ARDGARRY FARM & LODGES

Inverness-shire

GSC GRAYS







ARDGARRY FARM AND LODGES

Invergarry, Inverness-shire PH35 4HG

Invergarry 1.2 miles; Fort Augustus 8.5 miles; Fort William 25.5 miles
(Distances Approximate)

AN EXCEPTIONAL HIGHLAND HOLIDAY LETTING BUSINESS WITH FURTHER DEVELOPMENT POTENTIAL

- Established holiday letting business in the heart of the Scottish Highlands close to Loch Ness, Fort William and the Isle of Skye
- Four holiday log cabins, two holiday cottages and bed & breakfast accommodation for up to 32 guests
- Proven trading performance with scope to extend trading on a year-round basis
- Outline planning permission for four additional holiday lodges and a residential dwelling
- Two-bedroom farmhouse with integral bed & breakfast accommodation

Approximately 6.9 acres (2.79 hectares) in total | For sale as a whole

GSC GRAYS

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LOCATION

Enjoying a spectacular Highland setting near Invergarry, Ardgarry Farm & Lodges lies directly off the A87, one of Scotland's most popular scenic touring corridors, heading to the Isle of Skye, while offering a peaceful base from which to experience the surrounding landscape.

Invergarry lies approximately 24 miles north of Fort William and just 7 miles south of Fort Augustus at the southern tip of the world-famous Loch Ness, making the property an excellent base for visitors wishing to explore the Highlands. Accessed directly from the A87 via the A82, on the direct route to the Isle of Skye, the property benefits from excellent road connections to Inverness, Fort William and the wider Highland region.

Rail services are available from Fort William and Inverness, whilst Inverness Airport, approximately 50 miles away, provides convenient domestic and international connections. Surrounded by spectacular Highland scenery, the location combines peace and privacy with exceptional accessibility, contributing significantly to its appeal as a well-established holiday destination.

The property is arranged across two distinct areas, each offering attractive accommodation and future development opportunities.

The lodge accommodation elevated within the northern parcel of land and the holiday cottages and owner's farmhouse with traditional bed and breakfast accommodation, garage/laundry store, workshop, storage outbuildings, stables and associated grounds and all situated to the southeastern corner of the landholding.







HIGHGARRY LODGES

Occupying an elevated position within the upper section of the site, the Highgarry Lodges comprise four detached Norwegian timber lodges which form the cornerstone of the established self-catering business. All of the cabins have permission for holiday use and one also benefits from residential occupancy.

Positioned in an enviable elevated hillside setting, the lodges command breathtaking panoramic views south across the glen, taking in a spectacular backdrop of rolling Highland mountains, mature pine forests and unspoilt countryside.

The arrangement of the lodges has been carefully designed to maximise both the outlook and privacy of each unit, allowing guests to fully appreciate the tranquillity and natural beauty of the surrounding landscape. This picturesque setting provides a true sense of escape, with ever-changing seasonal scenery creating an exceptional environment for relaxation, outdoor pursuits and wildlife observation. The combination of stunning vistas, peaceful surroundings and direct access to some of Scotland's most celebrated scenery is a key attraction for visitors and has contributed significantly to the enduring appeal and success of the holiday accommodation business.

Constructed from solid interlocking pine logs, each lodge has been thoughtfully designed to accommodate families and larger groups, with accommodation comprising an open-plan lounge and dining area, a fully equipped modern kitchen, three bedrooms (including two doubles and one twin room) and a family bathroom with bath and power shower facilities. The lodges are well equipped for contemporary holiday use, benefitting from satellite television, Wi-Fi connectivity and access to shared laundry and drying facilities.

The current owners have undertaken a programme of continued investment and improvement, including replacement roofs with Decra roofing, new double glazing, attractive stone skirtings and modern fitted kitchens. As a result, the lodges are presented to a high standard throughout, limiting immediate capital expenditure requirements for incoming purchasers.

