



Watermans

193 Bath Street, Glasgow, G2 4HU  
01770 461682



15 Miller Road, Ayr, KA7 2AX  
01292 268055



**FOR SALE**

**KINGS CAVES GLAMPING**

**MACHRIE • ISLE OF ARRAN • KA27 8DX**

**[CLICK HERE FOR THE  
VIRTUAL TOUR](#)**

Stunning location on the West Side of Arran with views to the Kintyre Peninsula

Successful glamping business with excellent growth potential

4.25-acre semi-rural site with large duck pond

5 Fully fitted, luxury glamping lodges with planning for a further 5

Eco friendly, log cabin reception office and outbuilding with guest hot tub

5 motorhome Aires pitches (2 with electric hook-up) and a motorhome service point

Ample car parking space for guests & visitors

Modern, four bedroom detached cottage available for long term rent to glamping business owner or manager

Price – offers over £450,000



## OPPORTUNITY

Kings Caves Glamping offers an opportunity to own and operate an established local tourism accommodation business with a high profit potential, located in the scenic and highly popular Isle of Arran off the West Coast of Scotland.

The site offers a variety of lodges and motorhome Aires pitches, operational facilities and excellent potential to develop the business further with planning already in place to expand the unique, dog-friendly, tourist accommodation offering.

## LOCATION

Kings Caves Glamping is in a tranquil location around 2 miles south of Machrie on the West Coast of Arran, 4 miles North of Blackwaterfoot and 12 miles West of Brodick, the islands largest settlement. The location is accessed via The String (B880), an elevated cross island road and the A841, the islands perimeter trunk road.

The location is close to the Kings Caves and Machrie Moor standing stones tourist attractions and the Western shores of Arran, with radiant

sunsets and stunning views to the Kintyre peninsula. There are a number of great cycling and walking opportunities in the area and the village of Machrie is home to a 9 hole links golf course, a tennis court and a tearoom.

The Isle of Arran is located off the West Coast of Scotland in the North Ayrshire Council region and is accessed via regular ferry crossings, with a 55-minute journey time to Brodick from Ardrossan, and a second ferry to the north of the island from Claonaig on Kintyre.

Ardrossan is located 35 miles Southwest of Glasgow, with good road links and the town offers regular rail services to Largs and Glasgow.

Arran is Scotland's favourite holiday island and whilst it has a year-round population of around 5,000 persons, this swells significantly with an estimated 450,000 visitors annually.





## DESCRIPTION

Kings Caves Glamping is a unique, natural retreat set within a 4.25-acre, rough meadow on the West side of the A841, with a scenic duck pond at the heart of the site.

The facility comprises of:

- 5 fully insulated luxury ensuite glamping lodges
- Private car park with sufficient parking for guests and visitors
- 5 motorhome Aires pitches, two with electric hook up (EHU)
- EV charging point
- Motorhome service point with drive-over grey water drain, chemical toilet disposal and fresh water supply
- Reception log cabin with waiting area, an office and toilet, linen store, utility room and staffroom with washing machine and dryer.
- Outbuilding with bicycle storage and a 6-person guest hot tub
- Safe fire pit area with seating and benches
- Integrated sewage system and digester with soak away
- Centralised hot water system to all lodges from a centralised eco-friendly air source heat pump
- Site wide wifi and a 5 camera CCTV system

## LODGES

The five luxury ensuite glamping lodges each extend to 20 sqm (215 sqft) and are fully appointed for self-catering visitors with a fully equipped kitchenette, each sleeping up to four guests with a king size bed and a pull out sofa bed, a dining area, a bathroom with shower and an outside decking area with views to the duck pond. Each lodge contains a smart TV, Bluetooth sound, LED lighting, electric heaters, and an outside decking area.

[CLICK HERE FOR A VIRTUAL TOUR OF KINGS CAVES GLAMPING](#)

An indicative layout plan of the standard lodge and reception lodge is provided.

