



PLAY VIDEO

Roman Camp Hotel, Callander, Stirlingshire



A **stunning historic hotel** in the heart of the Loch Lomond and the Trossachs National Park with 12.5 acres and a beautiful river setting.

Summary of accommodation

Reception lounge with feature fireplace | Reception counter | Office | Lounge with cocktail bar | Drawing room with plasterwork, bow windows and fireplace
Conservatory | Library with ceiling plasterwork and fireplace | Chapel | Dining room seating forty, and function room with dancefloor

Fifteen letting bedrooms in total all en suite (Four, two room suites, nine double/twin rooms and two double rooms)

Potting shed bistro with thirty two internal covers and fifty al fresco

Service areas comprising kitchen, pantry, still room, laundry room, staff room, staff WC, dishwasher area and stores and cupboards

Rose Cottage/Managers House: Sitting room | Dining room | Office | Kitchen
Three bedrooms, one en suite and shower room

Gardens and grounds: Delightful setting extending along the River Teith
Formal lawns | Well maintained kitchen walled garden | Two paddocks | Range of garden sheds | Workshop | Extensive car parking | Beautiful and mature trees

About 360 metres of single bank salmon and sea trout fishing on the River Teith

Walking distance to Callander town centre and amenities

Additional property available by separate negotiation including three houses, 11.5 acres of land and further salmon fishing
(Information available on request)

In all about 12.5 acres

For sale as a whole

Distances

Stirling 16 miles, Glasgow 38 miles, Glasgow Airport 40 miles, Edinburgh Airport 45 miles, Edinburgh 49 miles

(All distances are approximate)



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Situation

Roman Camp Hotel sits in a lovely setting within Callander beside the River Teith. The local town of Callander is one of the “gateways to the Highlands” and provides the everyday amenities expected of a thriving town, including a Post Office, supermarkets, specialist food shops, a florist, a chemist, and a health centre.

The town has excellent primary and secondary schooling, and the McLaren Leisure Centre offers a good range of sporting opportunities, including a swimming pool. Callander Golf Club lies to the north of the town, and there is a sailing club to the west on the nearby Loch Venacher. The River Teith is famous for its trout and salmon fishing. The Rob Roy Centre is situated in the centre of Callander, and other tourist attractions nearby include cruises on the steamship Sir Walter Scott on Loch Katrine in the Trossachs and Doune Castle.

The City of Stirling is the historic heart of Scotland, with Stirling Castle, Bannockburn Heritage site, and the Wallace Monument just a few of the many sights to visit in the local area. There are some excellent golf clubs in the area, including courses at Stirling, Callander, and Dunblane, whilst the world-famous courses at Loch Lomond, Gleneagles and St Andrews are all relatively easily accessible. The property lies within the Loch Lomond and The Trossachs National Park, which offers world-famous scenery with a plethora of recreation and leisure opportunities, including water sports, hill walking, and climbing.

Stirling is well-placed for road, rail, and bus connections to all major towns in Scotland. The pivot of the M9 and M80 motorway network is only 3 miles to the west of Stirling, giving quick access to Edinburgh and Glasgow. The hotel's location provides its visitors with a great base to explore the many picturesque areas of Scotland.



Historical notes

The house at Roman Camp was formerly a hunting lodge of the Drummond family. Originally built in 1625, the tourelles were added in 1909 by the then owner Reginald Balliol Brett, the 2nd Viscount Esher. The Eshers were responsible for the formal ‘traditional’ garden to the north known as the ‘Monk’s Garden’. The house and garden were bought by Sir James and Lady Wilson of Airdrie in 1938, who developed the gardens and turned the house into a hotel.

The property

The Roman Camp Hotel is a 15 bedroom hotel offering a fantastic range of bar, lounge, restaurant, and function facilities for its guests. The mix of characterful public areas offers a range of rooms in which to relax, plus there are excellent dining facilities, including the bistro at the walled garden. With its riverside location and beautiful grounds, the Roman Camp Hotel is also an ideal wedding venue with the hotel and grounds providing excellent photographic opportunities.

