



Portsonachan Hotel & Lodges | Portsonachan | Dalmally | Argyll and Bute | PA33 1BJ

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# Portsonachan Hotel & Lodges, Portsonachan, Dalmally, Argyll and Bute, PA33 1BJ

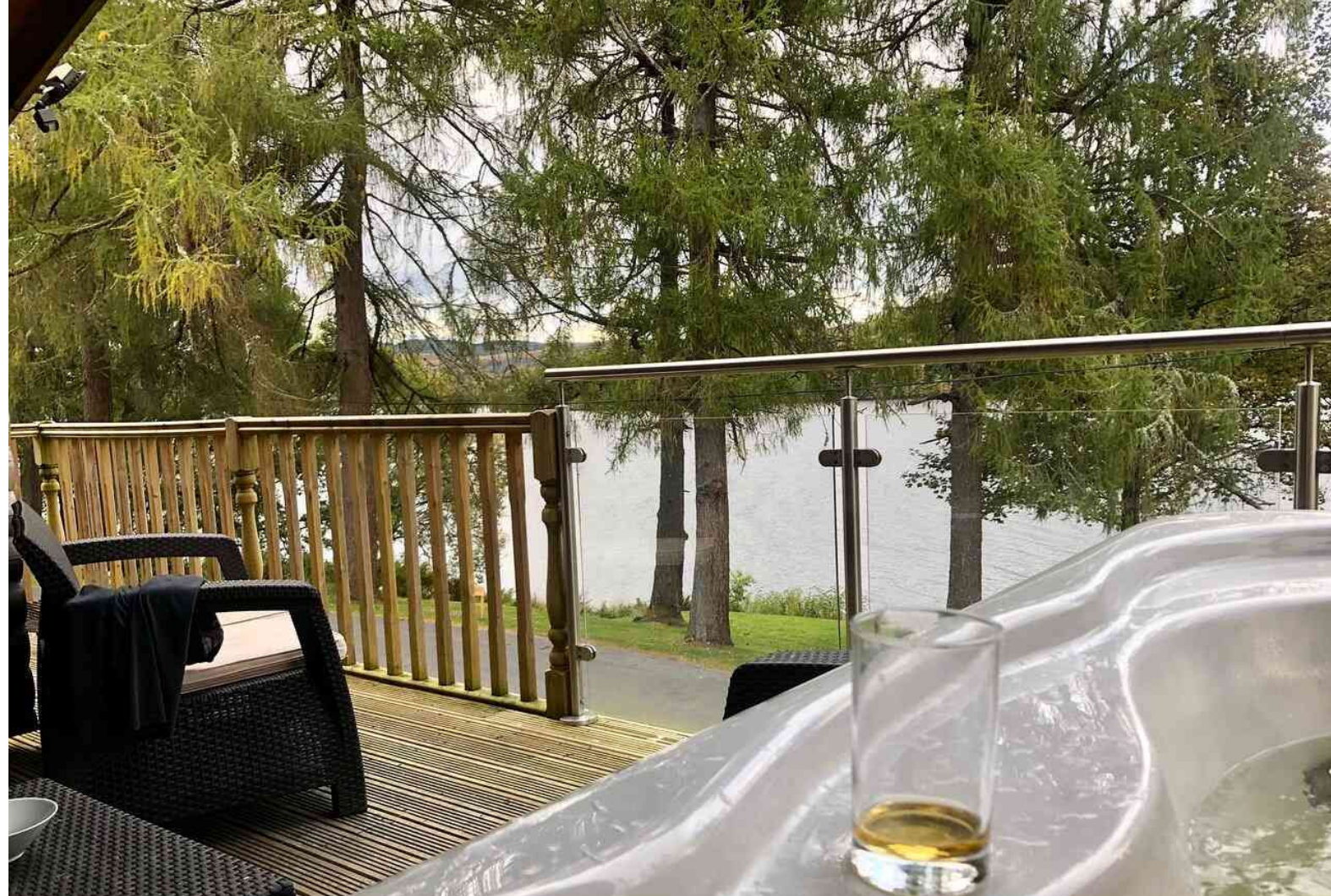
- 41 Bedroom Hotel Complex
- 9 Luxury Lodges
- Planning Permission 40 Glamping Pods
- Waterside Boat Business
- Loch Ownership

## Summary

Exceptional opportunity to own the Portsonachan Hotel and 9 luxury lodges on Loch Awe, a prime development zone. This investment includes a 41-bedroom hotel, a mix of 1-3 bedroom chalets with £1.8m in current revenues, a 3-bedroom house, and 3 acres for 40 glamping pods, offering significant expansion potential. Highly recommended for its quality and unique location.