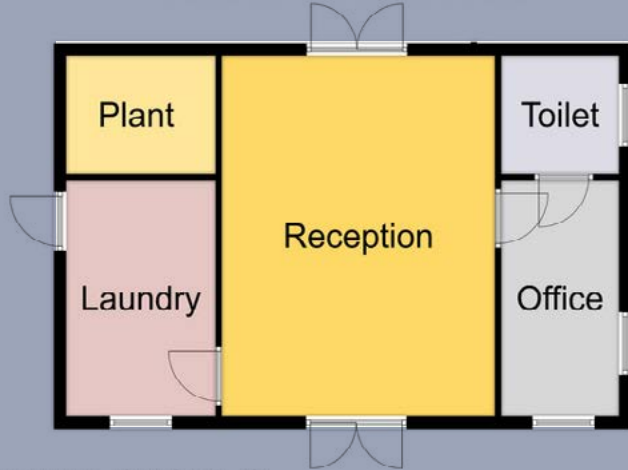
## DEVELOPMENT

Planning permission exists under reference **21/00386/PP** for a total of ten glamping lodges and the site utilities have been specified for this volume. The site has a valid short-term letting licence (STL). Further details are available upon request.

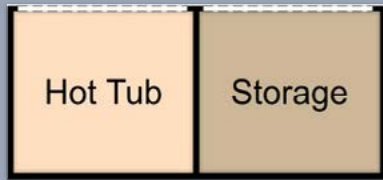
The site has potential to obtain planning permission for a dwelling house or owners cabin, tied to the existing business.

## RECEPTION, EXTERNAL STORES & LODGE FLOOR PLANS & MEASUREMENTS

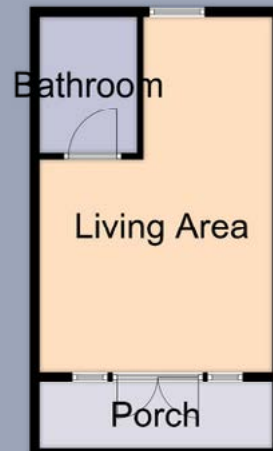
### RECEPTION OFFICE



### EXTERNAL STORES



### LODGE



Reception Office	
Reception	4.4m x 5.7m (14'5" x 18'8")
Office	1.9m x 3.8m (6'3" x 12'6")
Laundry	2.4m x 3.8m (7'10" x 12'6")
Toilet	1.9m x 1.9m (6'3" x 6'3")
Plant Room	2.4m x 1.9m (7'10" x 6'3")
External	
Hot Tub	2.9m x 2.6m (9'6" x 8'6")
Storage	2.9m x 2.6m (9'6" x 8'6")
Lodge	
Living Area	3.6m x 5.5m (11'10" x 18')
Bathroom	1.5m x 2.1m (4'11" x 6'11")
Porch	3.6m x 1.0m (11'10" x 3'3")





## TORMORE COTTAGE

(Available on Long Term Let)

The owners adjacent house is available to the purchaser on a **long-term lease basis** and would be ideal for the next custodians of the business.

Tormore Cottage, was built in 2021 and is a detached, 1½ storey villa with parking, garden grounds and panoramic windows offering excellent views of the Kintyre peninsula. The cottage contains the following accommodation:

- Ground Floor: Hallway with storage, Lounge with dining area and quality kitchen, Two Bedrooms and Bathroom with WC.
- Upper Floor: Two Bedrooms and Bathroom with WC.

The cottage extends to a gross internal floor area of 140 sqm (1,507 sqft) and indicative layout plans are provided.

Tormore Cottage is available for private rental for up to five years and further detail are available upon request to the joint agents.



