

## **GLENBEAG MOUNTAIN LODGES**

SPITTAL OF GLENSHEE, BLAIRGOWRIE, PERTHSHIRE, PH10 7QE



# GLENBEAG MOUNTAIN LODGES, SPITTAL OF GLENSHEE, BLAIRGOWRIE, PERTSHIRE, PH10 7QE

**An outstanding holiday chalet business in highly sought after holiday destination area.**

Blairgowrie 20 miles ■ Braemar 15 miles ■ Perth 35 miles

- Established business
- Excellent amenity
- Outstanding opportunity for lifestyle change
- Planning consent for 5 holiday lodges

About 1.03 Ha (2.56 Acres) in total

For Sale as a Whole

## Galbraith

Stirling  
01786 434600  
stirling@galbraithgroup.com







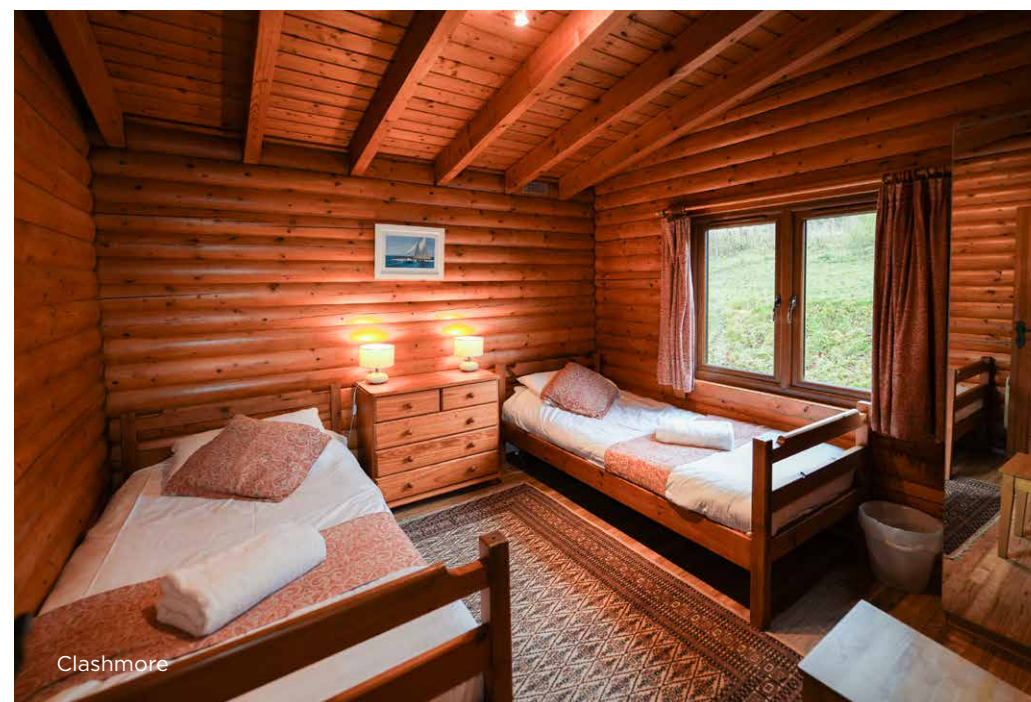
## INTRODUCTION

Glenbeag Mountain Lodges is a fantastic opportunity to live in one of the most desirable rural locations in Scotland and own an established and sought after holiday accommodation business in the Cairngorms National Park. The area is rich in wildlife with deer, birds of prey, grouse and red squirrels on the doorstep.

## LOCATION

Glenbeag Mountain Lodges are located in the settlement of Spittal of Glenshee in an attractive rural location benefiting from excellent views over the surrounding countryside. The village of Bridge of Cally 13 miles to the south provides local amenities with further local facilities available can in Blairgowrie (20 miles) including restaurants, hotels, banks and medical services. The area is renowned for its outdoor pursuits with Glenshee Snowsports just 6 miles to the north, for the hillwalker there are a number of challenging Munro's nearby together with the Cateran Trail which passes through Spittal of Glenshee and attractive woodland walks. There are golf courses in Blairgowrie (20 miles) and Braemar (15 miles) and a 9 hole course at nearby Dalmunzie and fishing is available the Rivers Isla, Erich and Blackwater and the famous rivers Tay and Dee are within easy driving distance. The area is also known for the famous Braemar Highland Gathering which takes place annually.

