

Hotels, Guesthouses, Licensed, Retail



## TORCROFT LODGES, BALNAIN, GLENURQUHART, IV63 6TJ

Highland holiday lodge complex in a tranquil location adjacent to beautiful Loch Ness

Exceptional property in a secluded woodland setting, enjoying rising year-round trade

Five 2-bedroomed 3-Star lodges comprising, kitchen/lounge/dining room and family bathroom

Superior 4-Star owner's accommodation/lodge with 4 bedrooms and spacious accommodation

Expansion potential with space for new lodges or domestic development STPP



Torcroft Lodges is an established holiday lodge letting business with an increasing turnover. Set within a spacious site with further development opportunities.

**Offers Over £475,000  
(Freehold)**

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Torcroft Lodges operate under the trading name of Loch Ness Retreats and is an established business with year-round support and a loyal client base which generates a high percentage of repeat bookings. The business comprises of five 2-bedroom lodges ('Torcroft 1-5') and a highly attractive 4-bedroom lodge ('Meiklie') which has been used as owner's accommodation by previous proprietors. In addition to the lodges' Star ratings, the business benefits from a Silver Award in respect of Green Tourism. The site has a significant area of amenity space and parking bays sufficient for maximum occupancy. The lodges are sited off the A831 Drumnadrochit to Cannich Road at Balnain in an area of natural beauty within Glenurquhart. Though the subjects are set in a secluded area it is easily accessible. A large lawn communal area is ideal to allow children to play in safety. In addition, there is ample forested areas with public paths allowing for the more adventurous to wander taking in the natural beauty of Glenurquhart. Drumnadrochit and Loch Ness are located just 4 miles away and is a world renowned tourist attraction. The Loch Ness Monster Centre is located here with a number of local amenities and attractions. Drumnadrochit also has a selection of shops from where provisions can be purchased. Inverness, the capital of the Highlands, is 20 miles away and all the amenities and services one would require are located here. Inverness boasts excellent transport services with major rail and bus links and an international airport.



The Lodges are detached and set within ample space for families to enjoy the great outdoors. Each unit has its own drying area and external seating. Containing sufficient equipment and appliances to afford a highly comfortable and self-contained stay, the site possesses a modest information centre and laundry facility. The Lodges are well furnished to a common specification which supports both a uniform standard and ease of upkeep. Decorated to a high standard, the accommodation units are maintained to a commendable level. The operation of this self-catering accommodation business is not intensive due to the lengths of stays requiring little by way of daily attention. Holiday Lodges are serviced on the changeover day which minimises the workload, laundry and management time. The current planning consent allows for 6 lodges with 12 month holiday use.

The Highlands of Scotland are famous for spectacular scenery and rugged mountains, a reputation which is epitomised by Glenurquhart. The wonderful unspoilt scenery of the Great Glen plus beautiful forests and nature trails combined with comfortable family accommodation make the area highly popular with those seeking a relaxing holiday in the region. As a testament to their appeal the Lodges enjoy a good level of repeat bookings.

Within the area there is an abundance of recreational activities. For





walkers the beautiful Scottish terrain offers varied degrees of challenge from the more leisurely hill-walking to more stretching mountaineering; a number of 'Munros' are located within one-hour's drive. A wide range of birdlife attracts the ornithologist and the area has a huge appeal to the naturalist with red deer, fox, pine marten, badger, otter and many more species locally. Golf, pony trekking, touring and genealogy are other favourite pastimes together with the opportunity to visit nearby Scottish castles, Culloden Battlefield and historic sites. For the more sedate tourist simply relaxing amidst the beautiful unspoilt surroundings is another favourite option.

The vendors purchased the Lodges in 2007 and have, since then, operated them successfully generating a good level of income and enjoyment. A decision to focus on other business interest brings the property on to the market.