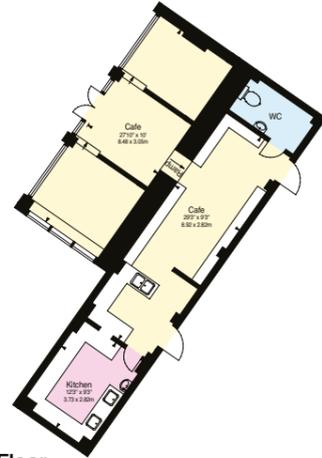




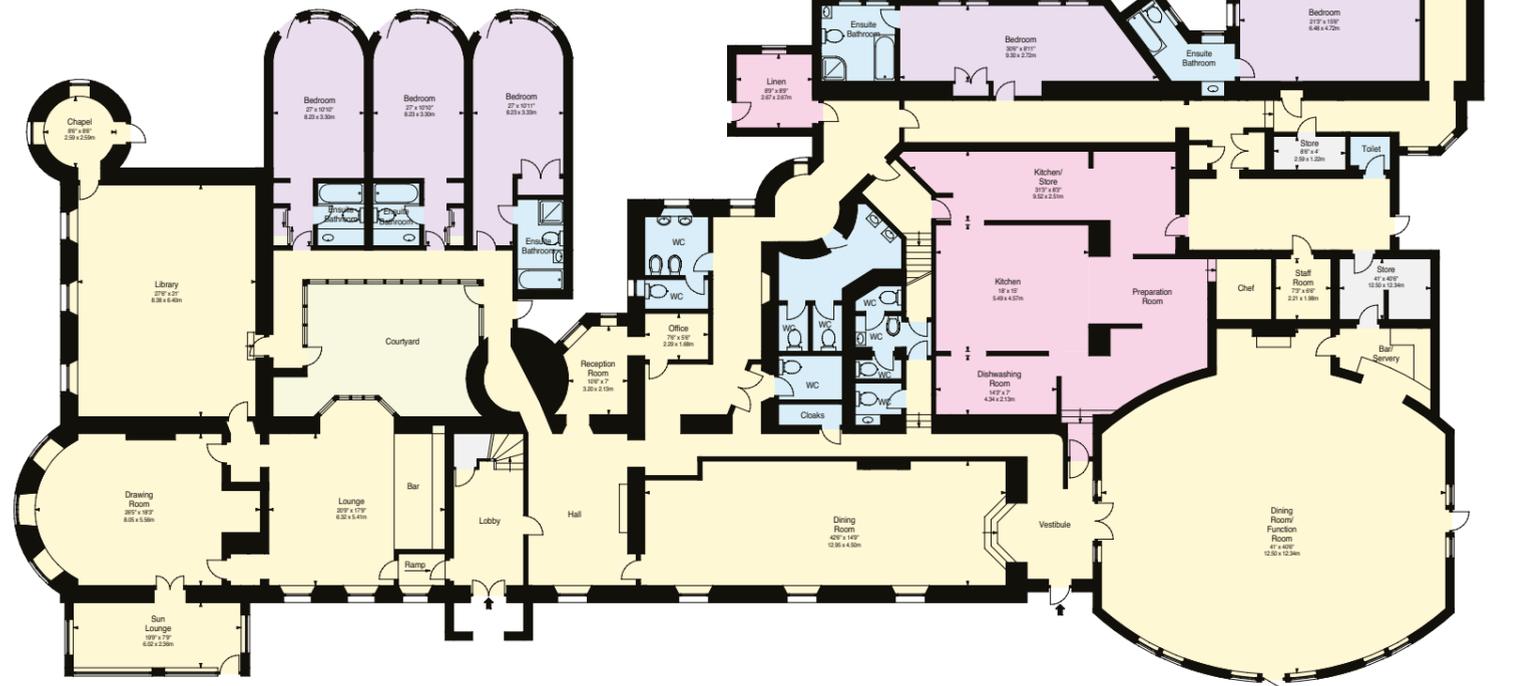
Roman Camp Hotel, Callander, FK17 8BG

Approximate Gross Internal Floor Area
 14,583 Sq Ft - 1,354.76 Sq M
 Outbuilding: 798 Sq Ft - 74.13 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