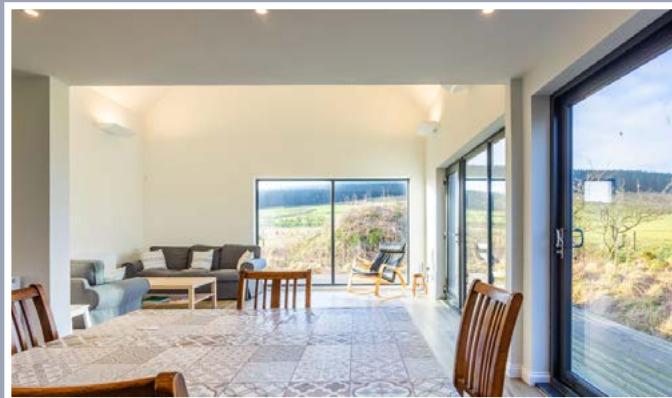
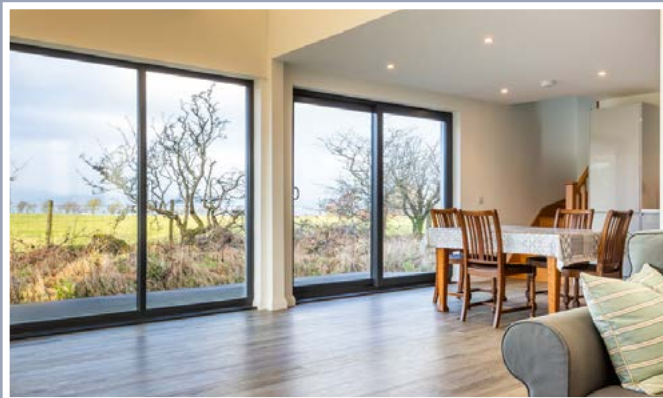
### GROUND FLOOR



### UPPER FLOOR



Ground Floor	
Living, Dining & Kitchen	8.3m x 5.3m (27'3" x 17'5")
Utility	3.2m x 3.0m (10'6" x 9'10")
Bedroom 1	4.5m x 3.0m (14'9" x 9'10")
Bedroom 2	4.0m x 3.3m (13'1" x 10'10")
Bathroom	2.9m x 1.9m (9'6" x 6'3")
Upper Floor	
Bedroom 3	3.4m x 5.4m (11'2" x 17'9")
Bedroom 4	3.4m x 5.4m (11'2" x 17'9")
Bathroom	2.3m x 2.0m (7'7" x 6'7")







## BUSINESS

Kings Caves Glamping was developed in 2022 by the owners who operate the site remotely from abroad and are selling due to retirement.

The site is part developed at present with an opportunity to add further five lodges offering excellent growth potential alongside the ability to be open all year, accommodating single or multiple night bookings.

The business has a fully integrated online booking system with its own website [www.kingscaves.co.uk](http://www.kingscaves.co.uk) and via Booking.com, Air BnB, Google and VRBO. Confirmed 2024 season bookings already exceed £30,000 which will be included in the sale (as of January 2024). Season starts 1st April 2024. The business has a five-star rating on Tripadvisor.

Accounts will be available after a physical viewing has taken place and we are in receipt of a Formal Note of Interest.

The business is offered for sale as a going concern to include all fixtures, fittings, equipment and tried-and-tested operating procedures. A formal hand-over by the owners will also be provided.

## RATING

The rateable value is £8,200 and the property qualifies for 100% business rates relief via the Small Business Bonus Scheme, subject to occupier status.

## PRICE

Offers over £450,000 are invited for our client's heritable interest as a going concern. The price is quoted exclusive of VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



## VIEWING & FURTHER INFORMATION

Strictly by contacting the joint selling agents: -

### DM Hall LLP

Anthony Zdanowicz  
07768 031297  
anthony.zdanowicz@dmhall.co.uk



or

### Watermans

Darren Lee  
07974 932675  
darrenlee@watermans.co.uk



**DATE OF PUBLICATION: FEBRUARY 2024**

**REFERENCE: WSA2556**

#### IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.