

FOR SALE
STUNNING 4-STAR HOTEL AND WEDDING VENUE



Roman Camp Hotel
Main Street, Callander, Stirlingshire, FK17 8BG
Offers Around £1,950,000 – Freehold

Find out more at
www.g-s.co.uk



- **Stunning 4-Star Hotel & Wedding Venue**
- **On the banks of River Teith - salmon & sea trout beat**
- **In the heart of The Loch Lomond and The Trossachs National Park**
- **15 letting bedrooms plus characterful variety of lounges and F&B facilities**
- **Owner's/manager's house; formal walled garden with Bistro restaurant attached**
- **Set within its own grounds of around 12.5 acres; potential development opportunity**



Secret Chapel



INTRODUCTION

Historical Note

The house at Roman Camp was formerly a hunting lodge of the Drummond family. The tourelles were added in 1909 by the then owner Reginald Balliol Brett, the 2nd Viscount Esher. The Esher family 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 Roman Camp Hotel, set within its own gardens and woodlands, enjoys a private and easily accessible location just off the main road into Callander which is to the west of Stirling. A bustling tourist town, Callander is often described as the gateway to the Highlands, historically known as the meeting point between the Highlands and the Lowlands, within the heart of The Loch Lomond and The Trossachs National Park. The hotel is readily accessible to greater Central Scotland and is only approximately one hour's drive from both Glasgow and Edinburgh.

The hotel's location provides its visitors with a great base to explore the many picturesque areas of Scotland.

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.

THE PROPERTY

Originally built as a hunting lodge in 1625, the Roman Camp Hotel is a category B-Listed building. The access to the hotel is from Callander's Main Street, under the C-Listed historic arch, and private driveway to the hotel's carpark.





ACCOMMODATION SUMMARY

The front main door gives access to the hotel's entrance lobby. The accommodation comprises briefly as follows: -

Public Areas

- Reception lounge with feature fireplace, reception counter and office behind
- Lounge (4) with fireplace and Cocktail Bar Servery
- Drawing Room (20) with ornate ceiling plasterwork, bow windows and feature open fireplace
- Off Drawing Room, Conservatory Lounge (6) with feature stonework
- Library Lounge (20) featuring wall panelling, ornate ceiling plaster work and open fireplace
- Secret chapel off Library
- Dining Room (40) with decorative ceiling
- Function Room (120) with dancefloor and bar servery. (160 capacity to include adjoining dining room)
- "Potting Shed Bistro" attached to the wall garden (32 internal + 50 al fresco – partly covered)

Letting Bedrooms

15 Letting Bedrooms to sleep 40

- 4 x 2-room suites – double or twin
- 9 x double / twin
- 2 x double

The bedrooms are arranged over ground, first and second floor.

All bedrooms ensuite; 5 x bath with shower over; 7 x bath with separate shower; 3 x shower only

Service areas

- Main Kitchen
- Dishwash area
- Pantry
- Still room
- Laundry
- Staff room
- Staff WC
- Range of stores and cupboards



Rose Cottage



Owner's / Manager's House – Rose Cottage

Ground Floor – Sitting Room; Lounge; Dining Room; Office; Galley Kitchen
First Floor – 3 Bedrooms (1 ensuite); separate shower room

Outside

A special feature of the Roman Camp Hotel is its delightful setting, in attractive grounds, alongside the River Teith. The lands with the hotel can be summarised as follows:-

- Total site area appx 12.56 acres
- Formal lawns & gardens
- Well-maintained walled kitchen garden
- 2 paddocks – 2.48 & 1.36 acres beside the driveway
- Vine house in walled garden
- Storage/workshop shed
- Car parking to the front/side of hotel, plus main car park off driveway

NOTE - The hotel will have right of use over the exit driveway.

Fishing Rights

The Roman Camp Hotel owns single bank salmon and sea trout fishing rights on the River Teith, ex adverso the property.

TRADE

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.

