



The Cabins | Loch Awe | Dalavich | Taynuilt | PA35 1HS

The Cabins, Loch Awe, Dalavich, Taynuilt, PA35 1HS

- Stunning holiday cabin business
- 3 & 2 Bed Cabin
- Plot with Planning Permission
- Exceptionally well maintained forest holiday park
- Wonderful reviews & reputation

Summary

The Cabins at Loch Awe offer a peaceful retreat in Argyll, Scotland, with rustic charm, modern amenities, and easy access to outdoor activities and historical sites. The thriving holiday let business presents a growth opportunity, with freehold title, fixtures, and expansion potential in this picturesque setting.

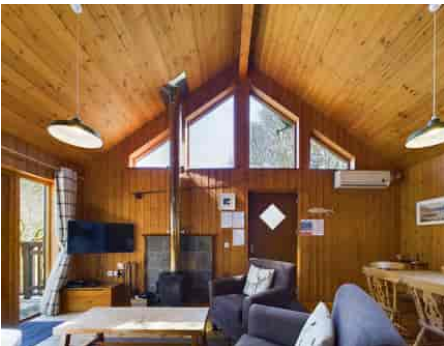
Situation

Nestled in the tranquil Loch Awe Forest Park, The Cabins at Loch Awe provide a peaceful retreat in Argyll, Scotland. These cabins blend rustic charm and modern amenities, making them an ideal choice for holidaymakers seeking to enjoy the natural beauty and cultural heritage. Loch Awe, the longest freshwater loch in Scotland, is surrounded by pristine landscapes, including wooded hillsides and rocky shores, interspersed with quaint villages.

The Cabins are strategically placed within the forest park, providing direct access to numerous activities. Guests can explore the loch, swim, visit St Conan's Kirk, or venture to the Hollow Mountain. Anglers will find Loch Awe an ideal spot, renowned for its excellent fishing. Just a two-hour drive or train ride from Glasgow, the cabins' proximity makes them a convenient escape for visitors seeking tranquillity.

Loch Awe's appeal as a tourist destination is evident in its breathtaking landscapes, historical sites, and vibrant local communities. The Cabins offer a unique opportunity for those interested in a holiday business, combining the serenity of the forest, the allure of the loch, and easy access to major towns and Glasgow.





The Business

The Cabins, Loch Awe represent a thriving holiday let business, operational throughout the year without a close season. This unique venture is managed by the owners, who, despite not residing locally, handle all aspects of bookings, payments, and guest communications, including the provision of information packs for direct booking guests. The business leverages local contractors from the surrounding Dalavich Village for essential services such as cleaning, laundry, hot tub maintenance, and general day-to-day support, ensuring a seamless operation and guest experience. Maintenance personnel are available on-site most days to address any issues promptly.

The business enjoys robust occupancy rates, averaging 65% over the past two years, with peak seasons including school holidays, Christmas, and New Year. Occupancy tends to be higher during the spring and summer months, with consistent weekend bookings throughout the year. The cabins' rates are dynamic, varying with the length of stay and season, with an average room rate of £120 per night over the last 24 months.

Another very attractive aspect of the business is the exceptionally high level of direct bookings. Over the last 2 years over 60% of bookings were received directly through their website: thecabins.co.uk and social media pages. The Cabins, Loch Awe facebook page has an established following of over 10k people.

Targeting the tourism self-catering sector, The Cabins, Loch Awe, appeal to a diverse clientele, including families, couples, cyclists (notably, Dalavich is situated on Sustrans National Cycle Route 78), and group bookings. The business is protected under UK trademark registration no. UK00003612886 until 19th March 2031 and EU Trademark 018323889 until 20th October 2030, with the sale including the web address, website, social media accounts, and trademarks.

Situated along the Caledonian Way national cycle route, the location benefits from the increasing number of cyclists visiting Dalavich for its amenities and the cabins. The area is a hub for local music events, motorcycle rallies, sporting events on the loch, and Hogmanay celebrations, all of which draw significant visitor numbers to Dalavich and The Cabins annually. Notably, Hogmanay bookings are already sold out for 2024.

