





GRUINARD BAY
caravan park
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GRUINARD BAY CARAVAN & CAMPING PARK
TOLLING CARAVAN, HOLIDAY HOMES ON SITE
1 PERSON £7.10 2 PERSONS £12.10 3 PERSONS £17.10 4 PERSONS £22.10 5 PERSONS £27.10 6 PERSONS £32.10 7 PERSONS £37.10 8 PERSONS £42.10 9 PERSONS £47.10 10 PERSONS £52.10 11 PERSONS £57.10 12 PERSONS £62.10 13 PERSONS £67.10 14 PERSONS £72.10 15 PERSONS £77.10 16 PERSONS £82.10 17 PERSONS £87.10 18 PERSONS £92.10 19 PERSONS £97.10 20 PERSONS £102.10 21 PERSONS £107.10 22 PERSONS £112.10 23 PERSONS £117.10 24 PERSONS £122.10 25 PERSONS £127.10 26 PERSONS £132.10 27 PERSONS £137.10 28 PERSONS £142.10 29 PERSONS £147.10 30 PERSONS £152.10 31 PERSONS £157.10 32 PERSONS £162.10 33 PERSONS £167.10 34 PERSONS £172.10 35 PERSONS £177.10 36 PERSONS £182.10 37 PERSONS £187.10 38 PERSONS £192.10 39 PERSONS £197.10 40 PERSONS £202.10 41 PERSONS £207.10 42 PERSONS £212.10 43 PERSONS £217.10 44 PERSONS £222.10 45 PERSONS £227.10 46 PERSONS £232.10 47 PERSONS £237.10 48 PERSONS £242.10 49 PERSONS £247.10 50 PERSONS £252.10 51 PERSONS £257.10 52 PERSONS £262.10 53 PERSONS £267.10 54 PERSONS £272.10 55 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NEW ARRIVALS
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GRUINARD BAY CARAVAN & CAMPING PARK
T: 01445 731556

CALOR
SOLD HERE

GRUINARD BAY
caravan park
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Landed Site
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- Stunning campsite located on the North Coast 500
- Superb lifestyle business proposition
- Excellent profitability from seasonal trading
- Around 3 acres of campsite and separate owners house
- Excellent reception building, shower block, toilet block and amenity blocks
- Campsite with licence for 55 pitches
- 14 hook-up points for caravans or mobile homes
- 5 static caravans rented out
- 11 static caravans pitch rental income
- Newly constructed, energy efficient 2-bedroom single storey bungalow





Description

Gruinard Bay Caravan Park offers a truly stunning location, perched just above the beach of Gruinard Bay and surrounded by the majestic mountains of Assynt to the north and An Teallach to the east. This unique and remote campsite draws visitors from across the globe, all eager to soak in the remarkable scenery that the Highland region has to offer.

The caravan park is perfectly positioned to attract a diverse clientele, from those seeking the rugged adventures of hiking and climbing to guests simply looking to unwind in a serene environment. The business operates smoothly, with income generated from five static caravans available for rental, alongside pitches for tents, motor homes, and caravans.

The sale includes the Seabreeze House (the owners house), the reception building, shower block, toilet block, chemical disposal and store, laundry, tool store, storage container and a number of small wooden sheds. All static and hook-up points are supplied with power, installed since the owners took the reins.

Trade

This seasonal operation trades profitably for 7 months of the year. This site is comfortably run by the owners without external staff.

Most guests pre-book their stays, but those who arrive without reservations are also generally accommodated, enhancing the park's appeal. Whether visitors are here to explore the local mountain trails or to revel in the peace and beauty of nature, Gruinard Bay Caravan Park provides an ideal retreat. This owner operator site extends to circa 3 acres. The business benefits from a star rating of 4.7 on Google.

Reason for Sale

The current owner has operated the campsite since 2016 and it is now their desire to retire from the hospitality business that brings this attractive business to the market.



Location

The campsite is located on the outskirts of the idyllic village of Laide situated at the A832, the NC500 route on the west coast.

The West Coast of Scotland is famous for its mild micro-climate and the unspoilt countryside and traditional communities make this area popular with those seeking a change of lifestyle. The surrounds of Laide and nearby countryside which include the Torridon Mountains, still offer some of the finest field sports in Scotland as they have historically, particularly for trout / salmon fishing and deer stalking. The coast is famous for its sailing, while inland, mountains and moorlands offer spectacular scenery, hill walking, climbing and trout fishing on the hill lochs. Nearby is the National Trust for Scotland Inverewe Gardens, a 50-acre garden of specimen plants.

The stunning coastline with sheltered sandy beaches and island views, plus spectacular countryside and rugged mountains are a major draw to visitors, making the area highly popular with those seeking a relaxing holiday in the Scottish Highlands.







Laide lies along the south shore of Gruinard Bay and benefits from a shop, post office, filling station and hotel. There is a primary school at Bualnaluib and secondary schooling is available in Gairloch about 14 miles away with a free bus service for children to and from school. Further shops and amenities are available in Ullapool and Dingwall. Inverness, just over an hour away, has all the facilities of a major city including its airport with regular flights to the south and Europe and its train station. Locally trains can be caught into Inverness in Achnasheen.