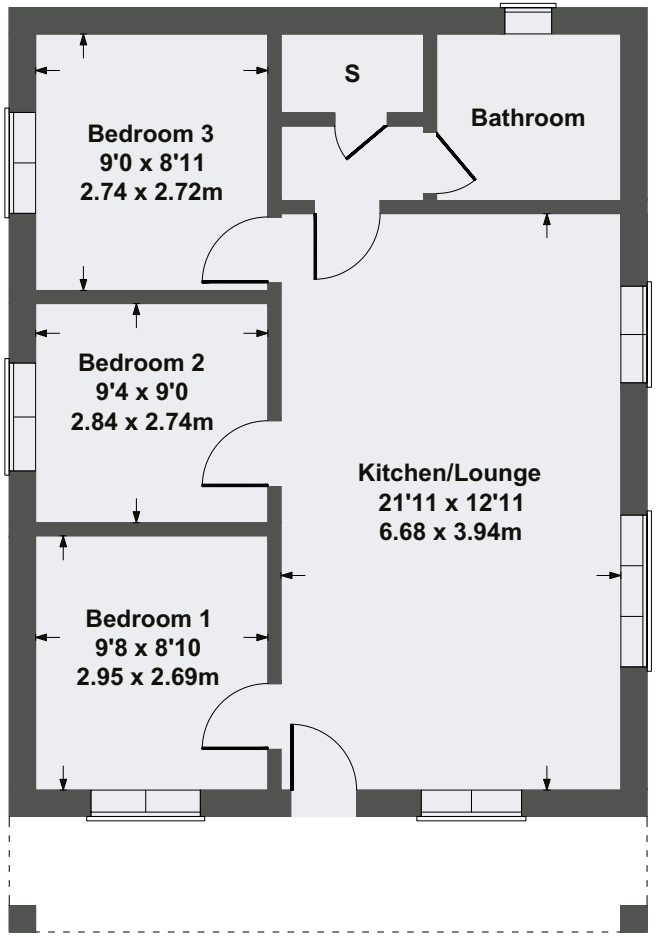




Highgarry Lodge

Approximate Gross Internal Area

640 sq ft - 59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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The Coach House

Situated across the courtyard from the farmhouse, the Coach House cottage is an attractive detached two-storey property dating from 1868 and forming part of the historic Glengarry Estate.

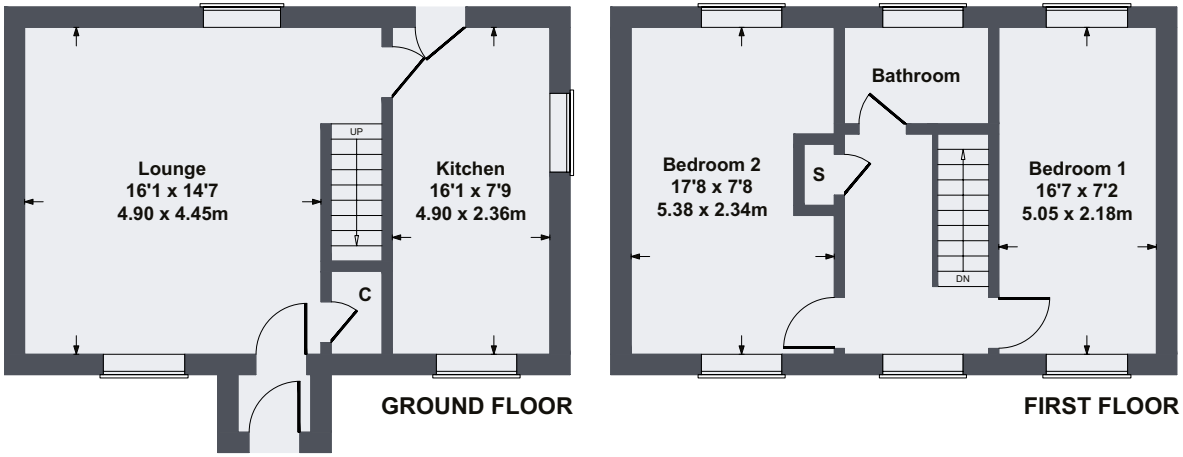
Originally constructed to accommodate the deer hounds and hunting dogs serving the estate, the building has evolved through a variety of uses over the past 150 years before being sympathetically converted into a successful self-catering holiday cottage in the early 1990s.

The cottage now provides well-presented two-bedroom holiday accommodation ideally suited to family groups, couples and longer-stay visitors. The ground floor comprises a welcoming lounge and a spacious, well-equipped kitchen, whilst the first floor provides a double bedroom, a twin bedroom and a shower room. Benefiting from a strong record of holiday lettings, the cottage is equipped to a high standard and offers comfortable accommodation consistent with guest expectations within the established business.

Combining period character, practical accommodation and proven income-generating credentials, the Coach House Cottage represents an integral part of the holiday accommodation offering and continues to be popular with visitors seeking a traditional Highland retreat.







