

FOR SALE

SELF-CATERING INVESTMENT (YIELD 8-9%) OPPORTUNITY



Holiday Home
near Buchlyvie, Stirlingshire, FK8 3NR
Offers around £450,000 - Freehold

Find out more at
www.g-s.co.uk

- **Fantastic Investment Opportunity in fabulous scenic location**
- **Exceptional 2-Bedroom Holiday Home; Luxurious, High Spec Fit-Out**
- **Highly Accessible to Loch Lomond, The Trossachs & Stirling**
- **Potential for Further Investment; total consent for further 11 homes; 3 nearing completion**



INTRODUCTION

This investment opportunity offers an exceptional chance to invest in a self-sufficient high quality holiday home. The holiday home is located near to the village of Buchlyvie in Stirlingshire, overlooking the outstanding Carse of Stirling and Flanders Moss. The Carse of Stirling is known for its rich farmland and unique beauty, within which is Flanders Moss, the National Nature Reserve. This offers guests fabulous views during their stay.

Buchlyvie and the surrounding areas are a fantastic base for staycation holiday makers being a short 20-minute drive from Loch Lomond & The Trossachs National Park. Offering visitors an endless list of activities and places to go.

Presently there is one holiday home available. There is consent for a further 11 homes, with 3 nearing completion. The holiday home is fully furnished and fitted out to a luxurious high specification.

THE PROPERTY

The premises comprises a holiday home, located on the Rachel's Farm site in Buchlyvie. The accommodation can be summarised, briefly, as follows: -

- Open Plan Kitchen & Living Room with wood burning stove
- Double Bedroom with Ensuite Shower Room
- Double Bedroom with Ensuite Shower Room with standalone Bath
- Seating Area with Hot Tub – to the front of the holiday home

TRADE

Management trading information will be made available to seriously interested parties, preferably after a formal viewing. We are advised that the project income for the next 12-months is c.£95,000 per annum.

TENURE

Heritable (Freehold) / Outright Ownership.

USE CLASS / SHORT TERM LET LICENCE

The holiday home is situated on a site that benefits from Use Class 7 (Hotels) and therefore a Short Term Let Licence is not required. Should a purchaser wish to acquire purely the freehold with no lease or management agreement in place it will be their responsibility to apply for and obtain their own Short Term Let Licence.

SERVICES

Mains electricity, water and drainage. Heating via air source heat pump.

ENERGY PERFORMANCE CERTIFICATE

Holiday Home – EPC Rating – TBC

The EPC is available on request.

RATEABLE VALUE

Holiday Home – Rateable Value – to be assessed.

There will be a service charge for bins, insurance and general upkeep managed by an external factor.



