

ST ANDREWS FOREST LODGES

Kincaple, St Andrews



AN ESTABLISHED LUXURY LODGE BUSINESS IN THE HEART OF SCOTLAND'S GOLF COAST

Nestled within a peaceful woodland setting just minutes from the world-renowned town of St Andrews, St Andrews Forest Lodges presents a rare opportunity to acquire a thriving hospitality business in one of Scotland's most sought-after destinations.

Comprising seventeen high-quality, 2 and 3 bedroom, luxury lodges, purpose-built guest facilities and a sustainable biomass heating system, the business benefits from an established trading history, strong repeat custom and an enviable location at the gateway to Scotland's internationally celebrated golf, coastal and tourism offering.

Blending contemporary accommodation with a tranquil countryside setting, the lodges provide guests with an exceptional year-round retreat, while offering owners a proven and scalable business in a market supported by enduring visitor demand.

HIGHLIGHTS

- Established luxury lodge business near St Andrews
- Collection of seventeen fully equipped holiday lodges
- High-quality guest accommodation with private hot tubs
- Reception, office and laundry facilities
- Sustainable biomass energy system serving the site
- Strong trading performance and established customer base
- Outstanding lifestyle and investment opportunity
- Excellent accessibility by road, rail and air

POSITIONED IN ONE OF SCOTLAND'S MOST DESIRABLE VISITOR DESTINATIONS

St Andrews Forest Lodges enjoys an enviable location on the edge of the attractive village of Kincaple, just four miles from the historic town of St Andrews.

Internationally recognised as the Home of Golf, St Andrews attracts visitors from across the globe throughout the year. Alongside its legendary golf courses, the town is celebrated for its historic university, beautiful coastline, vibrant independent shops, restaurants and cultural attractions, making it one of Scotland's premier tourism destinations.

The surrounding area offers a wealth of outdoor pursuits, from championship golf and coastal walks to cycling, sailing and exploring the picturesque fishing villages of the East Neuk of Fife.

Despite its peaceful rural setting, the property benefits from excellent connectivity. Leuchars railway station, on the main east coast rail line, provides direct links to Edinburgh, Aberdeen and London, whilst Edinburgh Airport offers convenient access to national and international destinations.

Combining countryside tranquillity with proximity to one of Scotland's most iconic towns, St Andrews Forest Lodges is exceptionally well positioned to benefit from the area's enduring appeal to leisure and tourism markets.









PLANNING TIMELINE

November 2014 – Planning consent granted for the erection of 11 holiday lodges and a district biomass plant building, including the removal of nine existing holiday units. Reference 14/03683/FULL.

August 2019 – Planning consent granted for alterations and extensions to six holiday lodges. Reference 19/01437/FULL.

Overall, there are 17 operating lodges, 3 different lodge types, alongside a reception and guest services lodge.

4 x three-bedroom Montgomerie Lodges

13 x 2-bedroom Lawrie & Lyle Lodges

FUTURE DEVELOPMENT

The park has already benefitted from significant investment and planning improvements over recent years. Previous proposals have explored the opportunity to extend the park with a further 18 holiday lodges, demonstrating the potential for future growth, subject to obtaining the necessary planning consents.

In addition, there may be potential to explore opportunities with neighbouring landowners, offering further long-term prospects to enhance and expand the park, subject to commercial agreement and all requisite planning permissions.

Please contact Knight Frank for more information.









THE MONTGOMERIE

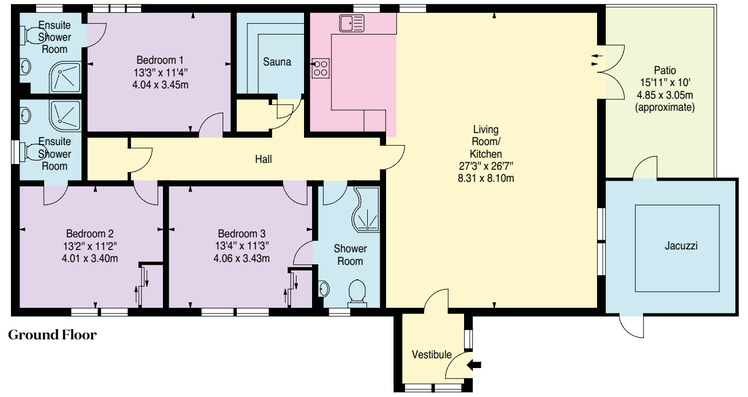
- Spacious three-bedroom lodge
- Impressive open-plan kitchen, dining and living area with vaulted ceilings
- Three generous double bedrooms, including two with en-suite shower rooms
- Private patio area, ideal for outdoor dining and entertaining
- Exclusive jacuzzi







Reception
Bedroom
Bathroom
Kitchen/Utility
Storage
Outside



Ground Floor

Approximate Gross Internal Area
1491 Sq Ft - 138.51 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.