Glenbeag Mountain Lodges are ideally located for those looking to explore the rich natural and cultural heritage the area has to offer, being a 30-minute drive from Royal Deeside and a 1 hour drive from Perth to the south, and approximately a 2 hour drive from Edinburgh and Glasgow.





## DESCRIPTION

Glenbeag Mountain log cabins occupy an elevated position at the head of Glenshee with an easterly aspect. The lodges are set in attractive landscaped grounds surrounded by mature trees, the chalets are of timber construction under pitched grass covered roofs. The accommodation ranges from 1 to 4 bedrooms with 4 star ratings. All of the holiday lodges benefit from outside space including decking areas and gravelled car parking areas and 3 log cabins with hot tubs.

The lodges are located in an elevated position on the site all benefitting from spectacular views over the surrounding countryside. The log cabins are accessed via private gravel road leading from the public road to the north.

## THE LOG CABINS

The log cabins included in the sale were built by NORLOG Ltd based in nearby Kirkmichael and have been finished to a high standard and benefit from the following accommodation:

### Balinauld

Used as owners accommodation the property is of timber construction arranged over a single floor under a pitched roof. The property has an open plan kitchen/dining and sitting room, 4 bedrooms, 1 en-suite, a bathroom and utility room. The house has double glazing throughout, electric heating and a woodburner. Outside, Balinauld also benefits from a hot tub.

The property extends to approximately 1,367 sq.ft.

### Scots View

A timber built 1 bedroom cabin arranged over a single floor under a pitched roof. The property has an open plan kitchen, dining sitting area, sauna and shower room. The property has double glazing throughout, and propane fired heating. Outside the lodge benefits from a decking areas and a hot tub.

The lodge extends to approximately 376 sq.ft.

### Benearb

A timber-built 1 bedroom cabin arranged over a single floor under a pitched roof. The property has an open plan kitchen, dining and sitting area and a shower and sauna located in the bedroom and W.C. The property has double glazing throughout and no fixed heating. Outside the property has a hot tub.

The lodge extends to approximately 419 sq.ft.

### Clashmore

A timber-built 2-bedroom cabin arranged over a single floor under a pitched roof. The property has an open plan kitchen, dining and sitting area, shower room and porch. Outside there is an area of decking and a hot tub. The property has a fully fitted kitchen with electric hob and cooker. There is no fixed electric heating to the property.

The lodge extends to approximately 414 sq.ft.

Immediately to the south of the lodged there is an area of land in an elevated position that benefits from planning permission for the erection of 5 holiday lodges.







### THE BUSINESS

Glenbeag Mountain Lodges is a family business started in the late 1990's and developed year on year. The current owners have managed to capture significant repeat lettings in this proven holiday location. In recent years the business has seen an average occupancy rate of circa 80% and benefits your year-round trade with the winter sports on offer at Glenshee. The business has been performing excellently in recent years showing a consistent turnover and substantial and rewarding net profit. Detailed accounts can be made available to seriously interested parties on request from the selling agents.