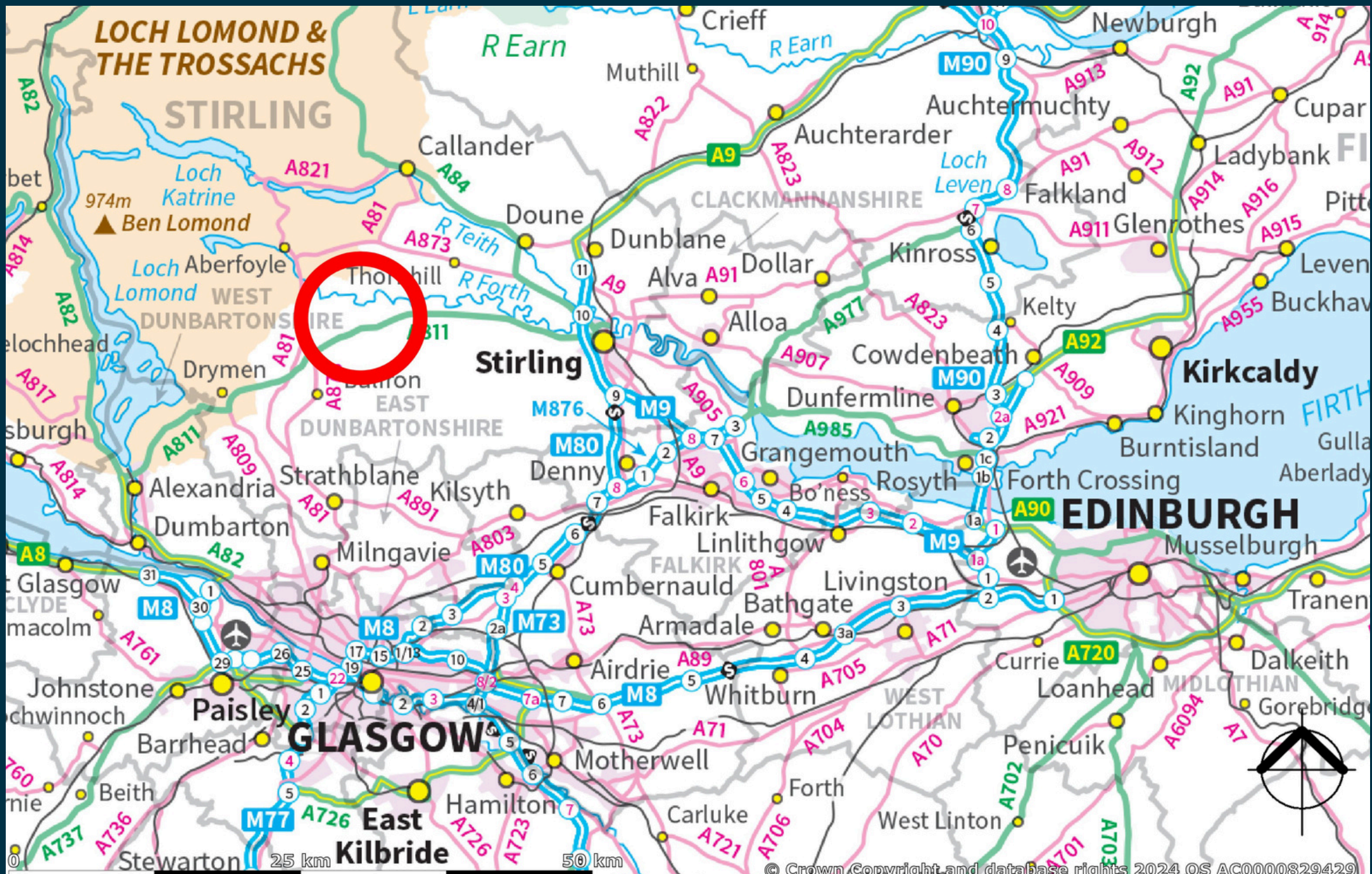
METHOD OF SALE

There are two method's of sale offered for the holiday home, as follows: -

1. A new 10-year lease, with a year 5 landlord break option, with a fixed rent of £35,000 per annum. At expiry of the initial 10-years the tenant will be responsible for carrying out necessary internal upgrades to the holiday home. A new 10-year lease will be agreed and signed. The rent of £35,000 per annum includes 2 weeks, each year, whereby the Landlord (owner) can utilise the holiday home for themselves (not including holidays and subject to availability). Should the 2 week use offer not be of interested the rent will be a total of £40,000 per annum.
2. Management Agreement – Based on 65% occupancy, the projected annual income is £91,000 ex VAT. There will be a management fee of 25% of the gross rental income with the owner receiving the remaining net income after all commissions and 3rd party fees are paid by management. The management agreement will host the same exclusivity basis as the lease option.







PRICE

Offers around £450,000 are invited for the heritable (freehold) interest in the property, excluding VAT.

FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald 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 to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald,
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:



Katie Tait
Hotel + Leisure Agent
Katie.Tait@g-s.co.uk
07500 423941



Emily Hewitson
Hotel + Leisure Surveyor
Emily.Hewitson@g-s.co.uk
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: November 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.