

Drysdale
& COMPANY

Hill of Maunderlea Lodges, Aberchirder, Near Huntly, AB54 7PY

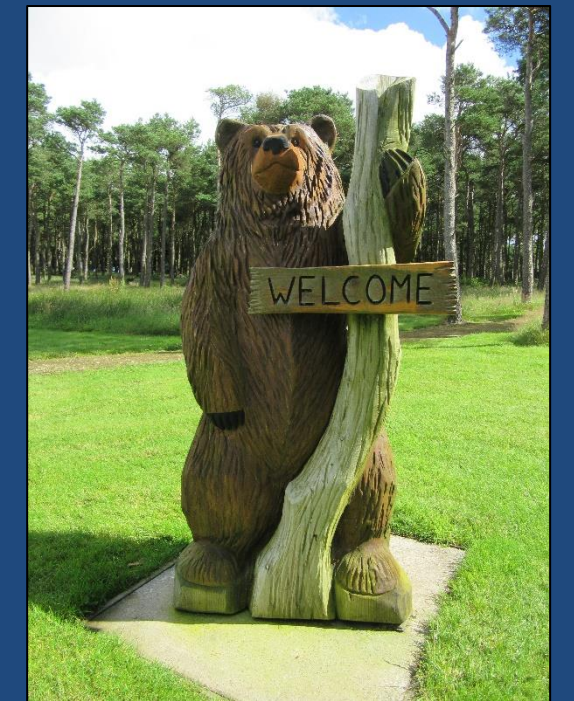
Guide price £795,000



Hill of Maunderlea Lodges

Executive Summary

- Freehold asset
- <https://aberdeenshireluxurylodges.com/>
- 14 acre site
- 4 x 3 bed detached lodges
- Storage shed and office
- Mature woodland
- Potential for additional lodges STPP
- Perfect for family/group staycations



Location

Hill of Maunderlea Lodges are situated in rolling farmland on the north east coast of Scotland between Peterhead and Inverness. Principal access is taken from the A96 which is the major trunk road linking Aberdeen with Inverness. The surrounding area is popular with guests looking to get away from built-up areas and relax in expansive countryside.

There are a wide range of activities available with cycling, walking and fishing all very popular in the surrounding area, along with easy access to numerous distilleries and the Cairngorms National park to the south west of the property.

Maunderlea Lodges drive times:

Edinburgh:	3 hrs 30 mins
Glasgow:	3 hrs 30 mins
Stirling:	3 hrs
Inverness:	1 hr 50 mins
Aberdeen:	1 hr

The lodge site is set within the NE 250 route, the North East's answer to the NC500, which takes in the Cairngorms, Royal Deeside, Speyside, Aberdeen, and the Moray Firth coast.





The lodges are popular with repeat customers, families and foreign holidaymakers looking for a base to explore the north east of Scotland. (Not a Title plan for reference purposes only)



The lodge site is contained within a 14 acre private site accessed from the nearby A97. Situated north of Huntly and south of Banff, the site is surrounded by rolling farmland with panoramic views available from the lodges themselves and also from the viewpoint to the very northern point of the property.



Description

Hill of Maunderlea Lodges consists of a 14 acre private lodge site with 4 detached luxury lodges.

Landscaped gardens surround a pond feature with various seating and picnic areas available for guests.

A true lifestyle business opportunity to operate on an existing basis or to increase the number of lodges on the site (STPP) to create a site with greater commercial and financial potential.



Lodges

The lodges are all identical, having been built in 2010. They are all detached, 2 storey in height and extending to a Gross Internal Area of approximately 112 sq.m.

The lodges are all fully accessible with car parking immediately adjacent to each lodge.

The ground floor of each lodge has an entry door that leads directly into an open plan living room, dining area and fitted kitchen.

The lodges have a tiled floor finish with timber panelled walls. Air source heating is provided throughout.

The seating area within each lodge provides access to a covered patio area.