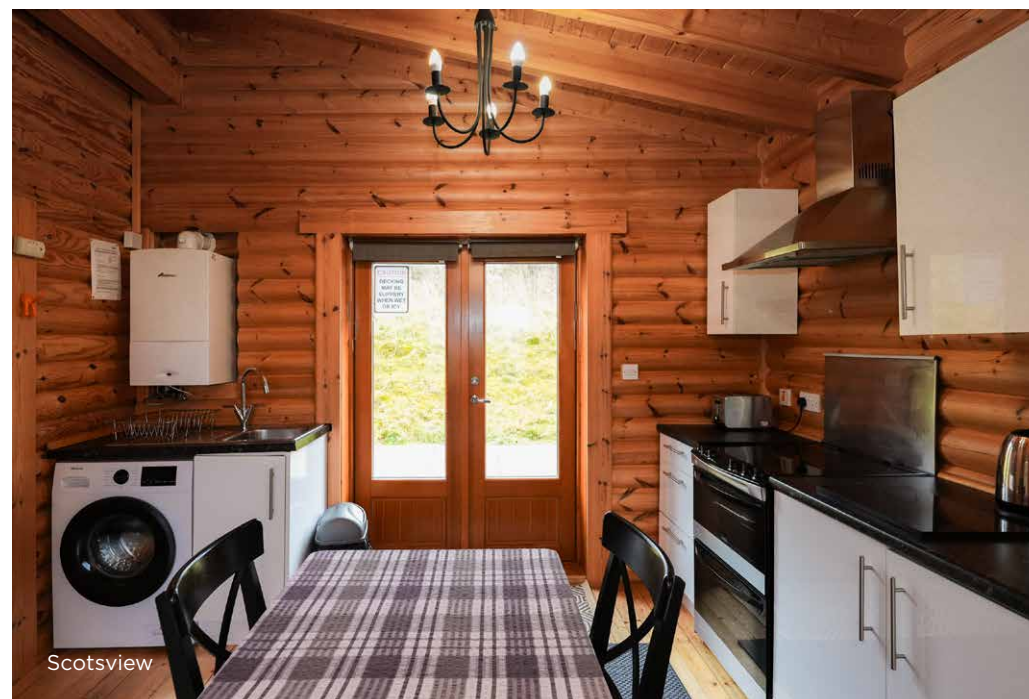
The current owners have a very proactive approach to marketing and have a significant web advertising presence on a range of websites including: cottages.com, airbnb.com, vrbo.com, visitscotland.com and visitcairngorms.com. The business benefits from online booking system Super Control and all forward bookings will continue to be taken and passed to the purchaser at the time of transfer.

An inventory will be taken and agreed with any intending purchaser and passed to the purchaser at transfer.

### BUSINESS RATES/COUNCIL TAX

The properties are rated as non-domestic and receive relief under the Small Business Bonus Scheme.

Balinalud is Council Tax Band F







Benearb



Balinauld



Balinauld



Balinauld



### SERVICES

Water: Private  
Electricity: Mains  
Drainage: Private Communal Septic Tank  
Heating: Electric or Propane

### VAT

The properties are elected to tax for VAT purposes. However, VAT may not be payable if the subjects are sold by way of transfer as a going concern.

### WHAT3WORDS

///cattle.rejoiced.minerals

### POSTCODE

PH10 7QE

### ENTRY

Entry to Glenbeag Mountain Lodges will be by mutual agreement.

### PLANNING

Benearb, Clashmore and Scotsview are restricted to being used as holiday homes in terms of planning and as such cannot be used as permanent residences.

Balinauld has recently had an occupancy restriction removed and can now be used as a sole private residence, which can be let with a short term letting licence.

Immediately to the south of the lodges there is an area of land that benefits from planning consent for the erection of a further 5 holiday lodges granted by Perth and Kinross Council on 17th January 2024 under ref:22/00303/FLL. It should be noted that a material start has taken place and the planing consent is now live in perpetuity.

Any planning enquiries should be made to:

Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD  
Tel: 01738 475 000  
pkc.gov.uk

### INFORMATION PACK

Information relating to the business including profit and loss accounts, planning consents and other pertinent information are available to seriously interested parties on request via an online data room. Interested parties will be asked to sign and return a non-disclosure agreement before access to the data room is granted. Please contact the selling agents for further information.