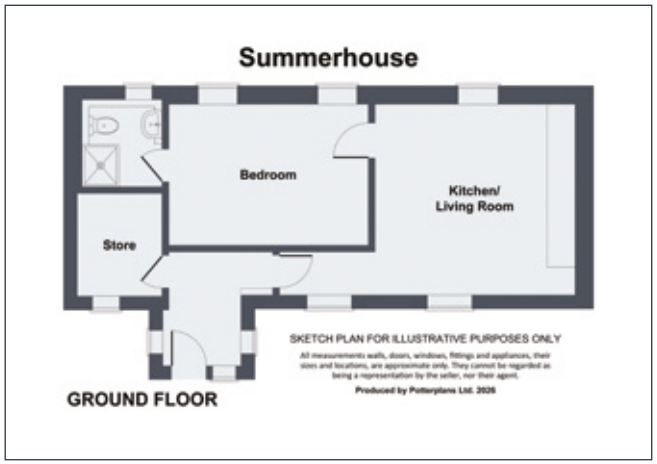
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The Summer House

The Summer House provides an attractive and highly popular self-catering unit ideally suited to couples seeking a peaceful Highland retreat. Situated adjacent to the farmhouse, this well-presented single-storey property offers comfortable accommodation for up to two guests.

The accommodation is thoughtfully arranged, with an entrance porch leading into a bright and welcoming open-plan lounge, kitchen and dining area. The living space is well equipped and includes satellite television and modern kitchen facilities, providing guests with all the comforts expected of quality holiday accommodation. A spacious double bedroom leads directly to an en-suite bathroom with separate shower, creating a comfortable and private environment for visitors enjoying short breaks or longer stays.

Amenity Building

A substantial detached garage and service building provides valuable storage and laundry facilities with additional useful loft space, supporting the day-to-day operation of the business.

Given its size and configuration, the building may also offer potential for alternative uses or future conversion, subject to obtaining the necessary planning and regulatory consents, presenting further opportunities to enhance the accommodation offering or provide ancillary staff facilities.

THE BUSINESS

Ardgarry Farm and Lodges accommodates 32 guests across a varied range of high-quality holiday accommodation, appealing to a broad spectrum of visitors, from couples and families to larger groups, creating a well-balanced and resilient income stream.

Currently operated for approximately ten months of the year, trading principally from March to October together with the Christmas and New Year period, the business demonstrates strong established demand. The current pattern of operation reflects the owners' preferred lifestyle choice rather than any operational restriction, presenting a clear opportunity for an incoming purchaser to extend the trading season for a full 12-month period and further enhance revenue and profitability.

The business benefits from an established reputation, a loyal customer base and repeat visitor trade, supported by local part-time housekeeping and grounds maintenance staff.