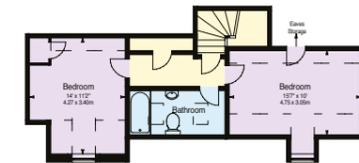


Ground Floor

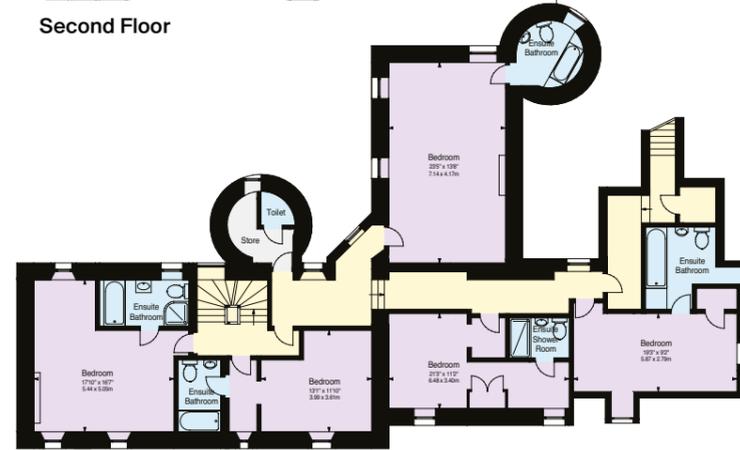


Ground Floor

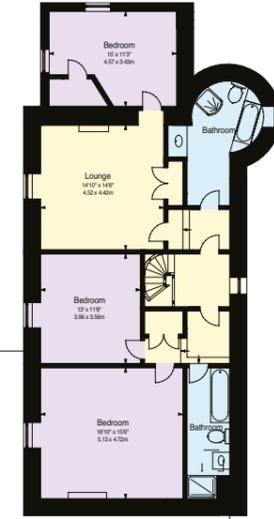
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



First Floor



Gardens, land and fishings

The gardens and grounds at The Roman Camp Hotel extend to about 12.5 acres in total and are a real feature of the property. The hotel is approached through an ancient archway via a treelined driveway to parking in front of the hotel. Additional overflow parking is within the grounds. Sweeping lawns surround the main building, with mature trees adding to the impressive setting. Pathways meander throughout the grounds and to the beautiful walled garden which has a wealth of colour and a productive vegetable garden. The River Teith flows in front of the hotel. About 360 metres of single bank salmon and sea trout fishing rights are included in the sale. Two large paddocks lie behind and to the east of the hotel.

Trading information

Trading accounts for the y/e 31st December 2022 show a turnover of £1,259,265 (net of VAT). The Covid Pandemic had an effect on trading performance in 2020 and 2021, but encouragingly, the December 2022 outcome is ahead of pre-Covid level of sales.

Further details are available from the selling agents, preferably after viewing the property.

The business

The Roman Camp Hotel has been within the same ownership for a number of years. It has been run as a successful upmarket hotel since the 1940's and offers any purchaser an opportunity to purchase a desirable well-known country house hotel, which rarely comes available for sale. The hotel business is marketed through its own website (www.romancamphotel.co.uk) together with a presence on most booking platforms.

Licensing

Premises Licence under the Licensing (Scotland) Act 2005. Full premises alcohol licence.

Staff

TUPE regulations will be applicable to all staff.