## Situation

The Portsonachan Hotel is a serene retreat located on the shores of Loch Awe, nestled in the stunning Scottish Highlands. Loch Awe, the longest freshwater loch in Britain, is famous for its exceptional trout and pike fishing, and its 60 miles of shoreline offer breathtaking views, with Glen Coe just over an hour away. The hotel is conveniently situated near Dalmally, providing easy access to essential amenities and is within driving distance to Oban (31 miles), Glasgow (78 miles), and Inveraray (12 miles). Oban, known as the "Gateway to the Isles," is a lively town with a rich culinary scene, shopping, and leisure facilities, and serves as a hub for ferry travel to the Hebridean islands. The area's connectivity is further supported by a nearby railway station and Glasgow Airport, offering flights to various national and international destinations.





## The Business

The Portsonachan Hotel, a thriving all-year establishment, offers a total of 43 letting rooms and a 120-cover restaurant that delights guests with its rustic menu, emphasizing the best local produce from Argyll and Bute. The hotel enjoys a high occupancy rate, especially during peak seasons where it reaches up to 90%, with room rates varying from £74 to £185. The hotel's operations are seamlessly managed by the current owners, a general manager, and a dedicated team of 20 full-time and 3 part-time staff, with staff levels adjusted for seasonal fluctuations.

Complementing the hotel's offerings are the Portsonachan lodges, which have been successfully operated for several years and are fully managed and maintained by the hotel. These lodges, which are let for a minimum of three nights, command rates between £150 per night for a one-bedroom lodge to £590 per night for a three-bedroom lodge. The lodges have garnered positive online reviews and a loyal customer base, historically contributing £500k in annual income. They present a flexible opportunity for potential buyers, as they can either be managed independently by new owners or continue to be operated by the hotel for a seamless investment.

In addition to the hotel and lodges, the Portsonachan Hotel is set to expand its accommodation options with the introduction of glamping pods. While these pods are not yet constructed, the projected build cost is £75k per unit. Once operational, they are expected to generate an annual revenue of around £500k with minimal running costs, thanks to their off-grid, energy-efficient design that ensures low maintenance and housekeeping expenses.

The hotel also benefits from a lucrative leisure boat hire business, leveraging Loch Awe's reputation for excellent fishing. With a fleet of 5 leisure craft, the hotel anticipates this year's revenues to surpass £1.8 million, with a net profit around £400k, highlighting the diverse and profitable revenue streams available to the new owners.

## Property

Nestled on the picturesque shores of Loch Awe, the Portsonachan Hotel, a striking Victorian edifice, greets visitors with a patio entrance that opens to a private jetty and the tranquil waters beyond. The hotel's ground floor is a haven of comfort, featuring a welcoming bar with a crackling open fire, a resident's lounge, and a spacious dining room and conservatory that can host up to 120 guests, all offering panoramic views of the Loch.

Ascending the main hall's staircase, guests find 19 en-suite bedrooms on the first floor, including an array of double, single, and family rooms, each crafted for maximum comfort against the backdrop of the serene landscape. Adjacent to the hotel, on its western flank, are 10 one-bedroom hotel suites, each with a generous living area and bathroom on the ground floor and a bedroom upstairs, designed to capture the essence of the waterside setting.

The hotel's historic coach house has been transformed into a variety of additional accommodations, ranging from 1- and 2-bedroom apartments to hotel rooms and suites, further enriching the guest experience. The complex, situated in a development-friendly zone, is actively pursuing planning permission for 24 new Lochside suites and has land earmarked for up to 10 Boat House lodges, each with a private dock, within its expansive 32-acre property.

The hotel's nine chalets are a testament to luxury and space. Stirling and Dunvegan Lodges are exceptional four-bedroom detached properties with open-plan living, sauna rooms, and hot tubs on vast decks that offer unobstructed views of Loch Awe. Carrick, Kilchurn, and Innes Connell Lodges provide similar three-bedroom accommodations, while Eileen Donnan & Culzean, and Duart & Skibo Lodges offer two and one-bedroom options, respectively, all featuring en-suite facilities, leisure decks, and al-fresco dining areas.

Each lodge is a 'turn-key' investment, complete with private parking and high-standard furnishings, set against the backdrop of Loch Awe's captivating scenery. To the east, a 6-acre site with planning permission awaits the construction of 10 glamping pods, with plans for 30 more in subsequent phases. These pods, designed with luxury in mind, feature underfloor heating, natural timber walls, and private decks, offering guests a lavish retreat in the heart of Scotland's majestic landscape.

