flower garden which boasts magnificent herbaceous borders and roses. Beyond the flower garden is a highly productive kitchen garden providing fruit, vegetables and cut flowers for the castle. There are also extensive glasshouses which produced house plants as well as exotic fruit and tender vegetables. Beyond the walled garden to the east is a field of about 17 acres down to pasture and providing ideal grazing for horses.





LOT 2 – NEWTYLE HILL

Newtyle Hill lies to the south of Kinpurnie Castle and is principally hill ground of some 333 acres. There is a belt of mixed woodland, extending to some 19.80 acres, lying immediately to the north east of the hill.

LOT 3 – KEILLOR HILL

Keillor Hill lies to the south west of Kinpurnie Castle. It comprises principally hill ground of some 203.70 acres with 49.19 acres of mixed woodlands lying to the west and a small area of some 3.70 acres classified as rough grazing.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

The dwellings are serviced by mains water, mains electricity and private drainage.

Property	Occupancy	Heating	Council Tax	EPC Rating
Kinpurnie Castle	Vacant	Oil fired	H	F
Kinpurnie Castle Lodge	Service Occupancy	Oil fired	D	E

PROPERTY POST CODE

PH12 8TW

SOLICITOR

Murray Beith Murray
3 Glenfinlas Street, Edinburgh, EH3 6AQ
Tel: 0131 225 200

DIRECTIONS

From Dundee, take the A923 signposted for Coupar Angus. After approximately 11 miles take the minor road to the right signposted for Newtyle. After approximately 3 miles the entrance to Kinpurnie Castle is found on the right hand side.

ENTRY

Entry and vacant possession will be by mutual agreement.

HISTORIC SCOTLAND

Kinpurnie Castle, the gate lodge and entrance gates are listed Category 'B' Listed by Historic Scotland.

ENVIRONMENTAL DESIGNATIONS

Kinpurnie Castle falls within the Fife and Strathmore Nitrate Vulnerable Zone.

There are two areas of woodland designated as Ancient Woodland by Scottish Natural Heritage within the subjects forming Lot 1. Further details are available from the Selling Agents or the Scottish Natural Heritage website.

SCOTTISH RURAL DEVELOPMENT PROGRAMME SCHEME

The seller has entered into a grant scheme for Grey Squirrel Control which is due to expire in October 2016.

BASIC PAYMENT SCHEME

For the avoidance of doubt there are no single farm payment entitlements included in the sale. However, the entitlements are available to a purchaser by separate valuation. All of the farm land is registered for IACS purposes.

FORESTRY

Kinpurnie Castle was formerly part of Kinpurnie Estate, for which there is a 20 year Long Term Forest Plan (LTFP). The owners of Kinpurnie Castle will have the option to adopt the part of the LTFP that relates to Kinpurnie Castle, Newtyle Hill and Keillor Hill woodlands.

LOCAL AUTHORITY

Angus Council,
Angus House,
Orchard Bank Business Park,
Forfar, DD8 1AX.
Tel: 08452 777 778

SPORTING RIGHTS

In so far as these rights form part of the property title they are included with the sale.

The roe stalking is currently let until 31st March 2017.

TIMBER

All fallen and standing timber is included in the sale in so far as it is owned by the Seller.

MINERALS

The mineral rights are included in the sale in so far as they are owned by the Seller.

FIXTURE AND FITTINGS

The following items are specifically excluded from the sale of Kinpurnie Castle:-

1. The contents, including the moveable light fittings, of Kinpurnie Castle.
2. The garden furniture and benches.
3. The sundial.
4. The marble urn adjacent to the porte cochere.

Some of the light fittings, garden furniture and benches and surplus contents may be available by separate negotiation.

SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND STATUTORY PUBLIC AND OTHER ACCESS RIGHTS

The property is sold subject to and with the benefit of all existing servitude and wayleave 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 following their solicitors' examination of the title deeds.

If the property is sold in lots appropriate rights of access, servitude and wayleave will be granted and reserved as appropriate.