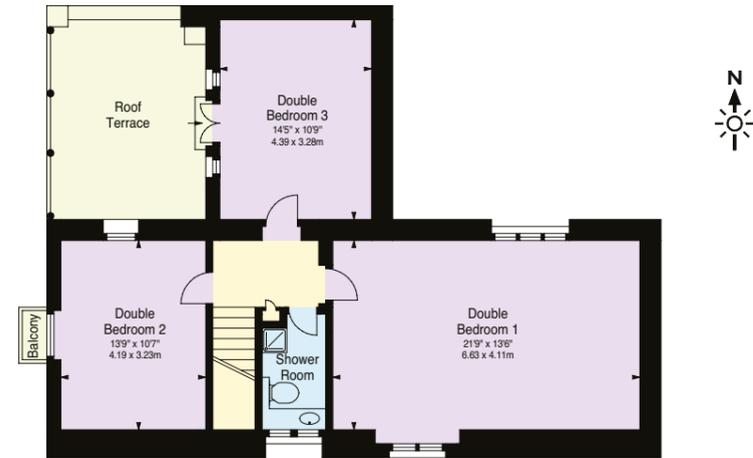


Rose Cottage

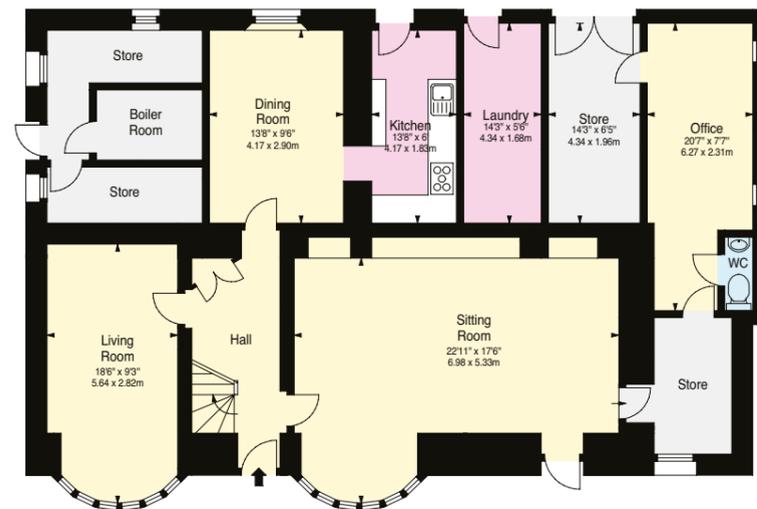
Approximate Gross Internal Floor Area
2258 Sq Ft - 209.77 Sq M
(Including Stores,Boiler Room & Laundry)

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor



Excluded property

There are some properties and land excluded from the sale. This includes three houses located on the main street, about 11.5 acres of land to the east of the Walled Garden and an additional length of salmon fishing on the River Teith. Some of the retained subjects may be available by separate negotiation. Floorplans and additional info are available from the Selling Agents.

Directions

Roman Camp Hotel is on the left as one enters Callander from the east.

What3words

forest.folk.committee

Local authority

Stirling Council

Entry

Entry is available by arrangement with the seller.

Designations and listings

Historic Scotland shows the following listings in categories:-

- Roman Camp Hotel – Cat B
- Roman Camp Hotel Walled Garden – Cat C
- The Roman Camp – Designated Garden & Design Landscapes
- Roman Camp falls within the Loch Lomond and Trossachs National Park. The fishings are designated as part of the River Teith Special Area of Conservation (SAC).

Residential schedule

Property	Occupancy	Services	Rates/Council Tax	EPC Rating
Roman Camp Hotel	Hotel	Mains electricity, gas central heating, mains water supply and private drainage	Rateable Value £86,000 (1st April 2023) (Residential Apportionment £5,600: Non-Residential Apportionment £80,400)	Hotel- G Potting Shed Bistro - G
Rose Cottage	Managers House	Mains electricity, gas central heating, mains water supply and private drainage.	Band D	Rose Cottage -F

Asking price

Offers around £1,950,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

Health and safety

Given the hazards of a rural property, we ask you to be as vigilant as possible when making your inspections for your own personal safety.

Solicitors

Ennova Law, 26 George Square, Edinburgh, EH8 9LD
Tel: 0131 510 4952 email: jcumming@ennova-law.com

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600) or Graham + Sibbald (tel:0131 240 5311)