### THE PROPERTY

Extending to approximately 1.5 acres, the site comprises of: five detached holiday lodges, a further lodge used as owner's accommodation, a utility/storage building and a laundry facility. The main access road splits the site with Torcroft

lodges 1 and 2 to the east of the subjects and the remaining assets to the west. The site has a wooden fence boundary and is laid to grass with significant areas of wild undergrowth. A small stream runs through the subjects. Each building is of single story. The 5 lodges, and owner's accommodation ('Meiklie'), are of a timber frame construction. Double glazing is fitted throughout the accommodation complex.





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HSPC Ref No: 42754

### DESCRIPTION – ‘MEIKLIE’ LODGE

This 4-bedroom accommodation unit is presently being let as a holiday lodge as the current owners live off-site and was constructed approximately 8 years ago. This unit is maintained to a very high standard of décor and repair. All rooms are most spacious and provide good living space. Access to the building is via wooden steps or a ramp for less able guests. Entry is through a glazed wood door and leads into a vestibule with another partially glazed door. This in turn provides access to a corridor and then on to all rooms. The sleeping accommodation is configured to; a master bedroom, a double bedroom, and two twin bedrooms. The spacious kitchen/diner is well equipped with modern equipment and units. With a 6-ring gas (LPG) cooker and stylish tiled splash back, this facility could easily cope with extended-family requirements. Off the kitchen is a utility room. The lodge benefits from two family bathrooms, both of which are presented in excellent order; one has a separate shower and bath, the other a shower over the bath. The large family lounge has a feature stone fireplace and is afforded excellent natural lighting through a large double window. 'Meiklie' benefits from excellent storage with a linen and general store. Central heating is provided throughout by an oil fired under-floor system. This accommodation unit has a private secluded garden to the south of the building.

### DESCRIPTION – ‘TORCROFT’ LODGES

The Torcroft lodges are spacious two bedroom units extending to circa 60m<sup>2</sup> and were constructed circa 20 years ago. Each lodge is set to a large open plan living space which includes a lounge, dining area and kitchen. This well-equipped area, with a 4-ring electric cooker, provides for a comfortable and relaxing stay. Sleeping accommodation is configured to a double bedroom and twin bedroom; both are presented in excellent condition. The family bathrooms are presented with good quality fittings; 2 lodges have showers only, with three lodges having showers over bath. There are adequate storage facilities within the lodge. The lodges benefit from electric heaters.

### GROUNDS

From the main road access is obtained by a council maintained tarmac right of way to the entrance of the subjects, which becomes a gravel road. Each lodge has sufficient parking. The detached lodges and other buildings are set within 1.5 acres of ground which provides a good level of amenity ground, each with its individual drying area. The area is laid to a mixture of grass, shrubs, and native Scottish trees.

### DEVELOPMENT POTENTIAL

The site has sufficient space to provide for the construction of additional accommodation units without adversely over-developing the site. New owners may consider this as a potential business development opportunity subject to the necessary consents.

### SERVICES

The subjects benefit from mains electricity and water. The lodges utilise private drainage. LPG gas for cooking in Meiklie Lodge.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.

### TRADE

Full accounting information will be made available to interested parties post viewing.

### WEBSITE

The website ([www.loch-ness-lodges.co.uk](http://www.loch-ness-lodges.co.uk)) has been revamped recently creating a higher profile with greater optimisation on both google and yahoo search engines. Other marketing packages are in place with other high profile websites such as [visitscotland.com](http://visitscotland.com), [visitlochness.com](http://visitlochness.com), [undiscoveredscotland.com](http://undiscoveredscotland.com) among others. A database of customers can be included in the sale which is an invaluable marketing tool as the business has a loyal customer base with some guests returning twice a year. All marketing information and contacts can be passed on at the point of sale.

### PRICE

Offers over £475,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory).

### FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist business finance. Paul Hart (Head of Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have a large team of legal experts in-house and can act in all legal matters arising.

### DIRECTIONS

Torcroft Lodges are located in the village of Balnain on the A831 southwest of Inverness as per map insert. Inverness 20 miles, Fort Augustus 13miles.

### VIEWING

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

ASG Commercial

York House, 20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790 Fax: 01463 711083

E-mail: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

### OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date if one is set.