After nearly eight years of nurturing and developing The Cabins, Loch Awe, the current owners are looking to sell the business due to other commitments. This presents a remarkable opportunity for new ownership to elevate the business further. With the addition of a third cabin, projected profits could exceed £45k, with potential for even higher profits of £55k+ should the new owner opt to personally manage cleaning, laundry, and bookings. This sale offers a unique chance to acquire a well-established, profitable enterprise with significant growth potential in a stunning location.

Property

Osprey Cabin offers a delightful log cabin experience with an open-plan living space that seamlessly integrates a lounge, dining area, and a fully equipped kitchen. This area serves as the heart of the cabin, filled with natural light and elegantly furnished with a plush double sofa, comfortable easy chairs, and a dining table that seats eight. The charming wood-burning stove at the centre adds a cozy warmth, perfect for family gatherings and creating lasting memories. Complimentary WiFi is available throughout the cabin for added convenience.

The kitchen is both practical and well-appointed, featuring a cooker, fridge/freezer, microwave, toaster, kettle, and all the essential kitchenware necessary for preparing delicious meals. The family shower room is equipped with an electric shower, wash basin, and toilet, ensuring comfort for all guests.

The cabin accommodates various sleeping arrangements with a double bedroom that includes an en-suite shower room, a TV, and ample wardrobe space. The second bedroom offers two single beds with built-in wardrobe storage, and the third bedroom is equipped with full-sized bunk beds, a TV, Blu-ray/DVD player, and space for a travel cot, making it ideal for younger guests.

Oak Cabin, equally charming, comfortably accommodates up to 5 guests and is perfect for families or small groups. It features an open-plan living area with a cozy sofa, easy chairs, and a dining table beside a wood-burning stove, creating a warm and inviting atmosphere. The kitchen is modern and fully equipped with essential appliances and kitchenware. The cabin includes two bedrooms: one with a double bed and the other with a single bed and a set of bunk beds, suitable for younger guests or additional family members.

Both cabins boast patio doors that open onto a veranda, offering stunning views and enhancing the serene experience of cabin living. Each cabin comes with a Scandinavian style wood fired Hot Tub and recently upgraded nonslip decking.

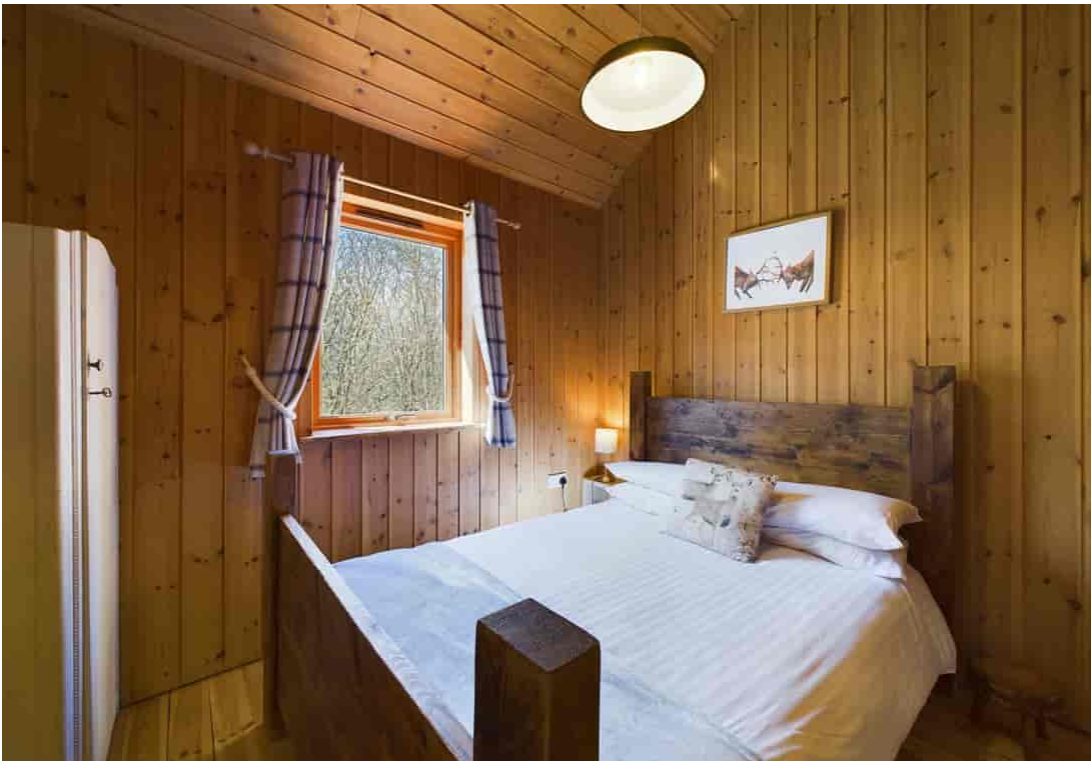
Included in the sale is a plot of land with planning permission for the erection of an additional 2-bedroom cabin.

