

Holiday Let Opportunity



ORINSEN

DAWSONS



Dundonald Landing North Connel, PA37 1RE

Visit the Dundonald Landing Website
www.dundonaldlanding.com

Investment Summary

- North Connel is a stunning hamlet located in the North-West of Scotland near to the popular tourist destination of Oban.
- Rare opportunity to acquire a collection of 3 high-performing holiday lets.
- The properties are located in a desirable position near Loch Etive with traditional Scottish pubs, restaurants and shops nearby.
- Annual turnover potential of £120,000 (excluding VAT), based on the lodges being rented out for 30 weeks of the year.
- Fixed price of £1,000,000 exclusive of VAT.



LOCATION

North Connel is a picturesque village situated on the western coast of Scotland, near the town of Oban. Nestled along the shores of Loch Etive, this quaint community offers stunning views of the surrounding hills and the tranquil waters of the loch.

North Connel is known for its charming blend of rural beauty and outdoor adventure, making it a haven for nature enthusiasts. The village is also notable for the Connel Bridge, a striking structure that spans the Falls of Lora, where the tidal waters of Loch Etive meet the sea.

With its small-town charm, scenic landscapes, and access to outdoor activities such as hiking and water sports, North Connel provides a serene escape in the heart of Scotland's natural wonders.



DESCRIPTION

The three luxurious lodges sit on a picturesque 1-acre site, complete with private parking.

The lodges are all south facing to enjoy the best of the sun every day. Each property has its own private decking with a barbeque area, ideal for guests who want to enjoy the sun and peacefulness of the West Coast.

The Palms also offer the perfect retreat for water and wildlife enthusiasts, with Oban nearby there is the ability to hire equipment such as mountain bikes and kayaks allowing for further exploration of the region.



LOCAL ATTRACTIONS / ACTIVITIES

The location allows easy access to Loch Etive, ideal for activities such as fishing, kayaking and swimming.

The lodges and chalet are on a beautiful narrow single-track road which leads along the north shore of Loch Etive and is ideal for cycling and walking along the shoreline. There are beautiful gardens to visit along this road at Ardchattan Priory.



Dundonald Landing is a leisurely and scenic hour's walk to the villages of Benderloch, Connel and North Connel where you will find licensed general stores, cafes, and pubs to rest and relax in. You are also within easy reach of the Oban to Fort William cycle path – a wonderful scenic route almost entirely traffic free using parts of the old railway line, forest paths and along the roadside – a fantastic opportunity for safe cycling.

The village of Benderloch is easily accessible across the “Moss Road”, forming part of the Lynn of Lorn National Scenic Area and is home of the lovely sandy Tralee beach with cafes & shops and Ben Lora woodland walks.

A few miles away, Oban, a bustling west coast harbour town, has lots going on for visitors at any time of the year. Central for touring Argyll and known as the “Gateway to the Isles”. Ideally situated for visiting many Argyll attractions within an hour's drive. Recommended are trips to Fort William to see Ben Nevis, or Inveraray, with its castle and jail. Perhaps enjoy the scenery of Glencoe or take a ferry from Oban to the Inner Hebrides.



DETAILS OF ACCOMMODATION

PALMS 1 & 2

- ❖ **Open Plan Sitting/Dining/Kitchen:** 6.24m x 5.96m, vaulted ceiling, windows to side, Velux roof light, log effect gas fire, 2 electric heaters.
- ❖ **Kitchen Area:** fitted with a range of units, ceramic hob, oven, microwave, circular sink, dishwasher, fridge/freezer, recessed lighting, wood effect vinyl flooring.
- ❖ **Double Bedroom with En-Suite Shower Room:** 5.76m x 2.95m overall, vaulted ceiling, external door to rear, Velux roof light window, electric heater, recessed lighting, wood effect vinyl flooring. **En-Suite** with Velux roof light window, shower enclosure with rain head and handheld showers, WC & WHB in vanity unit, ladder heated towel rail, wall fully tiled, extractor fan, recessed lighting, tiled floor.
- ❖ **Twin Bedroom with En-Suite Shower Room:** 5.76m x 2.95m overall, vaulted ceiling, external door to rear, Velux roof light window, electric heater, recessed lighting, wood effect vinyl flooring. **En -Suite** with Velux roof light window, shower enclosure with rain head and handheld showers, WC & WHB in vanity unit, ladder heated towel rail, wall fully tiled, extractor fan, recessed lighting, tiled floor. There are external doors from both bedrooms giving access to the Hot Tub.

PALMS 3 (COMPLETION - SUMMER 2024)

- ❖ **Open Plan Sitting/Dining/Kitchen:** 6.24m x 5.96m, vaulted ceiling, windows to side, Velux roof light windows to side, log effect gas fire, 2 electric heaters.
- ❖ **Kitchen Area:** fitted with a range of units, ceramic hob, oven, microwave, circular sink, dishwasher, fridge/freezer, recessed lighting, wood effect vinyl flooring.
- ❖ **Double Bedroom with En-Suite Shower Room:** 5.76m x 2.95m overall, vaulted ceiling, external door to rear, Velux roof light window, electric heater, recessed lighting, wood effect vinyl flooring. **En-Suite** with Velux roof light window, shower enclosure with rain head and handheld showers, WC & WHB in vanity unit, ladder heated towel rail, wall fully tiled, extractor fan, recessed lighting, tiled floor.
- ❖ **Twin Bedroom with En-Suite Shower Room and disabled amenities:** 5.76m x 2.95m overall, vaulted ceiling, external door to rear, Velux roof light window, electric heater, recessed lighting, wood effect vinyl flooring. **En -Suite** with Velux roof light window, shower enclosure with rain head and handheld showers, WC & WHB in vanity unit, ladder heated towel rail, wall fully tiled, extractor fan, recessed lighting, tiled floor. There are external doors from both bedrooms giving access to the Hot Tub.

UTILITY LODGE

A standalone laundry facility is located on site, comprising the following:

- ❖ 4m x 4m timber built shed
- ❖ Semi Industrial washer and dryer
- ❖ Storage space for towels and other accessories





PROPOSAL

The subjects are available for a fixed price of £1,000,000.00 Plus VAT and are being sold with all fixtures, fittings, furniture and adequate linen to run change overs.

VAT

The property is elected for VAT and will be payable on the property transaction. Appox 1-Acre site with private parking.

AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

CONTACT

For further information, please contact:



Tom Forster
T: 0131 374 1116
M: 07919 920 126
E: tforster@orinsen.com

Joe Stephenson
T: 0131 374 1116
M: 07580 519 431
E: joe@orinsen.com

Mandy Carmichael
T: 01631 563901
E: mandy@dawsonsestateagents.co.uk

Important Notice

ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract

and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: November 2023