



Watermans

# Middleton's Caravan & Camping Park

Cordon, By Lamlash, Isle of Arran, North Ayrshire, KA27 8NQ



# Welcome

from the Watermans Team, to the Holiday Park at:

## Middleton's Caravan & Holiday Park

Cordon, By Lamlash, Isle of Arran,  
North Ayrshire, KA27 8NQ

Middleton's is the largest holiday park on the island and a very successful venture due to its idyllic location, well-placed for tourism. This established caravan and camping site spans 7.5 acres, hugged by picturesque countryside, tree-lined borders, and the tranquil Monamore Burn. It also offers stunning coastal views overlooking Lamlash Bay towards Holy Isle. The park is conveniently located a short level walk from Lamlash village, which offers a variety of amenities and is a popular destination for visitors to Arran. Additionally, the island's main town, Brodick, and its ferry terminal are only a 10-minute drive away.

*We hope you love this Holiday Park as much as we do.*



## Summary of the accommodation

### Features

Stunning coastal location in the popular village of Lamlash

10-minute drive from the town of Brodick with ferry links to the mainland

Established and highly profitable caravan/camping park

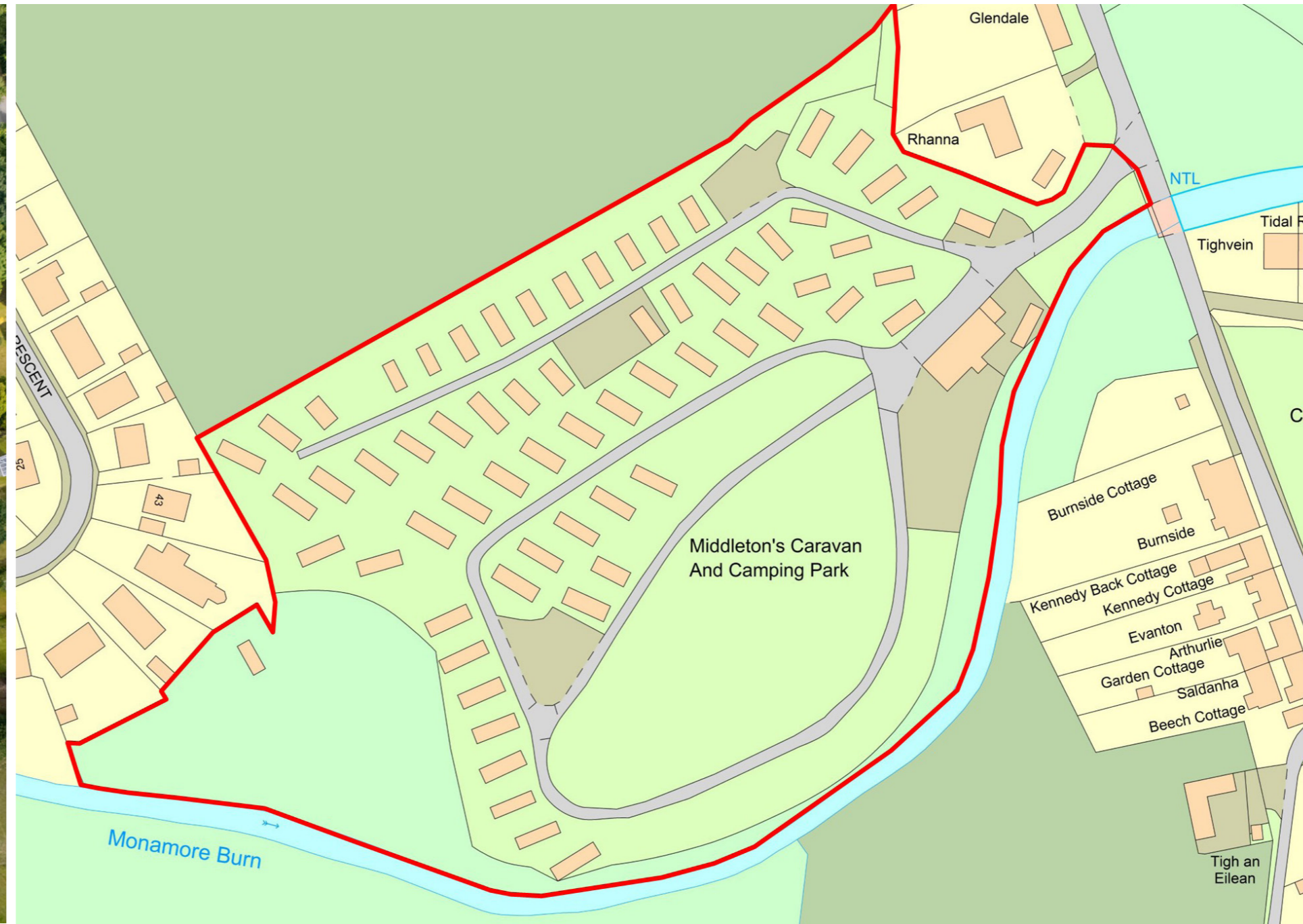
Picturesque site of 3.04 hectares (7.5 acres)

63 static pitches and 8 touring pitches with power, plus a campsite

Two-bedroom owners' bungalow (or holiday let)

Communal shower facilities and toilets, site office/reception, and laundry room

Excellent lifestyle opportunity with growth potential



## Highly profitable

*established caravan and camping site*

This has been a family-run business for several decades, consistently maintaining almost 100% occupancy with a history of limited availability for new residents. Due to the current owners' retirement, Watermans and DM Hall can now offer this rare opportunity to acquire a highly profitable lifestyle business with excellent growth potential. It is ideal for family ownership and can be operated under management from further afield.