THE LYLE

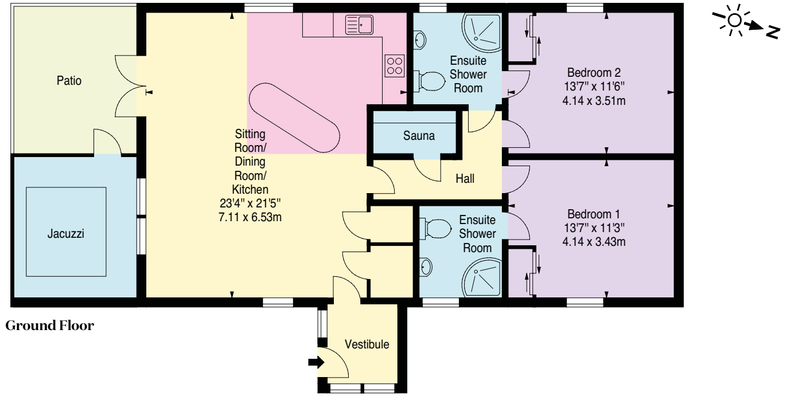
- Stylish two-bedroom lodge
- Bright open-plan sitting, dining and kitchen area with vaulted ceilings
- Two generously sized double bedrooms with en-suite shower rooms
- Private sauna for relaxation and wellness
- Enclosed outdoor jacuzzi area
- Patio space perfect for outdoor dining and entertaining







Reception
Bedroom
Bathroom
Kitchen/Utility
Storage
Outside



Ground Floor

Approximate Gross Internal Area
1040 Sq Ft - 96.62 Sq M

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THE LAWRIE

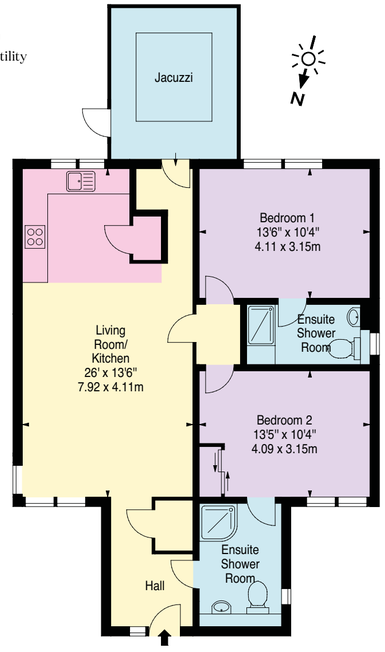
- Charming two-bedroom lodge
- Spacious open-plan living, dining and kitchen area, ideal for relaxing and entertaining
- Two well-proportioned double bedrooms, both with en-suite shower rooms
- Private outdoor jacuzzi area







Reception
Bedroom
Bathroom
Kitchen/Utility
Storage
Outside



Ground Floor

Approximate Gross Internal Area
853 Sq Ft - 79.24 Sq M

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INVESTMENT

The business has demonstrated consistently strong trading performance, benefiting from its established reputation and proximity to St Andrews, one of Scotland's premier tourism destinations.

Over the last three financial years, annual turnover has remained consistently above £645,000, with accommodation income exceeding £600,000 per annum and generating attractive operating margins.

Historic Financial Performance

Year Ended 31 October	2023	2024	2025
Turnover	£702,196	£665,368	£645,312
Accommodation Income	£621,258	£605,610	£623,874
Operating Profit	£91,797	£61,375	£109,647
Adjusted Cash Profit*	£190,000+	£160,000+	£210,196

*Adjusted for depreciation and certain non-operational charges.

Financial accounts for the year ending 31 October 2026 are available upon request through Knight Frank.

As at 1 November, bookings totalling £295,000 have already been secured for 2027.

Investment Highlights

- Established 17-lodge holiday park with a proven operating record.
- Prime St Andrews location benefiting from year-round tourism demand.
- Turnover consistently in excess of £645,000 per annum.
- Adjusted cash profits of approximately £210,000 in the most recent financial year.
- Strong profitability, with adjusted cash profit representing approximately 32.6% of turnover.
- Opportunity for future trading growth through operational optimisation and revenue enhancement initiatives.

Based upon the latest year's performance, the business generated adjusted cash profit of approximately £210,000.



ADDITIONAL INFORMATION

Services: Mains water & electricity. Heating is provided by a Biomass Boiler located on site and foul drainage is to a shared septic tank. Any purchasers should satisfy themselves on utility and services provision.

EPC: Can be provided upon request.

Tenure: Heritable (Scottish equivalent of English Freehold).

BUSINESS RATES

Rateable Value: £20,300 (Effective Date 1st April 2026).

VIEWINGS

Viewings are strictly by appointment only with Knight Frank.

DATA ROOM

More information is available upon request, please contact Knight Frank.

ACQUISITION STRUCTURE & VAT

The opportunity is available by way of either a company purchase or an asset purchase, with a company purchase preferred. The property is elected for VAT and offers should be submitted accordingly.

AML

In accordance with AML regulations the successful purchaser will be required to satisfy the Vendor on the source of funds to purchase the asset.

LEGAL COSTS

Each party to bear their own costs in the documentation of this transaction with the ingoing purchaser liable for any registration dues, LBTT and VAT incurred thereon.

We would be delighted to tell you more.

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