EMPLOYEES

The purchaser will be obliged to continue the employment of the estate staff. The members of staff currently employed by the estate will TUPE across at date of entry. Further details of the employees and their terms and conditions will be made available following a note of interest.

TENURE

Some of the land at Kinpurnie Castle has been let on seasonal grazing agreements. Vacant possession of this land will be available from 31st October 2015.

INGOING VALUATION

The purchaser(s) of Kinpurnie Castle may in addition to the purchase price, take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) any estate equipment to be agreed between the parties.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.





DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

VAT

The property is subject to an election to waive exemption. The asking price indicated excludes VAT, which will be payable in addition to the purchase price where applicable. However, please note that the sale will not automatically be subject to VAT. This will depend on the relevant circumstances at the time of the sale and we recommend that further advice is taken. Further details are available from the selling agents upon request.

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents, CKD Galbraith and Savills.

OFFERS

Offers in Scottish Legal Form are to be submitted to the selling agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.





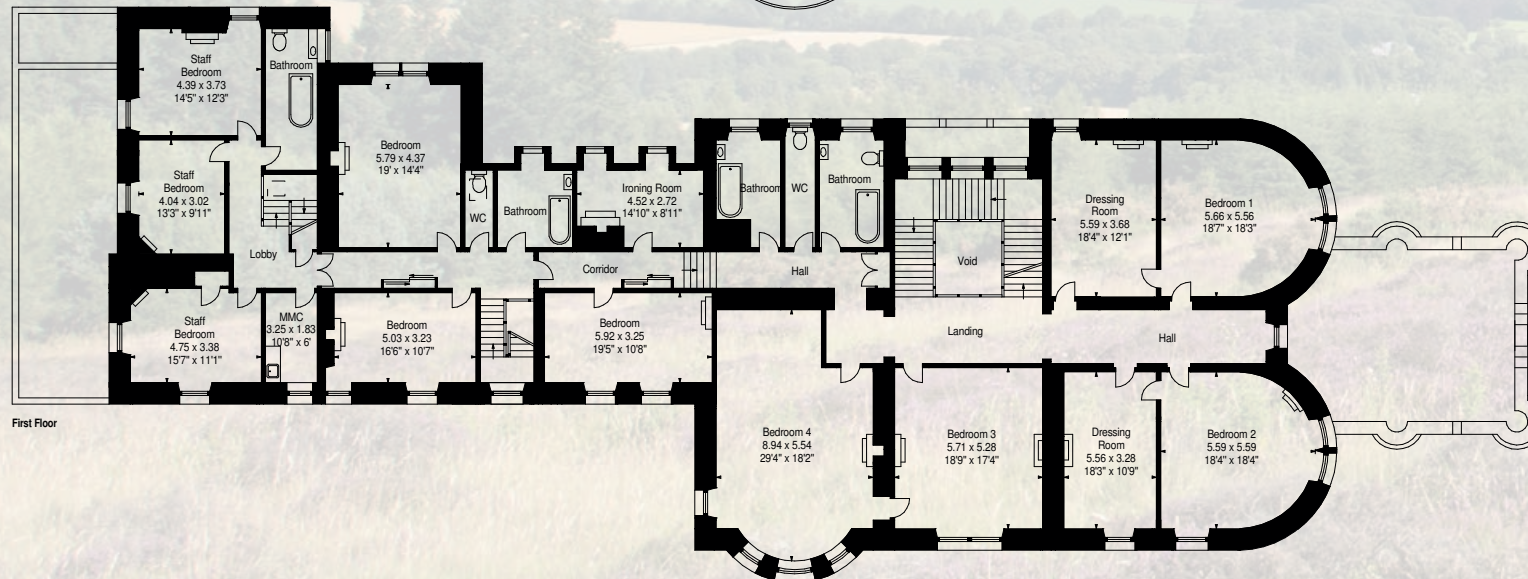
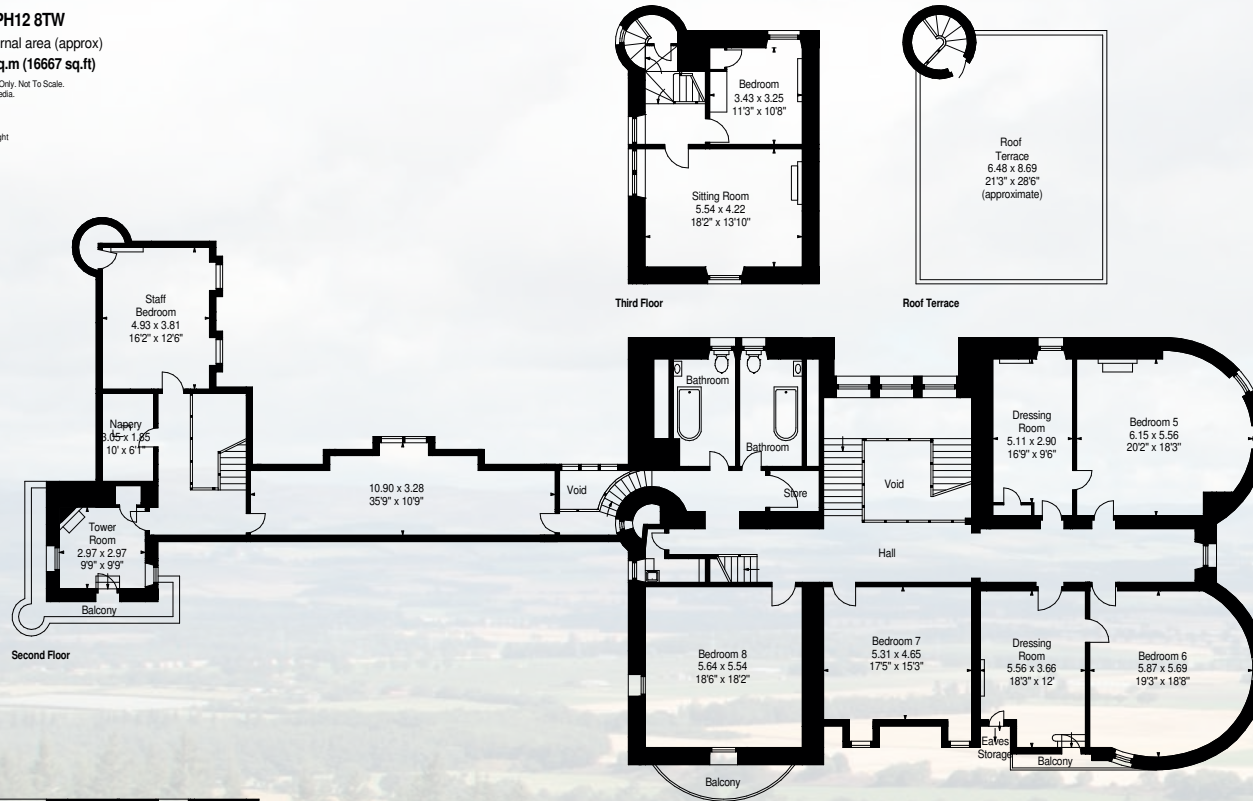
**Kinpurnie Castle,
Newtyle,
Angus, PH12 8TW**