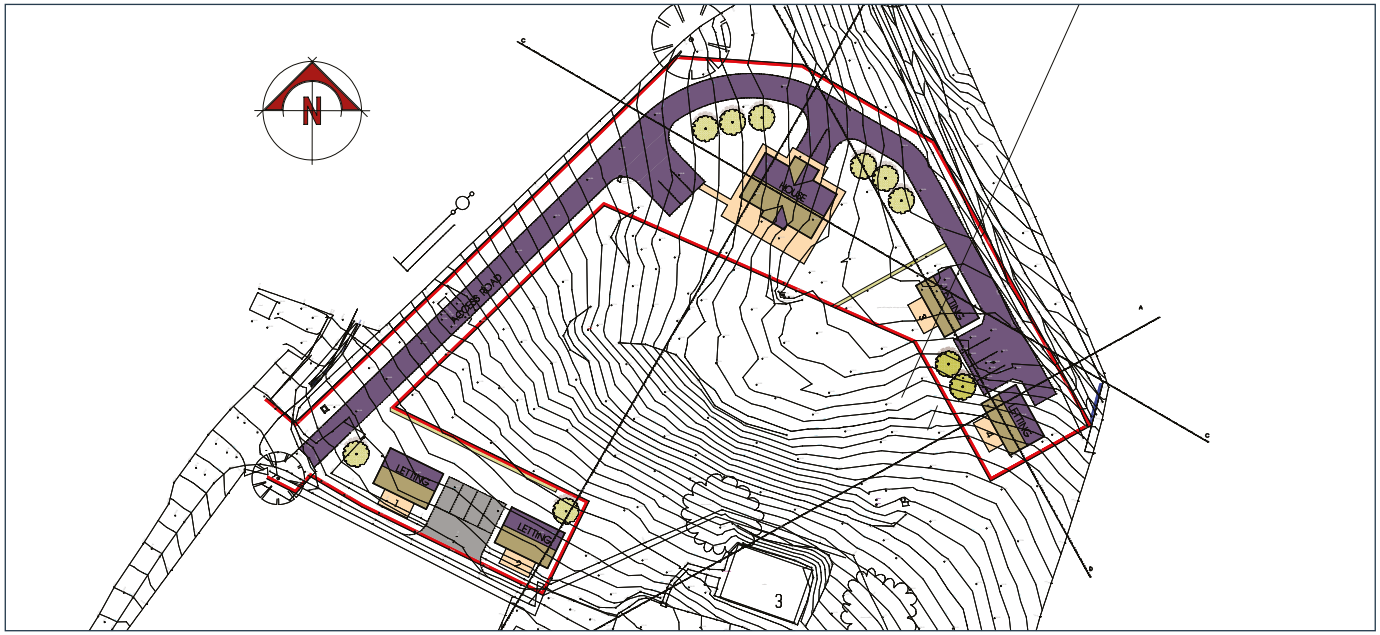
Average annual turnover for the past three trading years ius approximately £180,000 underpinning the proven commercial viability of the enterprise. Combined with the existing planning consent for further accommodation development and the potential for extended year-round operation, the property offers an exceptional opportunity to acquire a successful lifestyle business with significant scope for future growth and enhanced profitability.

The past three years profit and loss accounts are summarised as follows:

	2024	2025	2026
Letting Income	£171,813	£177,379	£190,638
Establishment Costs	£31,513	£31,818	£30,972
Administrative Expenses	£60,218	£53,926	£72,487
Net Profit	£80,082	£91,635	£87,179







The business benefits from recognised quality gradings awarded by various booking platforms with ratings of an average of 96%, demonstrating the quality, presentation and operational standards achieved across the accommodation offering. These independent assessments support the property's established trading reputation and provide confidence for both existing and prospective guests.

Development Potential

Outline planning permission has been granted for the development of four additional holiday lodges together with a residential dwelling within the upper section of the site, offering a clear opportunity to expand the existing business.

Further details can be found via the planning portal at:
Ardgarry Farm - Planning Decision Notices

Services

The property benefits from a mains electricity and water supply.

Drainage is by way of three septic tanks, servicing all cottages and lodges.

The farmhouse benefits from oil central heating.

Wi-Fi is provided.