### SOLICITORS

Peterkins Solicitors,  
100 Union Street,  
Aberdeen,  
AB10 1QR  
t: 01224 428 000

### ENTRY

Entry will be by mutual agreement

### ENERGY PERFORMANCE CERTIFICATE

TBC

### DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

### VIEWING

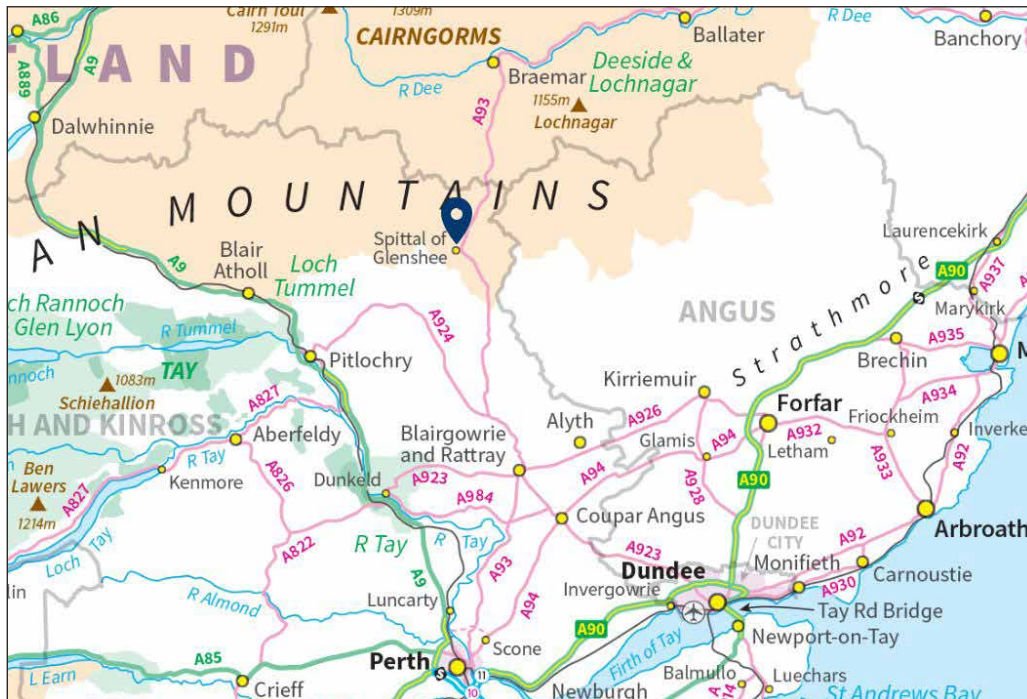
Viewings are strictly by prior appointment and only through the Selling Agents.



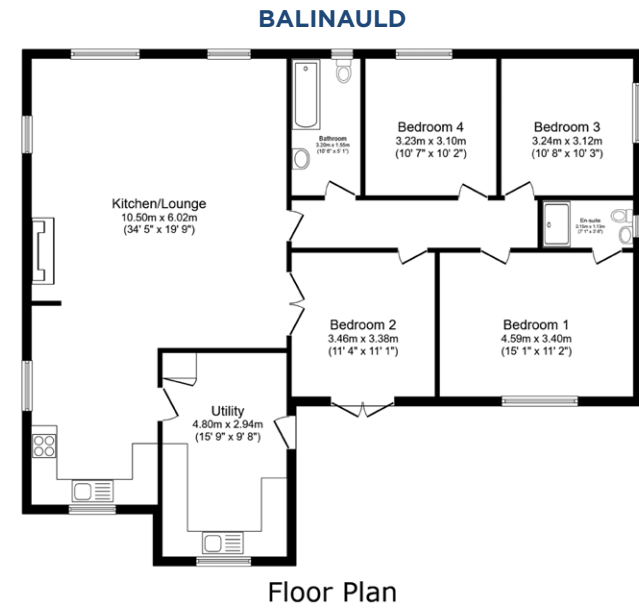
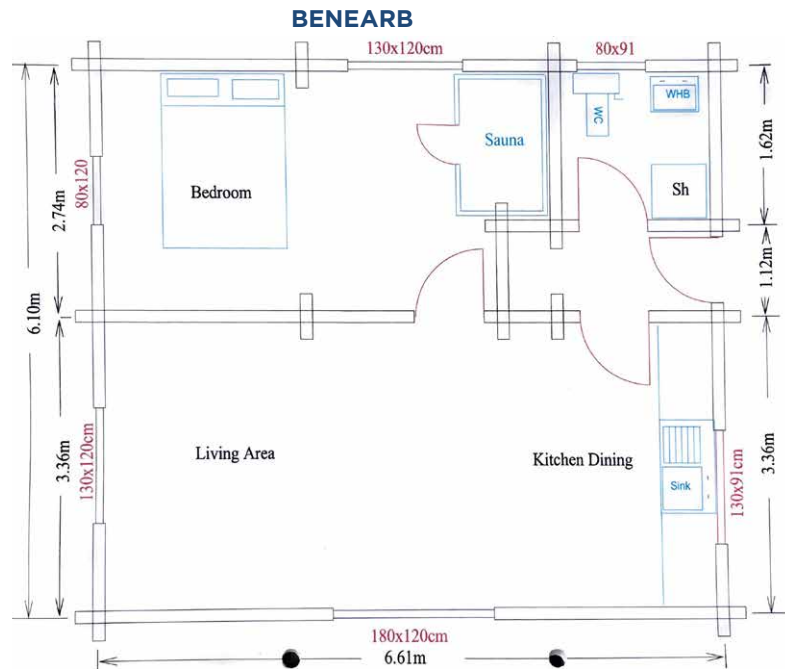