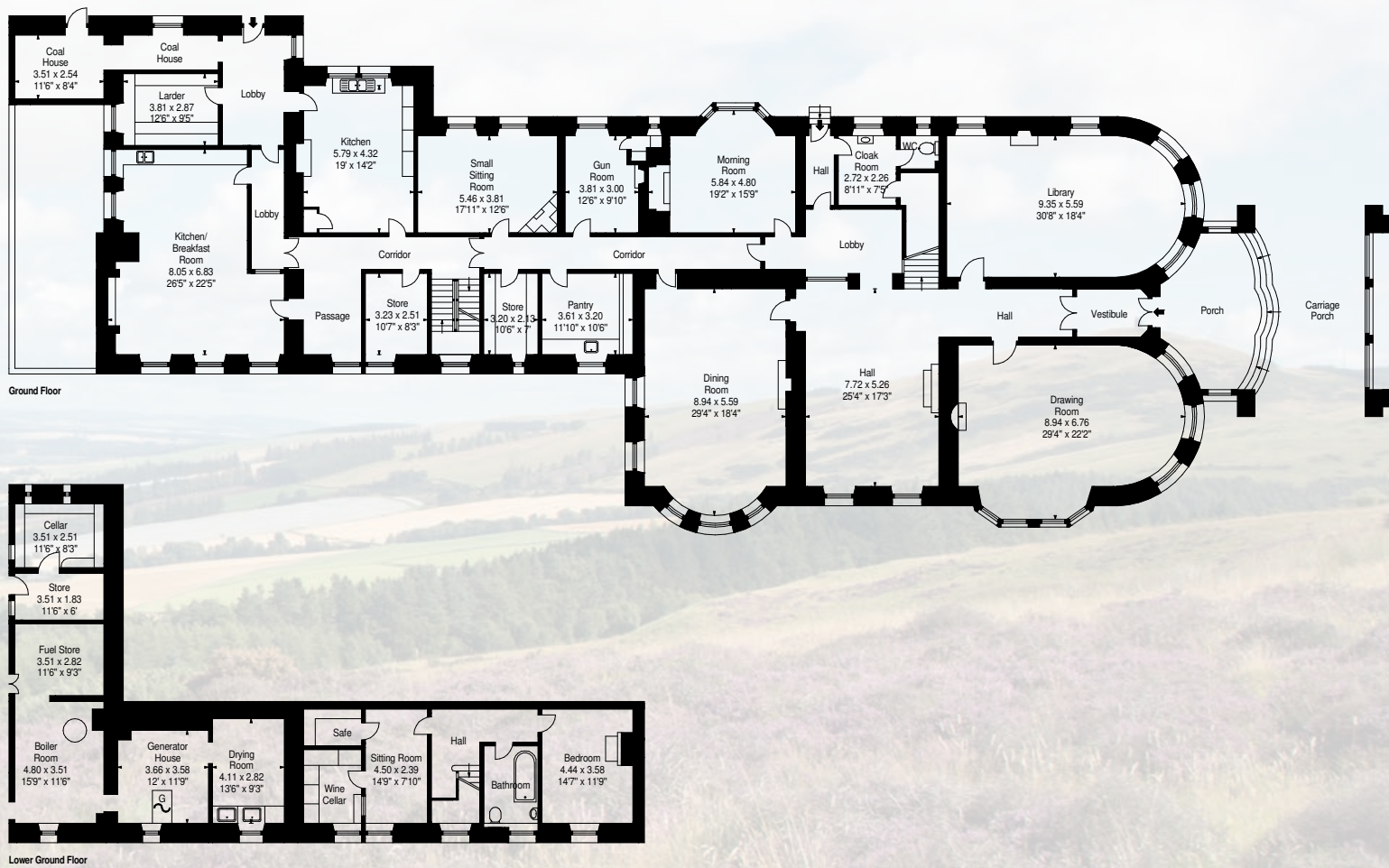
Gross internal area (approx)
1548.36 sq.m (16667 sq.ft)

For Identification Only, Not To Scale.
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Key :-

