

Site Information Document - Country Estate



Locality will:

- Liaise with production and owner at all times to organise site visits, answer questions, discuss fees etc.
- Ask production to complete an Intentions Form detailing all requirements.
- Negotiate all location hire fees.
- Discuss those intentions with the property owner.
- Draw up a Location Hire Agreement for both parties to sign.
- Supply invoices and collect payment on behalf of the owner.
- Sort out any after-shoot problems.

The Owner:

- Should supply personnel to oversee the film crew on site, this includes site visits and during the period of access. Locality can provide this if you are unable to.
- Should be available to check the location after the shoot and complete the Sign Off Sheet.

The Production must always:

- Produce a Health and Safety Risk Assessment to cover the action on site.
- Pay the location hire fee before the first day of access.
- Pay a Damage Deposit ranging from £500 to £10,000 based on the amount of areas accessed/type of property/length of time on site.

When filming on site Production is expected to:

- Never remove, cover or block emergency signage.
- Remove all waste it creates at the end of each day and within the times of hire period. (Additional charges may occur if premises are not left in satisfactory condition).
- Supply security personnel to man the doors to the premises at all times.
- The Production is solely responsible for all items of equipment and vehicles, the owner does not accept responsibility for any lost or stolen items.
- To have at least one "appointed first aid person" on site at all times.
- Not to move or touch the owners possessions unless noted in the contract particulars.
- Not to move or operate the owners machinery.
- Avoid identifying the owner, personnel, visitors or tenants, on screen in any manner unless specific permission has been obtained.
- Not to cover smoke detectors without consent and then to ensure they are uncovered after the shot.
- Supply personnel to check the location with the owner after the shoot and complete the Sign Off Sheet.

Terms:

- Cancellation fees are 100% if cancelled after both parties have signed the Location hire Agreement.
- Film days are 12 hours - Photoshoot days are 10 hours - Unit base is up to 24 hours

Disclaimer: All data, imagery, and information is provided without warranty or any representation of accuracy, timeliness or completeness. The content of the information is solely a guideline and is subject to constant change.

Location Reference:	LOC5878
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Description of property
A listed Victorian/Scottish Baronial/Georgian country estate set across 2,000+ acres of Perthshire countryside. The 15-20 room main house with grand saloon hall, billiard room, Baronial dining room, library, shoot room, gun room, wine cellar, and servants quarters. Extensive outbuildings including 10+ cottages, stable block, gatehouse, medieval castle tower ruin, ruined Victorian glasshouses, and working farm buildings. Medieval castle tower ruin, ruined Victorian glasshouses, private loch, veteran woodland with ancient trees, large grand saloon room within house, 17th century Belgium tapestries, baronial entrance hall. Dramatic landscape with private loch, burn, veteran woodland, hills, and open farmland. Approx. 1-1.5 hours from Edinburgh. Ideal for period drama, contemporary film, and high-end commercials.

Areas off limits	None permanently off limits; agreed case by case per production
Rooms available on ground floor	Grand saloon hall, Baronial dining room, billiard room, library, shoot room, gun room, kitchen, servants quarters, entrance hall, reception rooms
Rooms available on upper floors	Multiple bedrooms, dressing rooms, bathrooms, sitting rooms, attic rooms across 3 upper floors
Number of floors	4
Floor covering required	Yes, in key rooms with period wooden floors
Outside spaces (garden/roof)	Private gardens, Roof access, flag pole, lawns, multiple driveway, courtyard, terraces, 2,000+ acres of grounds including loch shore, woodland paths, hills, woods, stone walls, walled garden
Drive inside building	n/a
Number of kitchens on site	4
Production may cook in the kitchen	Case by case per production
Basement/cellar may be used	Yes (wine cellar and basement areas available on request)
Garage/outhouse may be used	Yes (stable block, farm buildings, some cottages available)
Noise from schools/transport	None. Very quiet rural location with no flight paths, schools, or road noise

Landscape

River / Lake / Pond	Yes. Private loch and pond on estate
Woods / Forest	Yes. Veteran woodland across the estate
Arable land	Yes. Working farmland across 2,000+ acres
Animals on site	Seasonal livestock on estate

Outbuildings	Multiple cottages, stable block, gatehouse, medieval castle tower ruin, ruined Victorian glasshouses, farm buildings, Kennels, garage, old quarry
Noise issues (flight path, school, road etc)	None. Very quiet rural estate
Uninterrupted views	Yes. Panoramic views across Perthshire countryside, Sidlaw Hills, and estate grounds
Unusual features	Medieval castle tower ruin, ruined Victorian glasshouses, private loch, veteran woodland with ancient trees, large grand saloon room within house, 17th century Belgium tapestries, baronial entrance hall.

Household

Are willing to move out	Yes. owner will vacate during filming
Neighbours do need informing	No. Private estate with no immediate neighbours
Restrictions due to religious beliefs, allergies, phobias etc	no
Tenants on site require notice	none

Access

Permitted hours of access	Flexible - 24/7 by arrangement
Specific to the location	Estate employee to be on site during filming. Location agreement required before recce. Production must carry minimum £5m public liability insurance.
Site visit requirements(charged for, escorted, etc)	Case by case. Owner-escorted recces.
H&S or PPE requirements	PPE required in some areas (ruins, outbuildings). H&S briefing on arrival.
Shared site/tenants	Dependant on area.
Max persons on site	No limit. Estate grounds large enough for any scale of production.
Disabled access	Limited. Ground floor partially accessible; upper floors via stairs only.
Lift	none on site
Directional signage	yes may be put up

Welfare

Toilets	Production to bring portable toilets	Heating	Oil central heating, open fireplaces
WiFi	Option for WiFi to be available. 4G/5G mobile signal available.	Water	yes

Electricity	Mains electricity available case by case; capacity case by case. Production may need generators for heavy loads.	Shelter	Outbuildings and barn available for crew shelter/breaks
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Set Dressing: Can production

Move furniture	Yes, with care and owner supervision
Drill, nail, stick or fix	Case by case. Listed building constraints apply. Soft fixes only (removable adhesive).
Paint	Case by case. Reversible finishes only due to listed building status.

Construction: Can production

Attach to building	Freestanding structures only. Nothing attached to listed building.
Dig/excavate	Grounds only, not near buildings

Lighting:

Black out	Yes, most rooms can be blacked out.
Control of lights	yes
Lighting from outside	yes

Vehicles:

Access	Yes. Large estate grounds with ample on-site parking for production vehicles.
Parking on site	Large field/yard on estate grounds. Space for full unit base (trucks, trailers, catering).
Width/height restrictions	n/a
Other possible parking areas	Large field/yard on estate grounds. Space for full unit base (trucks, trailers, catering).
Speed limit on site	20 mph on estate roads
Road outside controlled by	Perth & Kinross Council

Owner will consider allowing:

Animals on site	Yes, with trained animal handlers
Nudity	Yes, will consider
Smoking	Yes, will consider

Snow / Rain / Wind effects	Yes, will consider
Immoral content / Drug scenes	Yes, will consider
Drones	Yes, will consider
Haze / Smoke effects	Yes, will consider
Naked flame	Yes, will consider. No indoor pyrotechnics.

Other points, restrictions or policies associated with this location	Category A listed building (Historic Environment Scotland). All production changes must be fully reversible. No permanent alterations to interior or exterior. No music videos. No adult/pornographic content. Owner to be on site during all filming. Location agreement required before any recce or booking. Minimum £5m production liability insurance required.
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