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will be applicable to all staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE / RATINGS

<https://www.romancamphotel.co.uk>
Visit Scotland – 4 Star Hotel
Trip Advisor Rating - 4.5

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating. LPG to the bistro.

ENERGY PERFORMANCE CERTIFICATE

Roman Camp Hotel– EPC Rating – G
Rose Cottage – EPC Rating – F
Potting Shed Bistro – EPC Rating – G

The EPCs are available upon request.

LISTED BUILDINGS

Historic Scotland have the following Category Listings on the property:-

- Roman Camp Hotel – Cat B
- Roman Camp Hotel Walled Garden – Cat C
- The Roman Camp – Designated Garden & Design Landscapes
- Boundary Wall, Rustic Arch & Gate – Cat C







RATEABLE VALUE / COUNCIL TAX

Roman Camp Hotel - Rateable Value £86,000 (1st April 2023)(Residential Apportionment £5,600: Non-Residential Apportionment £80,400)

Manager's House – Rose Cottage – Council Tax “D”

TENURE

Heritable (Freehold) / Outright Ownership

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.



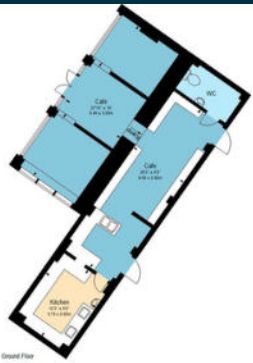
EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald and Knight Frank are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.