### IMPORTANT NOTES

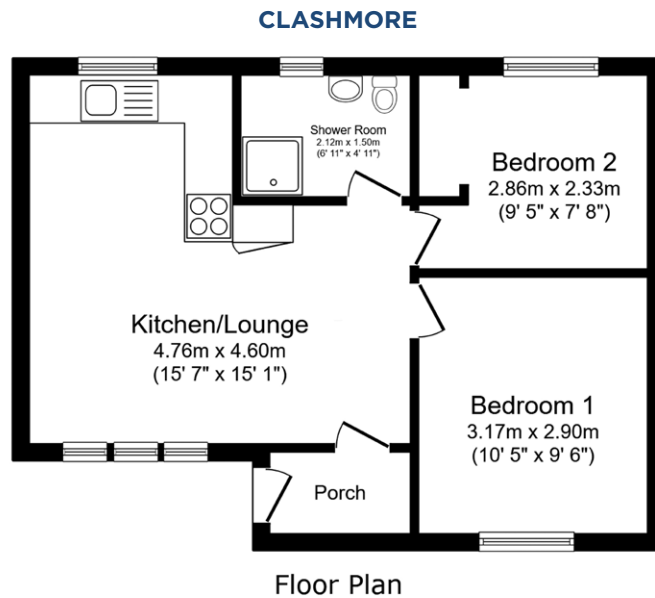
1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Stirling Agricultural Centre, Stirling, FK9 4RN. Tel: 01786 434 600 Fax: 01786 450 014. Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com) 6. Third Party Rights, Servitudes and Deed of Conditions. The properties that have been sold all benefit from a right of access across the service roads. A deed of conditions has been drafted details the obligations of the parties in relation to the common parties and the share of ongoing and future maintenance. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 6. Photographs Photographs taken November 2024. 7. Details prepared May 2025.



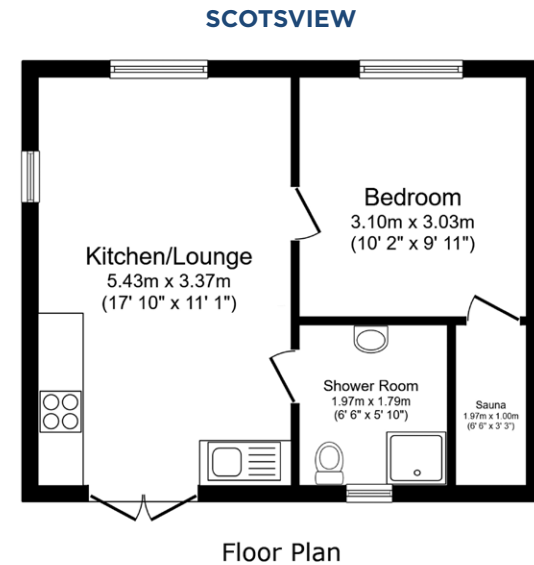




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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