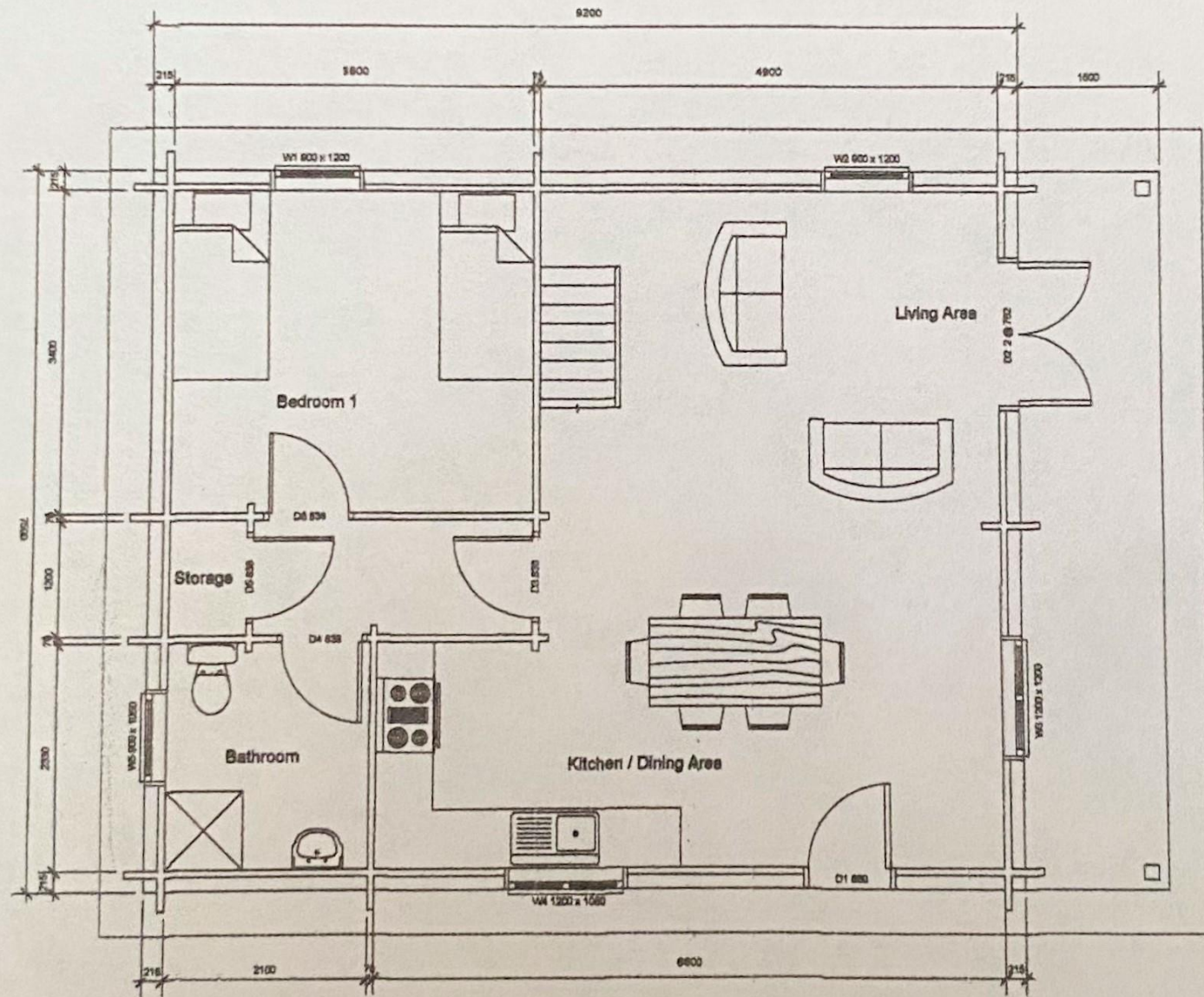
Each kitchen includes a Hotpoint oven, BOSCH washing machine, BOSCH dishwasher, a stainless steel sink and an electric four ring hob.

A disabled access wet/shower room is provided at ground floor adjacent to a large double bedroom.

