



Dunbeath Coastal Retreat, Dunbeath, North Highlands www.cclproperty.com

Dunbeath Coastal Retreat Dunbeath

Coastal NC500 location

Five luxury pods

Two hot tub suites

Consent for house

Plots for three additional units

Circa 3 acres

Strong tourism trade

Established Business

Dunbeath Coastal Retreat represents a compelling blend of lifestyle, home and high-performing holiday business in one of Scotland's most dramatic coastal settings. The existing operation of five high-specification pods, two with private hot tubs, is well established and positioned to capture the strong flow of NC500 and short-break demand, while fully serviced plots for three additional pods offer immediate scope to scale revenues. The inclusion of a generous, serviced building plot with planning permission for a detached house opens the door to on-site owners' accommodation with breathtaking views across the bay and North Sea, enhancing both quality of life and operational control. With landscaped grounds extending to around 3 acres, dedicated guest parking, proximity to village amenities and excellent trunk road links, this retreat is ideally placed for buyers seeking an already profitable turnkey coastal hospitality venture with clear, tangible growth potential in the heart of the North Highlands.





Dunbeath Coastal Retreat is an exceptional lifestyle and investment opportunity on the spectacular east coast of Caithness, occupying an elevated position above Dunbeath Bay on the renowned North Coast 500 tourist route. Combining high-specification glamping accommodation with a serviced development platform for further pods and an outstanding building plot, the property is ideally placed to capitalise on the strong and growing tourism market in the North Highlands.

Location and setting : Dunbeath is a charming coastal village on the north-eastern section of the North Coast 500, offering dramatic coastal scenery, historic straths and easy access to beaches, Laidhay croft museum and waymarked walkways. The village benefits from a convenience store, Post Office, heritage centre and recreational facilities: including tennis courts, sports field, public hall, harbour, beach and newly installed childrens playground all within a 2 minute walk from the cabin site providing more facilities to guests than other eco cabin sites. Wider services are available in Wick and Thurso.

The retreat sits just off the A9 trunk road, providing direct road links south to Inverness and north towards Wick, Thurso and the ferry ports for Orkney. Regular bus services connect Dunbeath with neighbouring communities, and the regional centre of Inverness provides rail connections and an airport with UK and limited international flights. Local primary schooling is available in Dunbeath with secondary and further education provision in Wick and Thurso.



Property and accommodation: Dunbeath Coastal Retreat currently comprises five luxury eco glamping pods, carefully positioned within the hillside to maximise privacy and capture uninterrupted views across Dunbeath Bay and the North Sea. Finished to a very high standard, each pod provides contemporary open-plan accommodation with a well-appointed kitchen, comfortable living area, hotel-quality beds, spacious shower room, Smart TV and WiFi.

Two of the pods benefit from private hot tubs, together with robes and slippers, creating an indulgent, year-round coastal escape. Large glazing frames the sea views and allows natural light to flood the interiors, while modern finishes, efficient heating and quality fittings ensure an appealing, low-maintenance guest experience.

There is planning and a site ready for the installation of a sauna or BBQ area complete with power and water services.

Business operation and opportunity: The business trades as a self-catering coastal retreat, appealing to couples, short-break guests, walkers and North Coast 500 travellers seeking high-quality accommodation in a tranquil setting with unique sea views. The existing five pods are fully serviced, with infrastructure in place and prepared plots ready for the erection of a further three pods, offering a clear and deliverable growth trajectory. The pods are 4 season design so capable of being utilised throughout the year. There are additional opportunities by opening to families (especially with the addition of the new playpark) and pet owners. The retreat will be a short drive from the new Caithness Broch Project which will be a major Highland tourist attraction.

The business benefits from the sustained popularity of the NC500, which continues to attract strong domestic and international demand, underpinning high occupancy levels throughout the main season and increasingly across shoulder months. There is scope for new owners to develop additional revenue streams such as extended season operation, packaged breaks, partnerships with local activity providers and targeted marketing to walkers, cyclists and heritage visitors.