THE FARMHOUSE

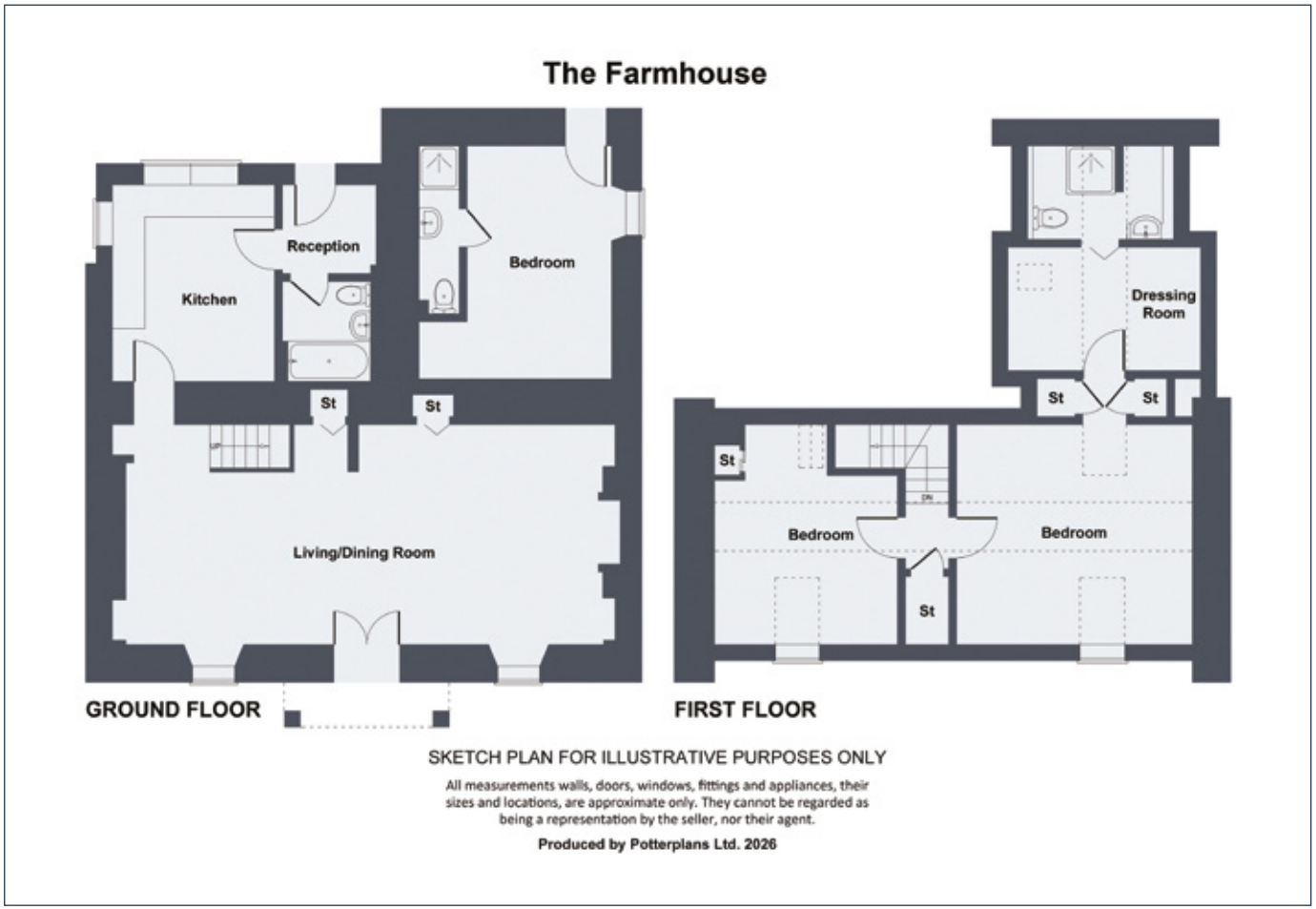
The owner's farmhouse, a charming, detached cottage dating from 1868, provides attractive and comfortable private accommodation whilst retaining all the character expected of a traditional Highland property.

Constructed of stone under a pitched slate roof with dormer windows and a welcoming entrance porch to the front, the farmhouse occupies an appealing position within the central courtyard and enjoys south-facing views across the surrounding grounds. The accommodation comprises rear entrance with reception, fully fitted kitchen together with an open-plan lounge and dining area at ground floor level, two first-floor bedrooms, including a principal bedroom with a generous walk-in wardrobe, and shower room facilities on both floors.

The smaller bedroom is currently utilised as a home office.

Of particular note is the self-contained double en-suite guest bedroom with independent external access from the courtyard, currently operated as bed and breakfast accommodation, providing an excellent opportunity to generate additional income whilst maintaining the privacy and separation of the owner's living quarters.

Character features reflective of the property's origins are complemented by practical and well-maintained accommodation ideally suited to both owner occupation and the management of the wider business.









GENERAL INFORMATION

Directions

From Invergarry, proceed north-east on the A87 for approximately 2 kilometres before turning right, signposted for Faichem. Continue uphill for around 300 metres, where Ardgarry Farm is the first property on the right-hand side.

what3words: ///zinc.valley.exhales | Postcode: PH35 4HG

Tenure & Conditions of Sale

The property is held with Heritable (freehold) title under Land Registers of Scotland Title INV40172.

1. Fixtures & fittings not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation. An inventory of items to be included within the sale will be available within the data room.

2. The property is to be sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. The title benefits from a non-exclusive heritable vehicular and pedestrian right of access over the adjoining access road, together with rights to install, maintain and renew water, electricity and drainage services and rights to connect to and draw water from the existing pump station and associated infrastructure.

4. The property is subject to reciprocal obligations relating to maintenance and repair of the shared access route and boundary fencing, with costs apportioned according to user. The neighbouring retained land is obliged to keep the access route clear and unobstructed and to contribute towards maintenance liabilities as specified within the title conditions.