Offers

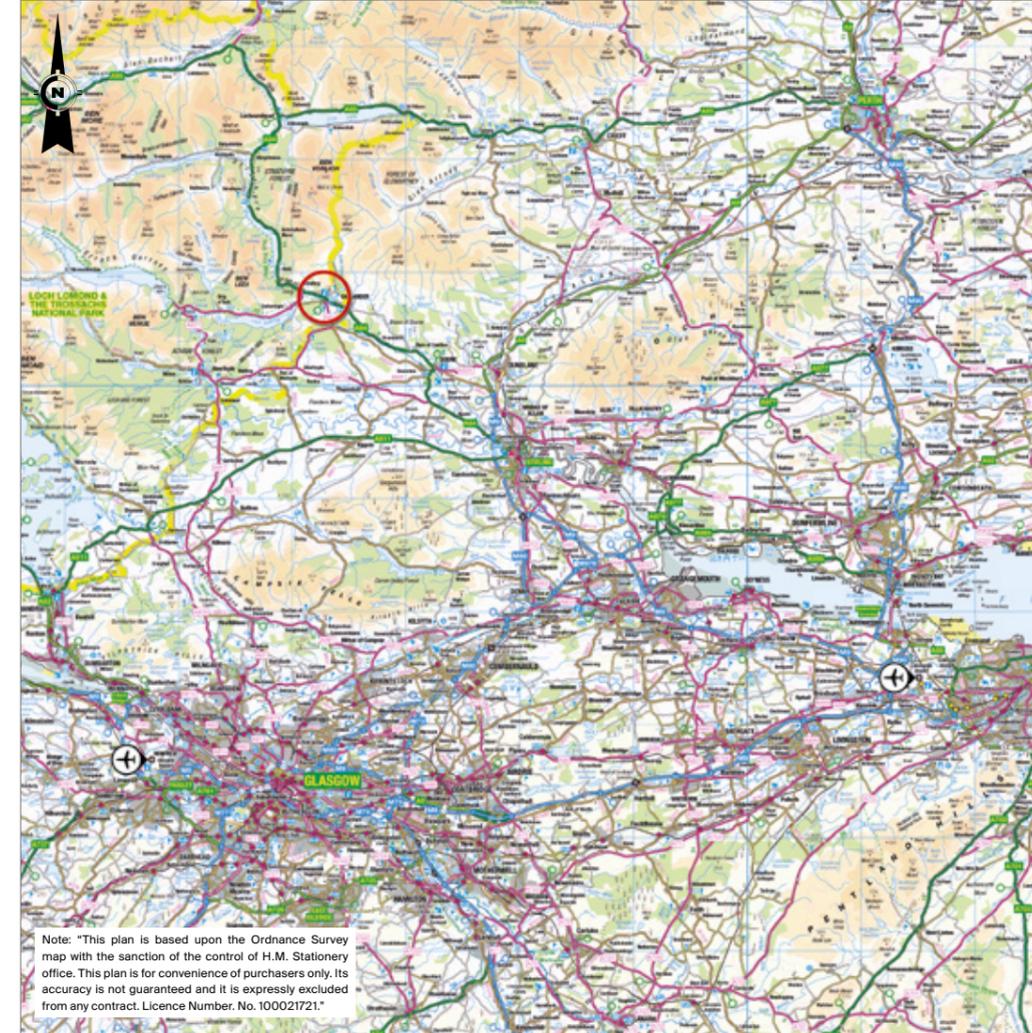
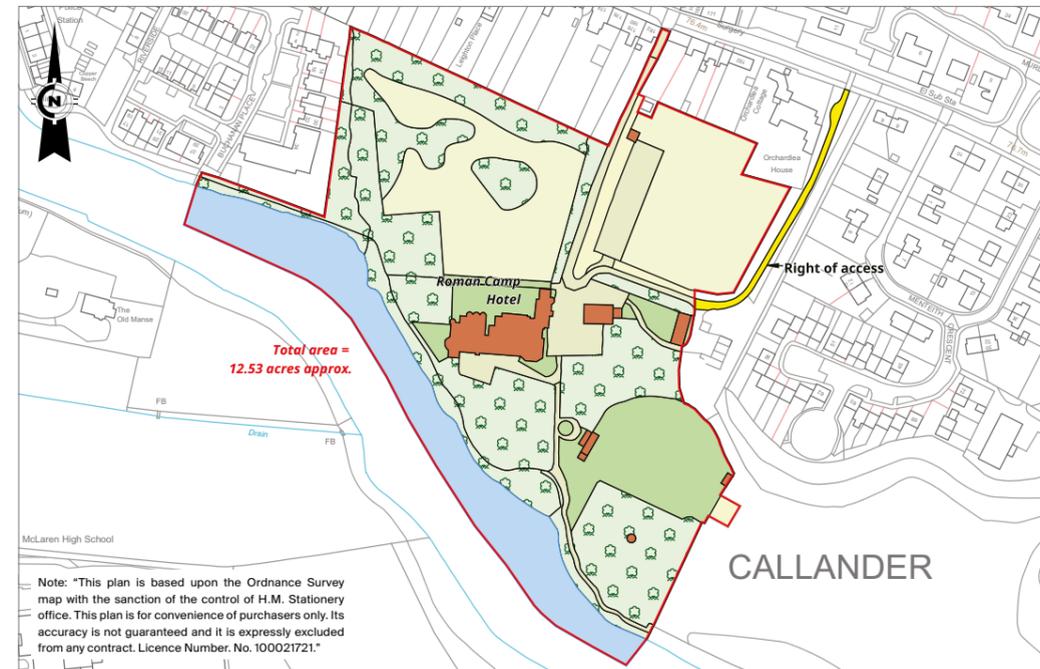
Offers should be submitted in Scottish legal form to the selling agents.

Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Anti-money laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated June 2021 (A number were taken in 2023).

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Overseas purchaser(s)

Any offer(s) by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Rights of access and title conditions

The purchaser will be provided with an unrestricted right of access over the rear driveway as highlighted on the sale plan.

Conditions of sale

- Title**
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), and water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller, and no warranty is given.
- Deposit**
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