## Picturesque coastal setting

*close to village amenities and ferry port*

This has been a family-run business for several decades, consistently maintaining almost 100% occupancy with a history of limited availability for new residents. Due to the current owners' retirement, DM Hall and Watermans can now offer this rare opportunity to acquire a highly profitable lifestyle business with excellent growth potential. It is ideal for family ownership and can be operated under management from further afield.





## Two-bedroom bungalow

*for owner/manager or to let*



The site has 63 static pitches (with consent for 65) and 8 permanent touring pitches, all with power. The grass-laid campsite lies to the south of the site pleasantly close to the burn. At the main entrance, there is a detached bungalow adjoined to communal shower facilities and toilets, a site office/reception, and a laundry room for guests. Ideal for owner/manager accommodation or as an extra rental income, the bungalow includes two double bedrooms, a living room, a dining kitchen, and a bathroom with shower-over-bath. There is also a detached storage facility (former shower block with a WC) for storing maintenance equipment. This is located next to a small on-site parking area.



Burnside site of 7.5 acres  
*with leafy tree borders*





The business operates from March 1st to October 31st. New owners have the opportunity to extend this operating season, as well as increase the number of pitches to meet demand, pending approval and licenses from North Ayrshire Council.

Fees for 2024 are £2,598 per annum (inc. VAT) for the static pitches and £1,500 per annum (inc. VAT) for the permanent touring pitches. Annual sales are consistently strong with good profit margins. Accounting information will be made available to interested parties after viewing and on receipt of a note of interest from acting solicitors.









### Property Name

Middleton's Caravan and Camping Park

### Location

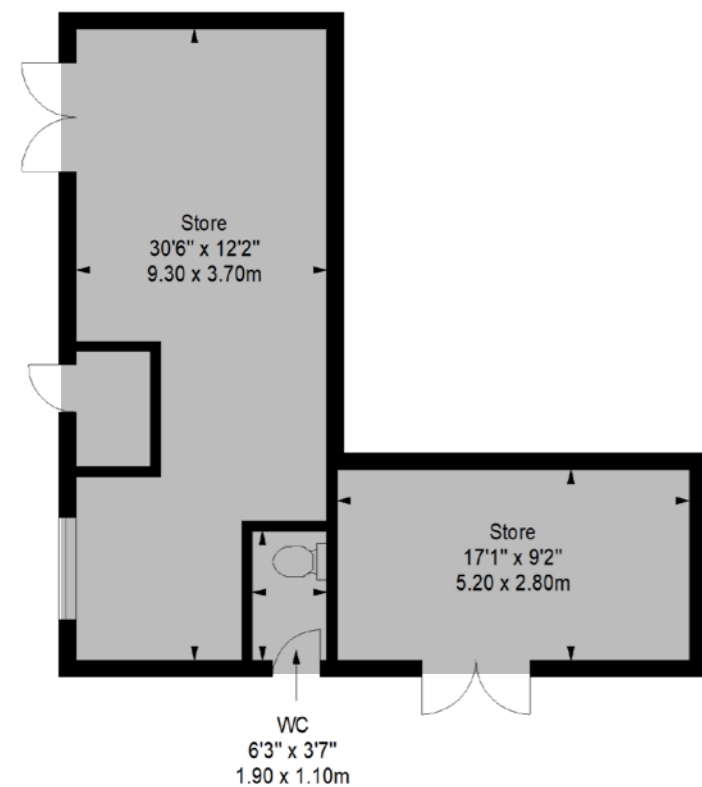
Cordon, By Lamlash, Isle of Arran, North Ayrshire, KA27 8NQ

Approximate total area:

212.0 sq. metres (2282.0 sq. feet)

Gents/Ladies restrooms ♦ Laundry ♦ Reception ♦ Manager's accommodation ♦ Stores ♦

The floorplan is for illustrative purposes. All sizes are approximate.



EPC rating available upon request.  
Each party is to be responsible for their own legal costs incurred.

**glenisle**  
hotel & restaurant

**Don't miss out!** **20% DISCOUNT**

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSGLLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSGLLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle - make sure you request a room with a view so you don't miss out!