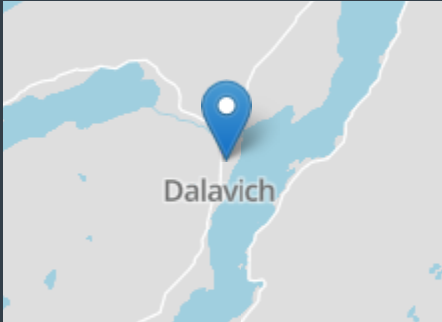
External

Loch Awe side Forest Park, created by the Forestry Commission, is a sanctuary of tranquillity set against a backdrop of outstanding scenery. The park is a natural playground, boasting forests, burns, rivers, castles, mountains, and lochs waiting to be explored and enjoyed. Whether you're seeking adventure or a peaceful stroll through the local nature reserve, the park caters to all desires.

The lodges are designed to blend seamlessly with this natural paradise. Each lodge features private garden areas with verandas and anti-slip decking, offering guests their own secluded outdoor space to unwind. The Scandinavian-style wood-fired hot tubs at each lodge provide a unique way to relax, surrounded by the quiet of the forest. Additionally, private parking for two cars at each lodge ensures convenience for all guests.





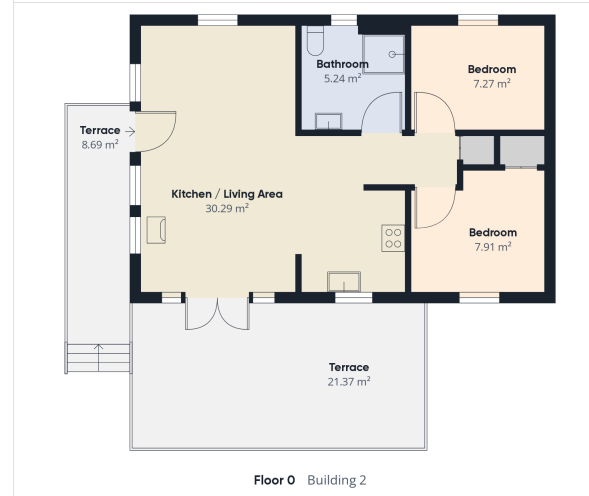


Rateable Value

Osprey rateable value £3,900.
 Oak rateable value £2,600.
 Currently nil payable subject to Small Business rates relief.

Tenure

Scottish equivalent of Freehold



Approximate total area⁽¹⁾
 115.99 m²

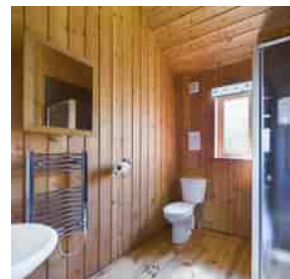
Reduced headroom
 6 m²

(1) Excluding balconies and terraces

⌌ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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