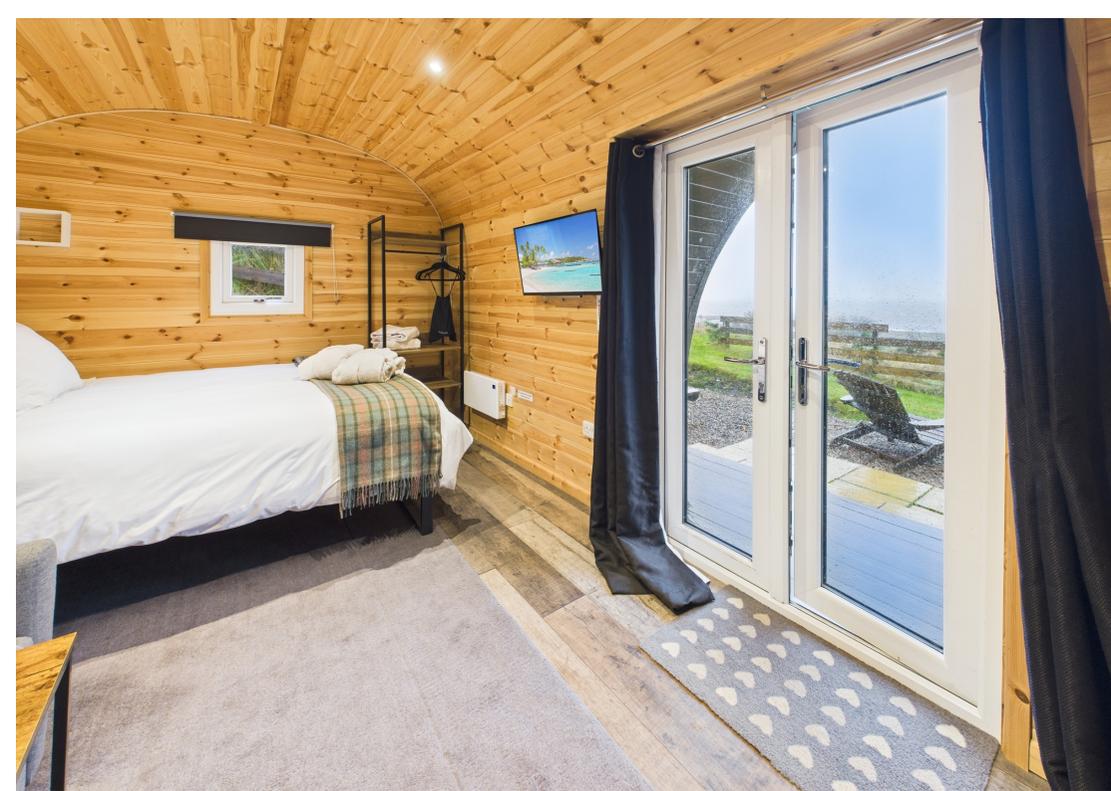
Tourism and wider hospitality context: The Caithness and Sutherland tourism market has shown resilient performance, supported by Scotland's wider profile as a nature, heritage and adventure destination and by the NC500 brand. Dunbeath Coastal Retreat cabins offer a unique offering amongst a cluster of complimentary hospitality providers including self-catering, B&B and caravan parks, reinforcing the area's position as a well-established stopping point on the route.

Local attractions include Dunbeath Strath, coastal and clifftop walks, historic brochs, Dunbeath Castle and a developing network of heritage experiences, all driving repeat and referral business. The site's modern, eco-styled pods respond directly to visitor demand for high-quality, sustainable accommodation in authentic rural locations. The Broch project is also currently under development which will further increase demand for accommodation.

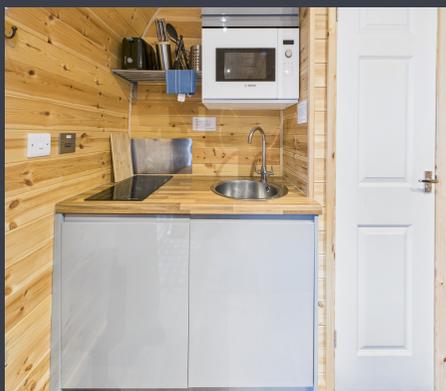
External grounds and building plot: The property extends to approximately 3 acres, attractively landscaped and terraced to create a sense of seclusion for each unit while preserving the outstanding panoramic outlook. Circulation roads and pathways are well laid out, with dedicated parking for guests and space to accommodate the planned additional pods.

Included within the title is a building plot with planning permission for a detached dwelling, perfectly suited to owners' accommodation or an additional premium holiday unit. The plot enjoys arguably the finest views on the site, with established services and infrastructure nearby, enabling an efficient build programme and a highly desirable future home on the bay.









Tenure
Freehold

Services

The property has mains water drainage and electricity.

Trading Information

Trading information will be released after formal viewing has taken place.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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