5. On conclusion of missives a deposit of 10% of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a Purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

Local Authority

The Local Authority is Highland Council:
The Highland Council Homepage – Highland Council


Workshop and Equipment Store



Energy Performance Certificates

The energy performance ratings of the properties are as follows:

Chalets 1-4 - EPC E (43)
Ardgarry Farmhouse - EPC D (61)
The Annex (B&B) - EPC D (63)
The Coach House - EPC E (47)
The Summerhouse - EPC E (51)

Further Information & Viewings

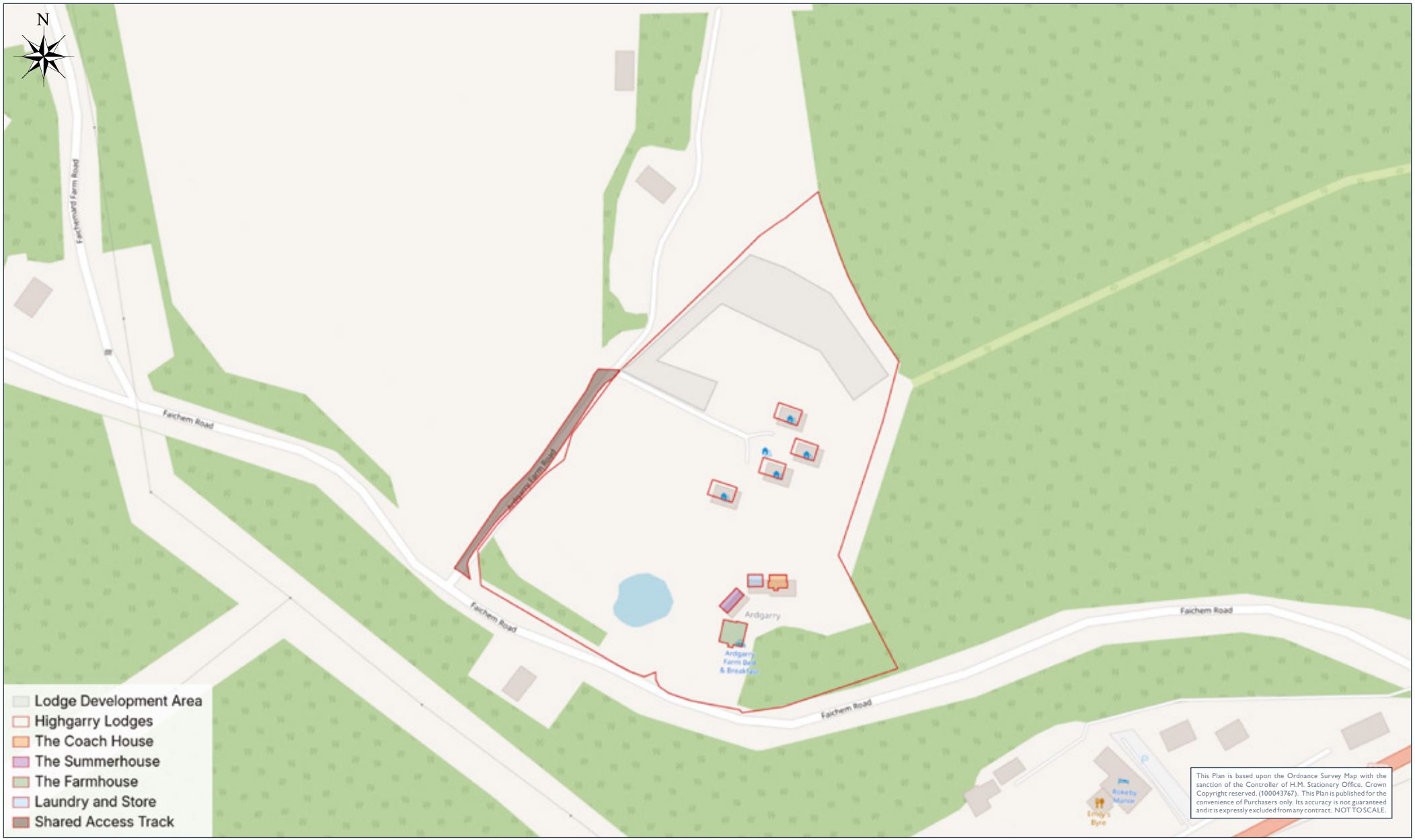
All requests to view the property are to be made via the selling agent in order access can be arranged. All viewings will be accompanied.

Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property – whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation.

These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.



Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: November 2026. Photographs taken: August 2026.



View from development land