The Camp Site

The campsite features an open layout that offers breathtaking views over the bay, creating a truly serene atmosphere that is hard to match. At the far end of the site, there are 14 hook-up points designed for caravans and mobile homes, ensuring convenience for guests staying with their own vehicles.

The static caravans are positioned in two rows to maximize the stunning views. The first row is thoughtfully set back from the beach, with ample parking space situated between the units, providing both privacy and ease of access to the waterfront. The second row of caravans is located on the opposite side of the main park road, allowing guests to enjoy the picturesque scenery from various angles. This layout not only enhances the overall experience but also promotes a sense of community among visitors.

There are 5 caravans which are rented out directly by the owners. They are fully equipped and all have full-sized gas cookers, refrigerators, showers, toilets and gas fires, there is currently no extra charges for gas or electricity. The supply of duvets and bed linen is currently included in the hire charge.

The hookup pitches at the campsite are designed







with generous spacing, ensuring ample amenity space for all guests. Each pitch is set on a durable gravel surface, providing an ideal location for caravans and mobile homes. Most of these pitches offer fantastic views of the water, allowing visitors to enjoy the scenic beauty right from their accommodations.

The layout of the site is both intelligent and practical, with well-maintained tarmac roads that add to the overall accessibility. The grassy areas are equally well cared for, contributing to the park's inviting atmosphere. For added convenience, the hard standings for caravans and mobile homes are equipped with a 230-volt, 16-amp electricity supply, making it easy for guests to enjoy all the comforts of home during their stay.

In the central area of the site there is grey water and chemical toilet waste disposal points.

The Owners Accommodation

Seabreeze House is a delightful new addition to the campsite comprising a contemporary, detached bungalow built with a strong emphasis on energy efficiency. The well-arranged interior has a total floor area of 72m². The exterior features are a carefully chosen combination of corrugated black roof sheeting and vertical larch wall cladding. This approach enhances the houses aesthetic appeal by creating a striking visual impact whilst maintaining a modern architectural style.

Inside, the porch opens into a welcoming hallway that leads to the kitchen/dining area, two comfortable bedrooms, and a well-appointed shower room. From the kitchen/diner, you'll gain access to the spacious dual-aspect lounge, designed to provide a bright and inviting living space.





Seabreeze House although being 'onsite', is set apart from the main campsite by fencing, providing the owners with a heightened sense of privacy and tranquillity. The house is also located at the entry to the site so the owners can keep an eye on comings and goings.

Reception and Information Building

The reception and information building is centrally located within the site, with convenient parking available at the front. This well-maintained timber structure is attractively presented, featuring timber flooring and double-glazed windows. Though modest in scale, the reception office includes a range of displays detailing the services available both on-site and in the surrounding area. The new site automatic barrier is immediately before the reception building, offering a superb level of access control.

Guest Amenities Blocks and Facilities

The amenities blocks provide excellent separate facilities for accessible, ladies and gents. The toilets and shower are also housed separately for each group. These are presented to an exceptionally high standard with modern facilities. The owner has extensively re-invested in the infrastructure over the past few years and which is obvious in the level of the services on offer.

The guest laundry room has a coin operated washing machine. Dish-washing facilities are also available in this area with two large sinks. The hot water to all sinks, basins and showers is provided by a hot water boiler.

The park has separate guest chemical disposal and grey water disposal facilities.





Owners Ancillary Structures

Within the grounds there are a number of structures used by the owners;

- a laundry building with two washing machines and a tumble dryer (where guest have a larger than normal need, currently controlled access to this facility can be arranged at a charge),
- a LPG secure enclosure, where the LPG bottle are stored,
- a grounds equipment shed,
- a paint and other material store,
- two small storage sheds
- a workshop /additional storage are located behind the owner's house

These ancillary structures are generally enclosed by a slatted fence which ensures separation from the guests.

Development Potential

The business comes with a significant amount of land, which could be re-developed, with statutory approvals, to provide further revenue streams.

Services

The subjects benefit from mains electricity and water; drainage is by way of a septic tank. Hot water is provided by a boiler system fuelled by bottled LPG. The hot water to the sinks in the laundry is heated from bottled LPG. WiFi hotspot available through BT WiFi. Seabreeze House is heated by modern electric heaters.











Website

The caravan park has its own web site, <http://www.gruinardbay.co.uk/>. The business also has a facebook page www.facebook.com/GruinardBay, which has some useful information and great pictures of the local area.

Accounts

Full accounting information will be made available to seriously interested parties subsequent to formal viewing.

EPC Rating

Seabreeze House has an Energy Performance Rating of A (95).

Title Number

The property has a title number of ROS19632.

Rateable Value

Gruinard Bay Caravan Park has a rateable value of £9,200 (effective from 01 Apr 2023), reference 03/03/080300/9. The Caravan Park benefits from the Scottish Government Small Business Bonus Scheme and currently have 100% relief on their business rates resulting in a £zero payment for eligible applicants.

Price

Offers in the region of £625,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.



Directions

See map insert. What3words reference is ///link.stiletto.magnets

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders and lawyers who provide specialist commercial advice. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road,
Inverness, IV1 1SX

T: 01463 714757

E: admin@asgcommercial.co.uk

W: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.