CH - Ceiling Height



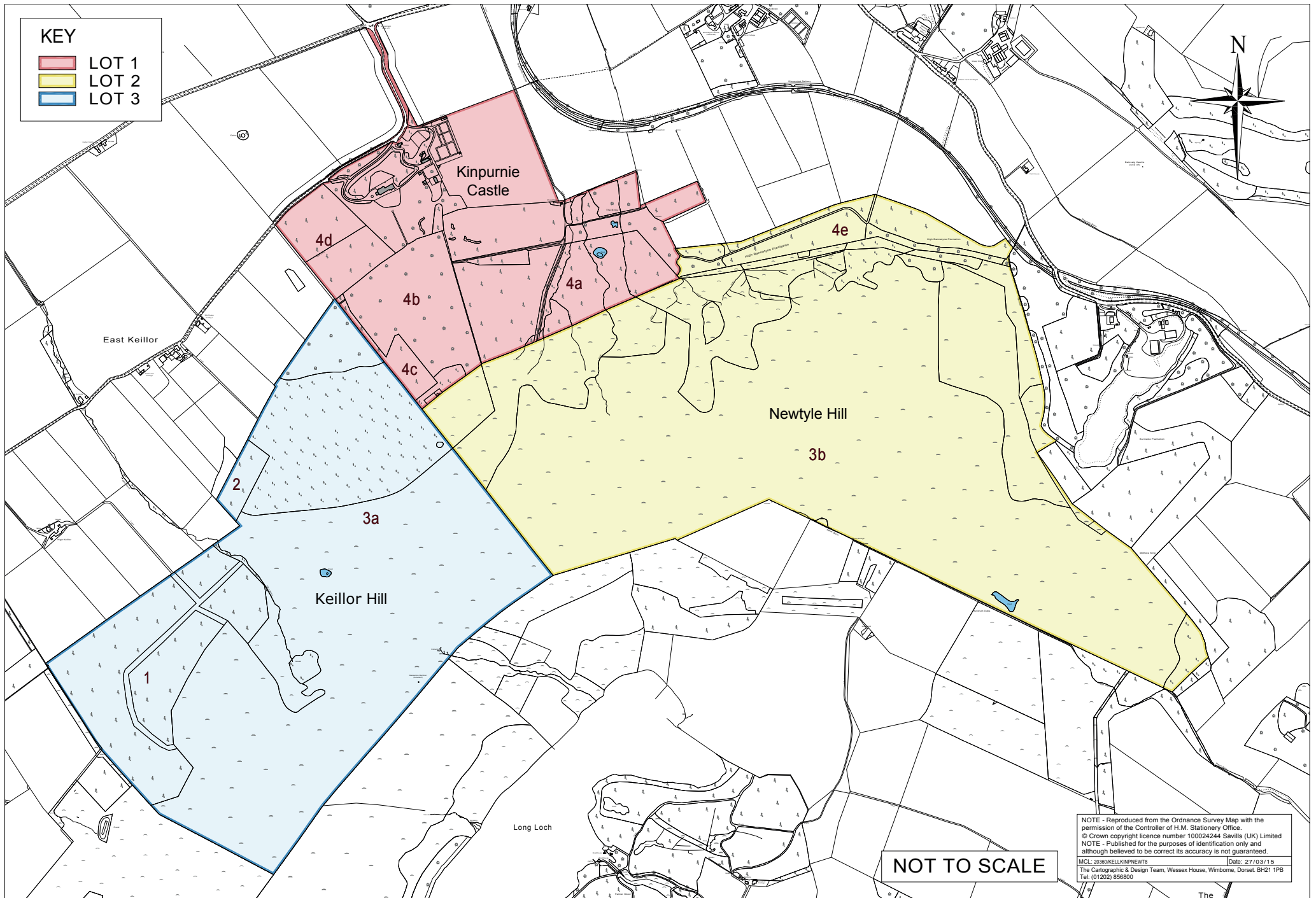


IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
4. A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith or Savills, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
5. Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith LLP, Lynedoch House, Barossa Place, Perth. Tel: 01738 451111 Fax: 01738 451900 Email: perth@ckdgalbraith.co.uk or Savills, Wemyss House, 8 Wemyss Place, Edinburgh. Tel: 0131 247 3720 Email: edinburghrural@savills.com
6. Photographs taken in 2013 and 2014.
7. Particulars prepared March 2015

KEY

- LOT 1
- LOT 2
- LOT 3



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NOT TO SCALE