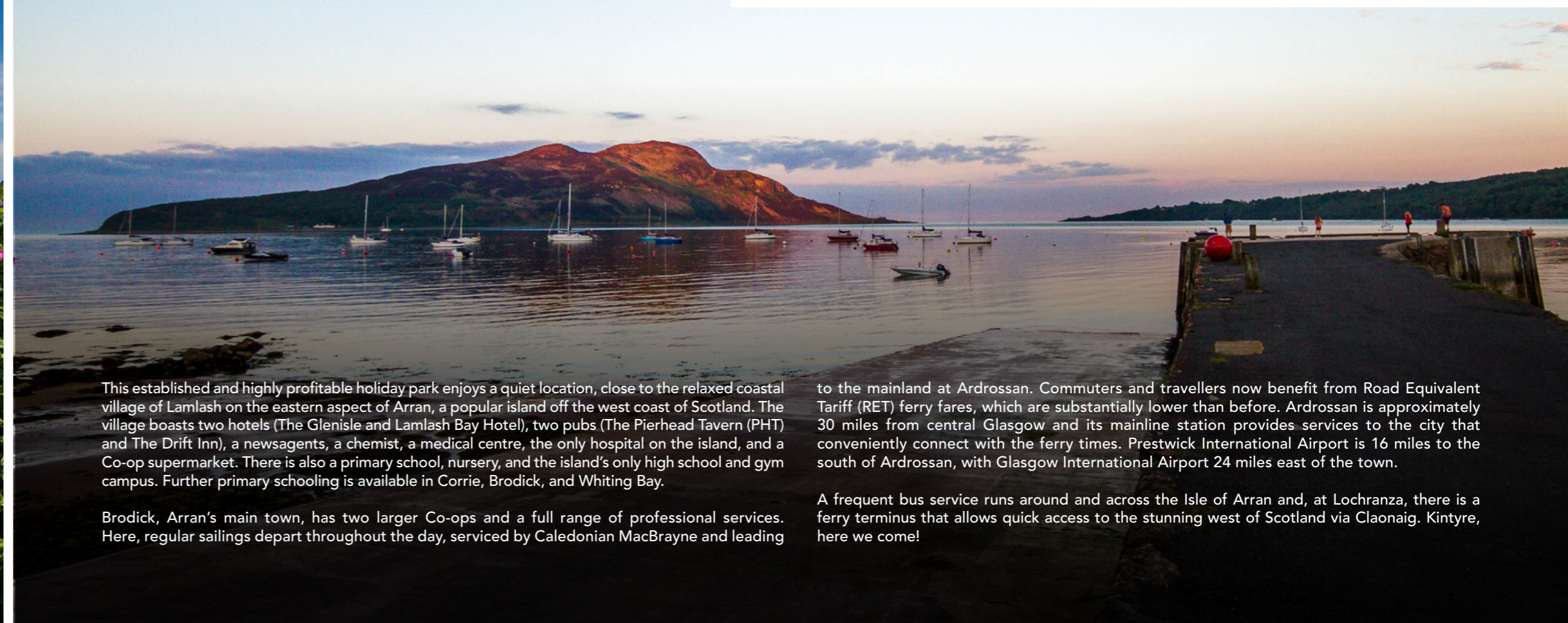
\* Offer not valid on event days

Glenisle hotel: 01770 600559

Use code **WATERMANSGLLEN20** to enjoy a 20% discount



# Lamlash, Isle of Arran



This established and highly profitable holiday park enjoys a quiet location, close to the relaxed coastal village of Lamlash on the eastern aspect of Arran, a popular island off the west coast of Scotland. The village boasts two hotels (The Glenisle and Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) and The Drift Inn), a newsagents, a chemist, a medical centre, the only hospital on the island, and a Co-op supermarket. There is also a primary school, nursery, and the island's only high school and gym campus. Further primary schooling is available in Corrie, Brodick, and Whiting Bay.

Brodick, Arran's main town, has two larger Co-ops and a full range of professional services. Here, regular sailings depart throughout the day, serviced by Caledonian MacBrayne and leading

to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan is approximately 30 miles from central Glasgow and its mainline station provides services to the city that conveniently connect with the ferry times. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of the town.

A frequent bus service runs around and across the Isle of Arran and, at Lochranza, there is a ferry terminus that allows quick access to the stunning west of Scotland via Claonaig. Kintyre, here we come!



# Watermans

## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 0141 430 7055

### Edinburgh

5–10 Dock Place, Leith, EH6 6LU  
0131 467 5566

### Glasgow

193 – 199 Bath Street, Glasgow, G2 4HU  
0141 430 7055

[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)  
[www.watermans.co.uk](http://www.watermans.co.uk)



DM Hall LLP

15 Miller Road, Ayr, KA7 2AX  
Tel: 01292 268055 | Contact: Anthony Zdanowicz | Mobile: 07768 031297  
Email: [anthony.zdanowicz@dmhall.co.uk](mailto:anthony.zdanowicz@dmhall.co.uk)  
Web: [www.dmhall.co.uk](http://www.dmhall.co.uk)