



Portsonachan | Dalmally | Argyll and Bute | PA33 1BJ

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Portsonachan, Dalmally, Argyll and Bute, PA33 1BJ

- 9 luxury chalets
- Beautiful waterside resort Planning permission for 40 glamping lodges
- Owners 3 bedroom accommodation

Summary

An excellent opportunity has arisen to acquire a portfolio of 9 luxury holiday lodges on the shores of the beautiful and iconic Loch Awe. There is a combination of 1, 2 and 3 bedroom detached and semi detached chalets that have been in operation for a number of years. Currently managed by the Portsonachan Hotel the acquisition of the lodges represents a great investment opportunity for new owners. In addition to the lodges there is a 3 bedroom house that could be used as owners accommodation and a further 3 acres of land with planning permission for the erection of 40 glamping pods. Viewing is highly recommended to appreciate the quality of the lodges and the potential the sale represents.

Situation

The Portsonachan Hotel is a picturesque retreat located on the shores of Loch Awe, at the base of the Scottish Highlands. Loch Awe is Britain's longest freshwater loch, stretching 26 miles with over 60 miles of shoreline, known for its stunning scenery and fishing opportunities. The hotel is conveniently positioned within driving distance to several key locations: 31 miles from Oban, 78 miles from Glasgow, and 12 miles from Inveraray. The nearby village of Dalmally provides essential services and amenities.

Oban, to the west of the hotel, is a lively town with shopping, leisure facilities, and a variety of dining options. It serves as a hub for education and healthcare and is the departure point for ferries to the Hebridean islands. The town has good transport links, including a railway station and proximity to Glasgow Airport, which offers flights to various destinations.





The Business

The lodges at Portsonachan have been in operation for a number of years and been fully managed and maintained by Portsonachan Hotel. The lodges are currently let for a minimum of 3 nights with rates varying between £150 per night, for a one-bedroom lodge, and £590 per night for a three bedroom lodge. The resort benefits greatly from online reviews and much repeat business. Historically this business has generated £500k income per year. The lodges, currently part of the Portsonachan Hotel complex, can be operated as a standalone business managed and operated by new owners. Alternatively, the lodges can be purchased as an investment and continued to be managed and maintained by the hotel.

The glamping pods have not been constructed yet but the indicative build cost is £75k per unit and it estimated that once fully operational annual revenue will be in the region of £500k with very low running costs as the units are off grid and designed to be very efficient both on housekeeping energy costs.

Property

In total there are 9 chalets. Stirling Lodge & Dunvegan Lodge: Larger than average detached, four-bedroom lodges with open plan living rooms, dining areas, kitchens, three double bedrooms, a smaller single bedroom, two family bathrooms, sauna room, hot tub on large leisure deck overlooking the Loch, and ample storage throughout.

Carrick Lodge, Kilchurn Lodge, and Innes Connell Lodge: Spacious three-bedroom detached lodges with open plan living room, dining area, kitchen, three double bedrooms, two family bathrooms, sauna room, hot tubs on large leisure decks overlooking the Loch, and abundant storage.

Eileen Donnan & Culzean Cedar Clad: Spacious two-bedroom semi-detached lodges expanding over two levels with open plan living room leading to a viewing balcony, large dining kitchen, two double bedrooms (one ensuite), family bathroom with power shower, bath, sauna room, large leisure deck with al-fresco dining area and hot tub overlooking the Loch, and ample storage.

Duart & Skibo Lodge Cedar Cladding: Spacious one-bedroom semi-detached lodges expanding over two levels with one double bedroom (en-suite), large lounge with sofa beds, separate dining kitchen, second Bathroom, outside patio area overlooking the Loch, and ample storage.

All lodges feature outdoor entertainment areas with elevated decking overlooking Loch Awe, hot tubs, private parking, and are fully furnished and equipped to a high standard, offering a 'turn-key' investment opportunity.

To the east of the chalets is a 6-acre site that has detailed planning permission for the erection of 10 glamping pods with an overall plan agreed with Argyll & Bute planners to construct a further 3 phases of 10 unit each. The site slopes down to the edge of Loch Awe and each pod will have a unique and stunning views. These modern and luxurious units have been meticulously designed to provide guests with a relaxing escape. Each pod boasts a high standard of finish, featuring natural timber walls juxtaposed with neutral tones to harmonize with the beautiful natural surroundings. Underfloor heating throughout ensures guests remain cozy after their daily adventures exploring the local sights. With two bedrooms, a lounge area, and fully equipped kitchens, the pods offer self-contained accommodation for guests. Private decks with al fresco dining furniture invite guests to immerse themselves in the stunning scenery. The pods at Portsonachan epitomize luxury, offering an unforgettable holiday experience amidst breathtaking Scottish scenery.

External

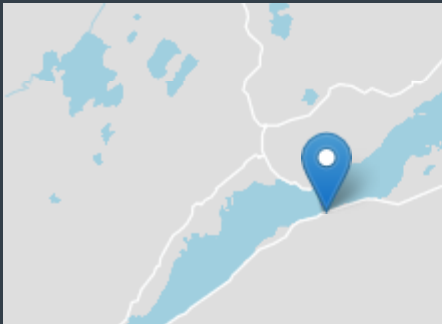
The Lodges at Portsonachan are accessed from the B840 via a tarred private road that provides access to each of the lodges. There is ample parking. The lodges are set within an established sloped woodland setting. The lodges have some fantastic views overlooking Loch Awe. Each lodge has a veranda or balcony where guest can enjoy the setting and the stunning rural Scottish views.

The site to the east is undeveloped yet and requires the infrastructure to be put in place to service and build the 40 Glamping pods. Adjacent to the chalet it also benefits from a sloped woodland setting.









Price

Offers over £3.95M are sought for the heritable property. The fixtures, fittings, and furniture (excluding items of a personal nature) are included in the sale.

Summary

Excellent opportunity to acquire an established hospitality business with great growth potential and the ability to expand the business further with planning permission for the 40 glamping pods. Truly stunning location on the shore of Loch Awe.

Trading Figures

There is currently minimal online marketing for the lodges and the current occupancy levels are in the region of 69%. Full income, expenditure and occupancy levels will be released after formal viewing or on signing an NDA.

Services

Private water and drainage, electricity, telephone, and internet connections.



Energy Performance Certificate (EPC)		Scotland
<p>ALL ENDS: 10/10/2018, 10/10/2018, 10/10/2018, 10/10/2018, 10/10/2018</p> <p>Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018)</p> <p>Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018)</p> <p>Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018) Energy Rating: 2 (D) (2018)</p>		
<p>Cost: 3 years (no rental) = £8,400</p>		
<p>Energy Efficiency Summary</p> <p>The graph shows the energy efficiency of your home. The green bar shows the current energy efficiency of your home. The red bar shows the potential energy efficiency of your home. The yellow bar shows the energy efficiency of your home if you had a gas boiler and a double glazing package. The blue bar shows the energy efficiency of your home if you had a gas boiler, a double glazing package, and a loft insulation package.</p>		
<p>Environmental Impact (CO2) Summary</p> <p>The graph shows the environmental impact of your home. The green bar shows the current environmental impact of your home. The red bar shows the potential environmental impact of your home. The yellow bar shows the environmental impact of your home if you had a gas boiler and a double glazing package. The blue bar shows the environmental impact of your home if you had a gas boiler, a double glazing package, and a loft insulation package.</p>		

All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.