

FOR SALE

Lochy Holiday Park

Fort William

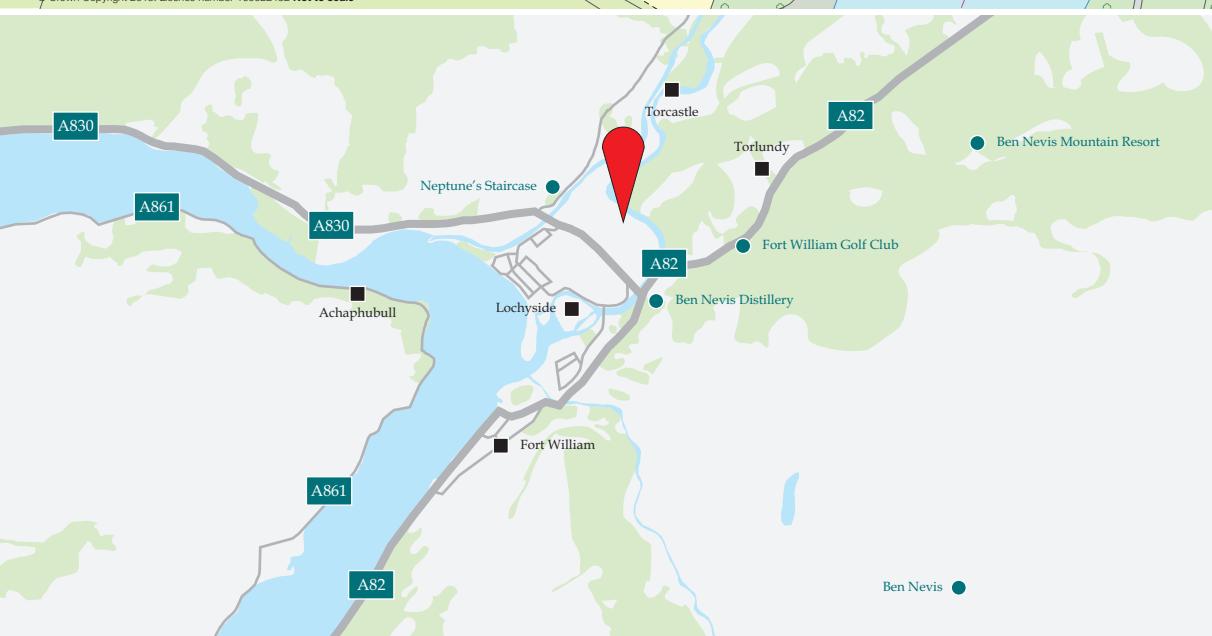
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Summary

- Long established and very successful holiday park extending to circa 3.84 hectares (9.48 acres)
- Developed for all year round use with 17 pine lodges, 2 self-catering flats, 26 static caravans, 51 touring caravan pitches, 40 tent pitches and 8 residence pitches
- Fantastic setting on the edge of Fort William with spectacular views to Ben Nevis
- For sale as a going concern to include the heritable interest (equivalent to English freehold) through the purchase of the shares in the existing company
- Due to the intending retirement of the existing owners, for sale on the market for the first time since opening over 50 years ago





Lochy Holiday Park Fort William

Location

Lochy Holiday Park is situated on the north-western edge of Fort William, adjacent to the River Lochy in what can only be described as a spectacular setting.

The location provides an ideal combination of peaceful tranquillity within a rural setting with easy accessibility to the neighbouring town of Fort William itself and the wide array of amenities on offer. The views to Ben Nevis are beautiful as can be seen in the small selection of photos.

Fort William is commonly known as the outdoor capital of the UK. Nearby points of interest, some of them virtually on the doorstep of Lochy Holiday Park, include Loch Eil, Loch Ness, the Caledonian Canal, the famous Neptune's staircase, (the longest of its kind in Britain), Ben Nevis (the UK's highest mountain), the Jacobite Steam Train line (of Harry Potter fame), Nevis Range resort (famous for its staging of the annual world downhill mountain bike championships and good quality skiing during winter months) and numerous other attractions. Fort William is also situated at the end of the very popular West Highland Way walking route and at the beginning of the Great Glen route which leads to Inverness along the Caledonian Canal.

Situation

From Fort William town centre, the route to Lochy Holiday Park is short and simple. By road from central Fort William (train station), take the A82 north for 2 miles, turn left at the roundabout on to the A830 and take the second right (approx. 500m) on to Camaghael. The entrance to the park is approximately 500m along the road on the right hand side.

Fort William is situated approximately 65 miles from Inverness, 100 miles from Perth, 110 miles from Glasgow and 140 miles from Edinburgh. It benefits from a station which has regular trains running between Glasgow and Mallaig as well as regular bus services which run to Inverness, Perth, Glasgow and Edinburgh.



Overview

The Park

Lochy Holiday Park has been established and trading under one family's ownership for over 50 years and has been developed to a high standard. It has an excellent reputation and enjoys a high degree of return visits which is a good measure of customer experience. The owners have invested significant sums in the park, both in terms of the various holiday accommodation units on-site and the provision of services.

The park currently holds a 12 month licence for up to 143 pitches. Currently the park operates 43 self-catering units comprising 17 pine lodges and 26 holiday caravans together with 51 touring pitches, 40 tents and 8 owner occupied residential pitches. In addition, there are two self-contained self-catering flats. The owners have continually invested in the stock on-site with regular replacement of the available accommodation.

The park also benefits from a children's play park area and direct access to the River Lochy.

Broadband wifi is available to the residents (currently subject to a time charge).



Park Buildings

Reception/Shop Located at the entrance to the site, a substantial building which has a generously proportioned reception area and a separate shop which currently sells caravan spares.

Flats/Ancillary Accommodation There is a two storey building adjacent to the entrance to the site. The upper floor provides two, 2 bedroom flats. The ground floor provides an office and store.

Toilets/Shower Block Provides good quality showers and WC's. For males - 5 shower cubicles, 8 wash-hand basins, 6 WC cubicles and 4 urinals. For females – 5 shower cubicles, 8 wash-hand basins and 6 WC cubicles.

Washing Block/Linen Store There is a permanent on-site building for washing and drying where the owners have invested significant sums in renewing the high quality machines for the occupants' use. There is a generously proportioned store currently used for linen storage.

Maintenance Store The owners have just completed the construction of a high quality metal framed building (9m x 12m) which is used to house equipment and machinery as well as a covered / private working area.

Services

We understand all the accommodation on site is serviced with mains water and drainage. Some of the buildings and chalets have gas supplied directly from three tanks on-site although the majority of the accommodation is connected to 47kg LPG cylinder tanks with automatic change over regulators in place. 51 touring pitches have hardstanding bases and electric hook-up points. The site is connected to the main foul water network.

The Business

As mentioned previously, the site has been under one family ownership since it opened over 50 years ago. Despite very much enjoying the running of the park, our clients have made the decision to retire and sell their business. It has always performed well and it has enjoyed an increase in income following both investment from the current owners and also benefitting from the increased visitor numbers to the area including British staycationers. This can be evidenced from the turnover in recent years which has improved from over £610,000 for y/e 2016 to over £680,000 for y/e 2017.

Further information and trading accounts can be made available to seriously interested parties following viewing.

Tenure & Guide Price

The heritable interest (freehold) and business is for sale as a going concern by purchase of the share capital at a guide price of £1.95m to include 43 fully equipped lodges and caravans, 2 self-catering flats, goodwill, fixtures and fittings. Any stock purchased to be at an agreed valuation.



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Contact

Viewings

Strictly by prior appointment through the joint selling agents.

Further Information

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