

CRAOBH MARINA – GATEWAY TO THE ISLES WEST COAST OF SCOTLAND



CROSTHWAITES
LEISURE PROPERTY SPECIALISTS

INVESTMENT HIGHLIGHTS

An outstanding opportunity to acquire a profitable marina and holiday business on the unspoilt and spectacular West Coast of Scotland



Stunning natural harbour and over 125 acres of heritable land



15.6 acres of allocated development land



Well invested asset backed and profitable business



Resilient and defensible income streams with growth opportunities



200+ fully serviced pontoon berths with potential to expand



Boatyard, workshops and 30t hoist



- Six holiday cottages,
- 3-bed house,
- staff flat



CRAOBH MARINA, CRAOBH HAVEN,
LOCHGILPHEAD, ARGYLL, SCOTLAND, PA31 8UA

BACKGROUND

The marina was developed in the 1980's and acquired by the privately owned Holt Leisure Group in 1993. The holiday cottages were purchased in 2011. The Group includes other marine and leisure businesses. The property and business at Craobh have recently been demerged from the Group into Craobh Marina Ltd in preparation for a shareholder's retirement sale.

LOCATION

Craobh Marina is stunningly situated within a natural harbour on the north shore of the Craignish peninsula in Argyll, midway between Lochgilphead and Oban on the west coast of Scotland.

It is the perfect base for access to some of the world's finest sailing waters and exploring the Highlands and Islands such as Islay, Gha, Jura, Rhum, Eigg, Mull and Skye. The coast is renowned for its spectacular and abundant sea life, and the infamous Corryvreckan whirlpool.

Glasgow and Edinburgh are about 100 and 150 miles distant, respectively. Glasgow Airport is about 2¼ hours drive away.

The village of Craobh Haven (pronounced "croove haven") is about 1 mile from the A816, Lochgilphead to Oban road, via an adopted road. The village was mostly developed in the 1980's and includes a coffee/gift shop and pub/restaurant.





PROPERTY OVERVIEW

The total site extends to approximately 69 has (170.5 acres) of which some 18 has (44 acres) is water/harbour bed. The marina was developed in the early 1980's by linking a group of islands together using a system of stone causeways to create its unique sheltered position accessible at all states of tide. The pontoons are secured by chains and anchors in the deep-water harbour.

On the shoreside there is a facilities building, boatyard with boat hoist and storage, let units and car parking.

The holiday letting business operates from six well furnished and fitted cottages - four 3-bed and two 2-bed, most with sea views. Additionally, there is a detached 3-bed house and staff flat.

The land is owned with heritable title (freehold) and the water area is held leasehold from The Crown Estate.

The Argyll and Bute Local Development Plan 2 (Adopted February 2024) has allocated 6.3 has (15.6 acres) of the site for potential development of mixed use - housing and open space.





BUSINESS OVERVIEW

The business has enjoyed robust trading over recent years with income from annual and seasonal berths, storage ashore, haul out and rents. The headline 2024/25 annual berthing rate is £451.40 per metre (incl. VAT).

The 2023 management accounts show turnover of c. £1.5m. Over 50% of income is from marina berths and rents. Full trading information is available to parties authorised to access the data room.

The six holiday cottages are let direct via www.craobhcottages.co.uk and other agencies.



GUIDE PRICE & BASIS OF SALE

The guide price for the property as a going concern is £10 million. The preference is for the sale to be effected by way of a transfer of 100% of the issued share capital of Craobh Marina Ltd.



FURTHER INFORMATION & INSPECTIONS

Access to the data room can be provided to seriously interested parties subject to an approval process and completion of a non-disclosure agreement. Applications for access can be made at www.naturalharbour.co.uk

Inspections can be arranged by prior appointment. Direct approaches should not be made to the staff or management of the property under any circumstances.

In the first instance any enquires should be by email to Colin Crosthwaite at marinas@crosthwaites.com or on +44 (0) 1722 718093

CROSTHWAITES
LEISURE PROPERTY SPECIALISTS

IMPORTANT NOTE

Crosthwaites gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Crosthwaites does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Crosthwaites does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact Crosthwaites to have the information checked for you. Subject to contract. Copyright Reserved Crosthwaites. May 2024.