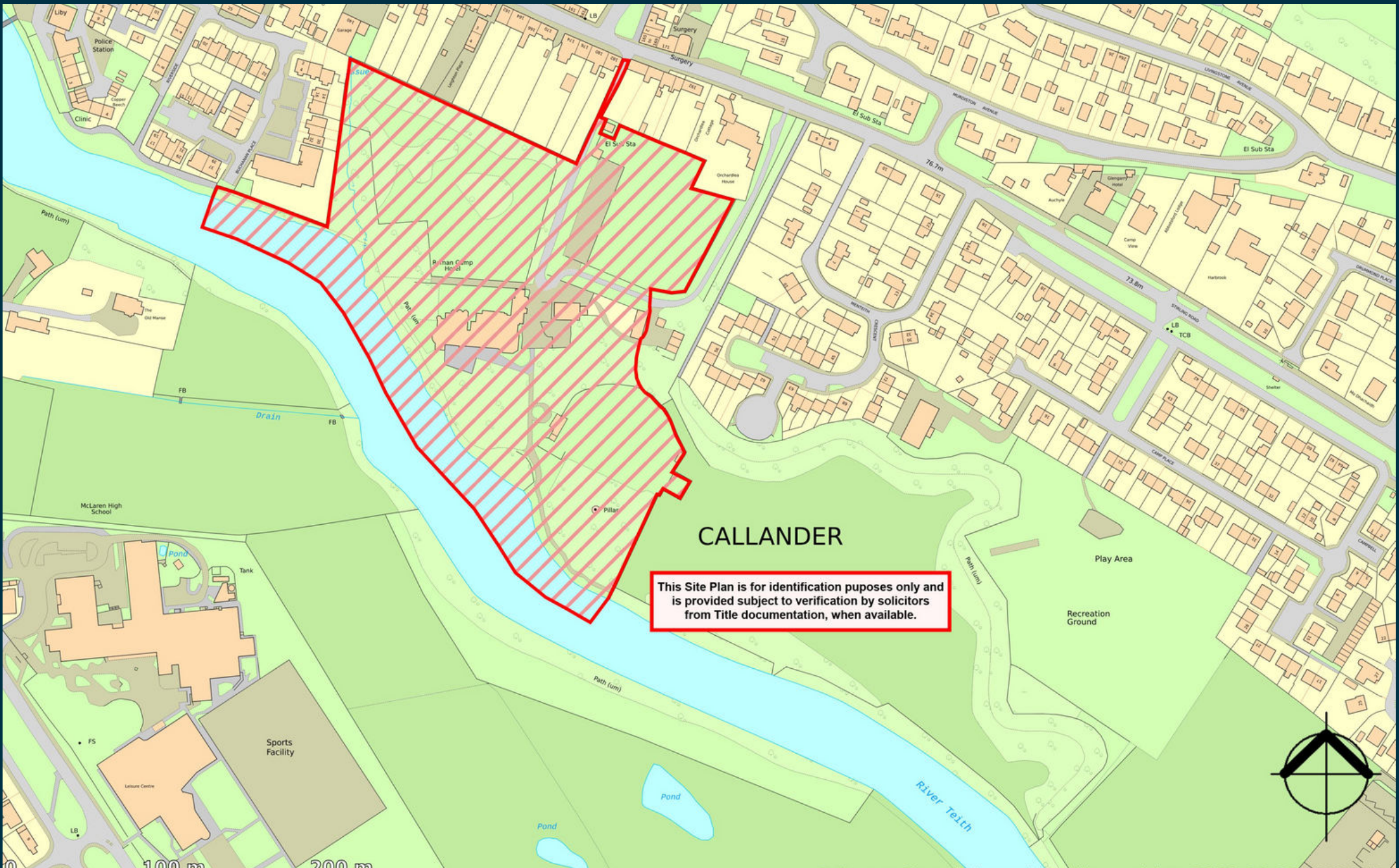


Roman Camp Hotel,
Main Street,
Callander,
Strathshire, FK17 8BG

SquareFoot
 Approx. Gross Internal Area*
 14583 Sq Ft - 1354.76 Sq M
 Out Building
 Approx. Gross Internal Area
 788 Sq Ft - 72.83 Sq M

Illustration for identification purposes only.
 Not to scale.
 *as defined by RICS - Code of Measuring Practice
 © SquareFoot 2021





CALLANDER

This Site Plan is for identification puposes only and is provided subject to verification by solicitors from Title documentation, when available.

ADDITIONAL PROPERTY

Located at the main entrance, on the main street, are 3 residential properties used as staff accommodation; plus additional land to the east of the hotel. These are available to be purchased by separate negotiation, in addition to the hotel, plus the sellers may consider leasing the 3 houses. Their accommodation briefly comprises as follows:-

182 Main Street - Gatehouse

- Ground Floor – Sitting Room; Kitchen; Bedroom; Bathroom
- First Floor – Sitting Room; Kitchen; 2 Bedrooms; Bathroom

Council Tax Band – “E”

EPC Rating - F

Listed Building – The Camp House Gate Lodge – Cat C

184 Main Street – Ben Ledi View

- Ground Floor – 2 bedrooms, both ensuite
- First Floor – 2 bedrooms, both ensuite
- Second Floor - Kitchen

Council Tax Band – “E”

EPC Rating - E

186 Main Street – Lorne House

- Ground Floor – Sitting Room; Kitchen; Bedroom; WC
- First Floor – 2 bedrooms; Bathroom

Council Tax Band – “E”

EPC Rating - E

Additional Land

Located to the east of the walled garden, approximately 11.5 acres in total which includes over 5 acres of paddock plus fishing on the River Teith.





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VIEWING

Strictly by appointment only to be made through Graham + Sibbald or Knight Frank. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the joint sole selling agents at the address below:-

Graham + Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JB

Knight Frank, 80 Queen Street, Edinburgh, EH2 4NF



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

To arrange a viewing please contact:



Alistair Letham
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341710
Graham + Sibbald, 40 Torphichen Street,
Edinburgh, EH3 8JB



Katie Tait
Agent – Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423941
Graham + Sibbald, 40 Torphichen Street,
Edinburgh, EH3 8JB



Tom Stewart-Moore
Partner - Rural Agency
Tom.Stewart-Moore@knightfrank.com
07770 012408
Knight Frank, 80 Queen Street, Edinburgh,
EH2 4NF



4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: OCTOBER 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.