## External

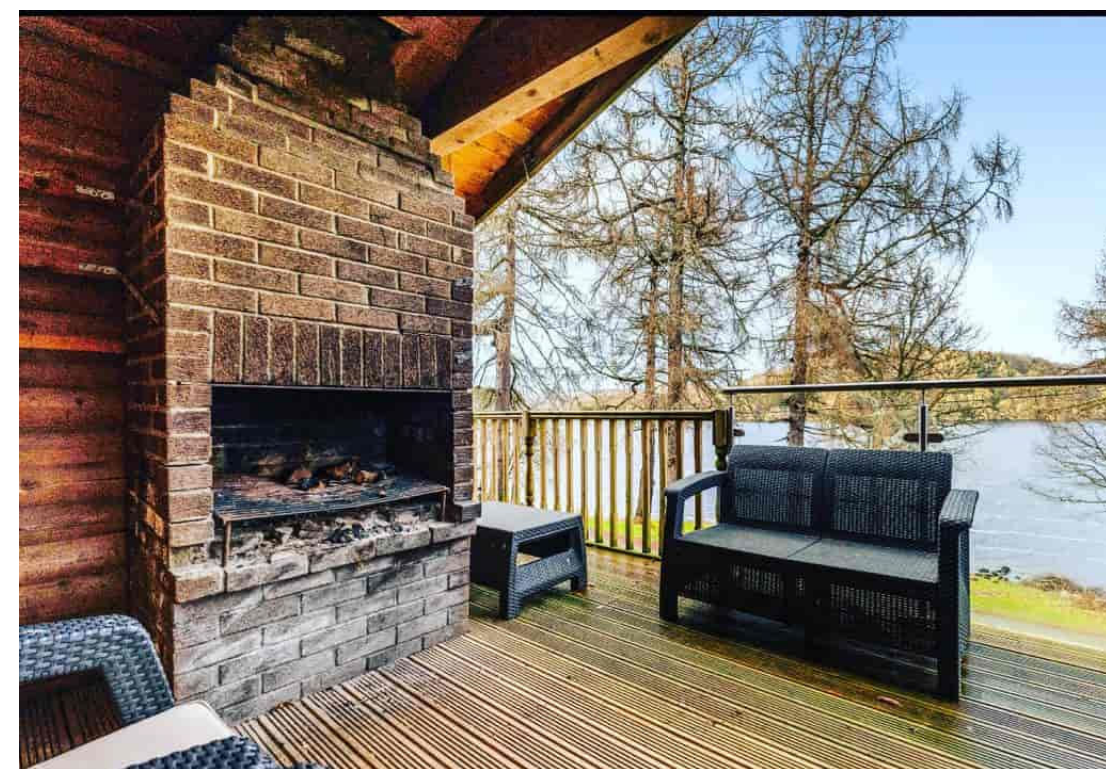
The Portsonachan Hotel boasts a stunning lochside location, with its mature front gardens cascading gracefully towards the shore, creating an idyllic setting. Guests can enjoy the breathtaking panorama of Loch Awe from the spacious eastern patio, which features outdoor seating and is complemented by a private jetty and boathouse, the hub of the hotel's thriving boat hire business.

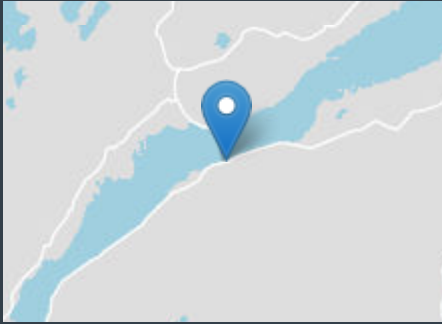
To the west, a generous car park adjoins the hotel suites and the designated land for potential expansion of additional hotel suites, enhancing the property's capacity. The rear of the hotel holds untapped potential with additional land available for future development, offering new owners the opportunity to further capitalize on this prime location.

The Lodges at Portsonachan, accessible via the B840 on a private tarred road, are nestled within a sloped woodland, providing privacy and ample parking for guests. Each lodge, positioned to maximize the stunning views of Loch Awe, features a veranda or balcony where guests can immerse themselves in the serene Scottish landscape.

The undeveloped eastern site, adjacent to the chalets, shares the same sloped woodland setting and awaits the creation of infrastructure to support the construction of 40 glamping pods. This area promises to extend the resort's accommodation offerings and capitalize on the natural beauty of the surroundings.







### Tenure

Scottish equivalent of freehold

### Services

Main hotel has a Biomass Boiler. Mains water and electricity. Drainage to septic tank.



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