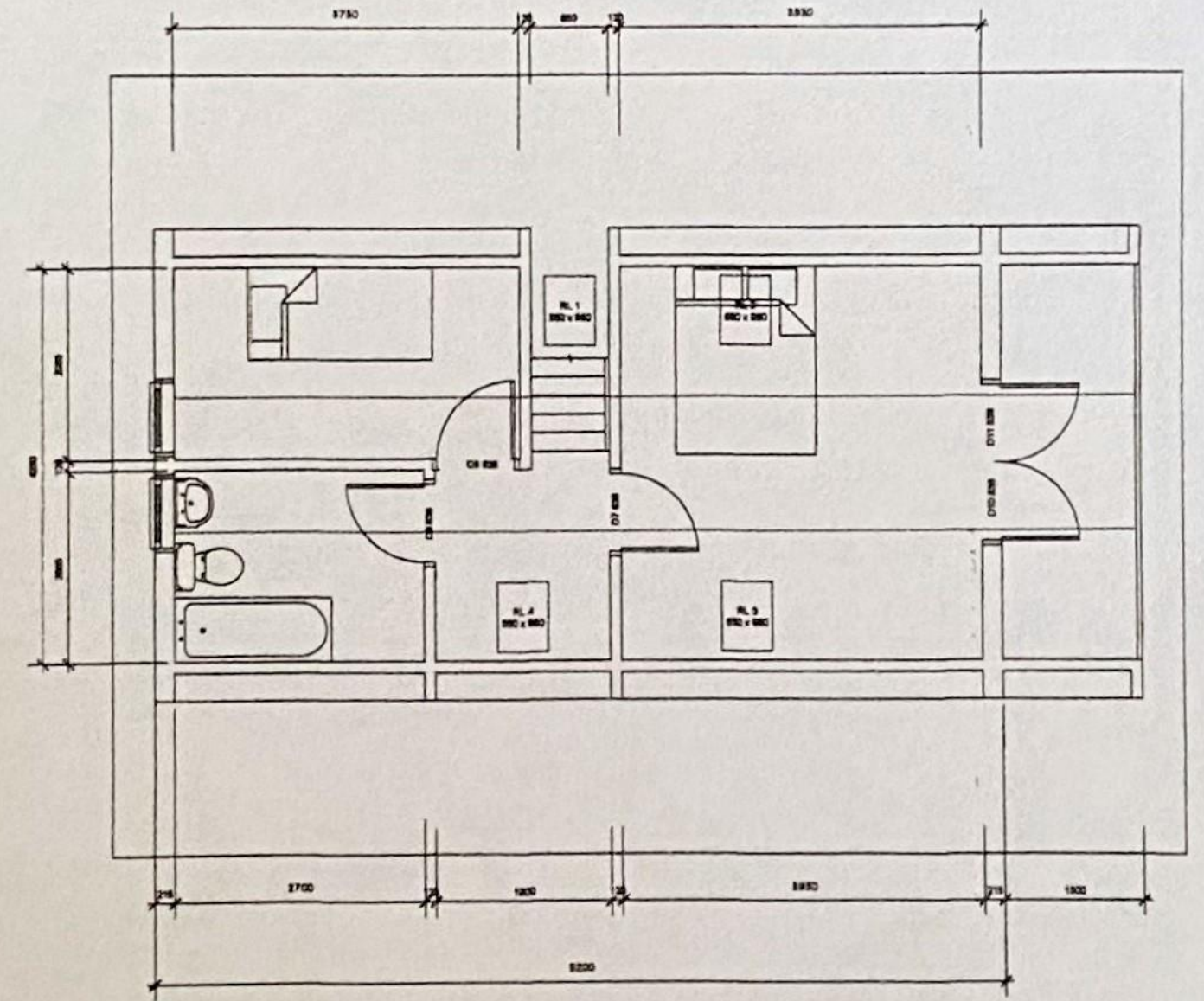
A staircase next to the lounge seating area provides access up to the first floor level which includes 2 further double bedrooms and a bathroom. The larger bedroom also includes a balcony accessed via a double timber framed and glazed door arrangement.



Lodges



Ground Floor Plan 1:50



First Floor Plan 1:50

Opportunity

Hill of Maunderlea Lodges have been owner operated since their construction in 2010. The 14 acre site includes an open area with views to the south west, with 4 x 2 storey, detached timber framed lodges accessed from a central driveway. The northernmost section of the site benefits from a viewpoint with views over rolling Farmland to the Moray Firth

Over half of the land is covered with mature woodland, which include a number of paths for clients to enjoy the surroundings. There is a large football pitch sized area to the south east of the site which would be ideal for further lodges, and additional lodges could easily be placed to the south west side of the site, subject to planning consent being granted.

An aerial photo of the site is provided which indicated where additional lodges could be positioned, based on lodges being the same size as the existing buildings.

Rates vary throughout the year and range from £550-£850 per week depending on season. The detached storage shed is used for storage of all site equipment and laundry and also includes an office at ground floor. The building incorporates a mezzanine area accessed from the rear of the lodge via an external staircase. This level has been utilised as a staff bedroom with lounge area.



Price

Guide price £795,000

Finance

We 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.

Viewing

Strictly by appointment only. No approach to be made to the property or members of staff.

Staffing

The business is owner operated along with some part time staff. Contract details can be provided on request.

Rateable Value

The Rateable Value (Effective 2017) is £8,600

EPC

Each individual lodge has an EPC Rating of C. EPC's available on request.

All enquiries:

Stuart Drysdale
Director

Email: stuart@drysdaleandcompany.co.uk

Mobile:
07851 317 186

www.drysdaleandcompany.co.uk

