

RESIPOLE LODGES

LOCH SUNART, ACHARACLE, STRONTIAN, PH36 4HX

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Luxury holiday lodges for sale in exclusive coastal location with stunning sea views.

Acharacle 5 miles ■ Strontian 7 miles ■ Fort William 30 miles

- One reception room. 2 bedrooms. 2 bathrooms
- Luxury newly completed bespoke holiday lodge
- Uninterrupted south facing coastal views
- Direct access to Loch Sunart
- Internal layout can be customised/finishes to suit

Galbraith

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 **OnTheMarket**





SITUATION

Resipole Lodges is a new exclusive coastal site in an exquisitely natural landscaped environment with spectacular sea views offering a rare opportunity to purchase a holiday lodge on this breathtaking coastline.

Situated on a beautiful secluded stretch of coast, the lodges are south facing with views over the stunning Loch Sunart.

Each lodge will look straight out to sea with a terrace and glass fronted balcony offering unrivalled sea views, owners can enjoy listening to the waves and watching the stars at night.

From Resipole you can directly access the shoreline where there is a slipway to launch boats and canoes.

This part of the West Highlands offers exceptional outdoor pursuits including mountain biking, hill walking, fishing and watersports. To the west is the village of Kilchoan which has a ferry crossing offering daily services to Tobermory on the Isle of Mull and Ardnamurchan Point with its famous lighthouse is the most westerly point on the British Mainland. The area also has a number of beaches including Sanna Sands near Ardnamurchan Point. Furthermore, many operators in the area offer boat trips and wildlife and whale watching tours.

DESCRIPTION

The lodges at Resipole benefit from planning consent for 22 new lodges granted by Highland Council on 22nd November 2021 under ref: 21/01939/FUL.

We currently have a furnished 2 bedroom lodge available on site for viewing and sale. This stunning bespoke lodge has outstanding uninterrupted south facing sea views. It includes all appliances, a high end electric fire, generous decking and glass fronted balcony.

The lodges are designed by Island Leisure, one of the UK's premier lodge manufacturers and built to BS3632 full residential specification. The footprint of each lodge stands at 11.9m x 6.1metres (plus a 3 metre decking with glass balcony). Internally the lodges extend to approximately 65.92 sq.m (709 sq.ft) Sample designs are available – each lodge is made to order. Each lodge purchase includes the security of a 20 year site licence.

The accommodation for the lodge for sale shown in this brochure offers 2 bedrooms with a bathroom, en-suite shower room, utility room and stunning open plan kitchen/dining/living room with a vaulted ceiling. There is a king-size master bedroom plus a twin bedroom. The master bedroom has an en-suite with generous walk-in shower and the second bathroom has a bath with shower over. There is a separate practical utility room with additional sink, washer/dryer and storage cupboard for coats. To the front of the lodge is a beautiful open kitchen/dining/living room – with sea views and direct access to a large south facing 3 metre decking area with glass fronted balcony looking out to sea. Two private parking spaces are situated at the rear of each lodge.

ACCOMMODATION

Ground Floor:

Entrance/utility room. Kitchen/Dining/Living. Master Bedroom En Suite. Bedroom 2. Bathroom. Decking and glass fronted Balcony.

External

Garden space which includes parking for two cars. 3 metre decking area to front of the property with glass fronted balcony provides a stunning space to entertain friends and family or simply unwind with the spectacular outlook. The access road from the main road and to the rear of the lodges has been planted with birch, cherry & native woodland trees.

PLANNING

The permissions for the development state that the lodges must not be the sole or main residence of the occupier. The lodges are not permitted for sub-letting but can be offered to friends & family.

SITE FEES

The front row of lodges will have a site licence fee of £4,000 per annum plus VAT at the prevailing rate. The back row of lodges will have a site licence fee in the order of £3,500 per annum plus VAT. Fees include pitch fee, grounds maintenance, cutting and strimming of plot surrounds, maintenance of park infrastructure, water and drainage charges, gas and electrical infrastructure. Site insurance is included also.

OWNERS RESPONSIBILITY

Individual lodge insurance, rates where applicable and refuse collection.
A gas safety check can be arranged by Resipole Farm Holiday Park.

SERVICES AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating
Mains	Mains	Private - Septic Tank (Communal)	LPG Gas Central Heating or electric

The park has a bulk gas supply and a metered supply can be provided to each of the lodges.

EPC

The lodges will have an EPC rating of x

FIXTURES AND FITTINGS

Lodges can be purchased furnished or unfurnished.

FURNISHED LODGES

The photographed lodge in this brochure is fully furnished. This includes all appliances - hob, oven, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. All floorings, curtains, blinds, furniture and bedding are included. High end log effect gas fire also included. Decking and glass fronted balcony included.

UNFURNISHED LODGE

Unfurnished lodges can be ordered and include all appliances - hob, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. High end log effect gas fire also included as well as decking and glass fronted balcony.

DIRECTIONS

From the Corran Ferry at Ardgour head west towards Strontian. Upon reaching Strontian, continue through the village and proceed for a further 7 miles and Resipole is located on the right hand side of the road.

POST CODE

PH36 4HX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///dispenser.hopeless.messing

LOCAL AUTHORITY

Highland Council

VIEWINGS

Strictly by appointment through the agent. Viewings will be accompanied by the owners..





ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
 b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

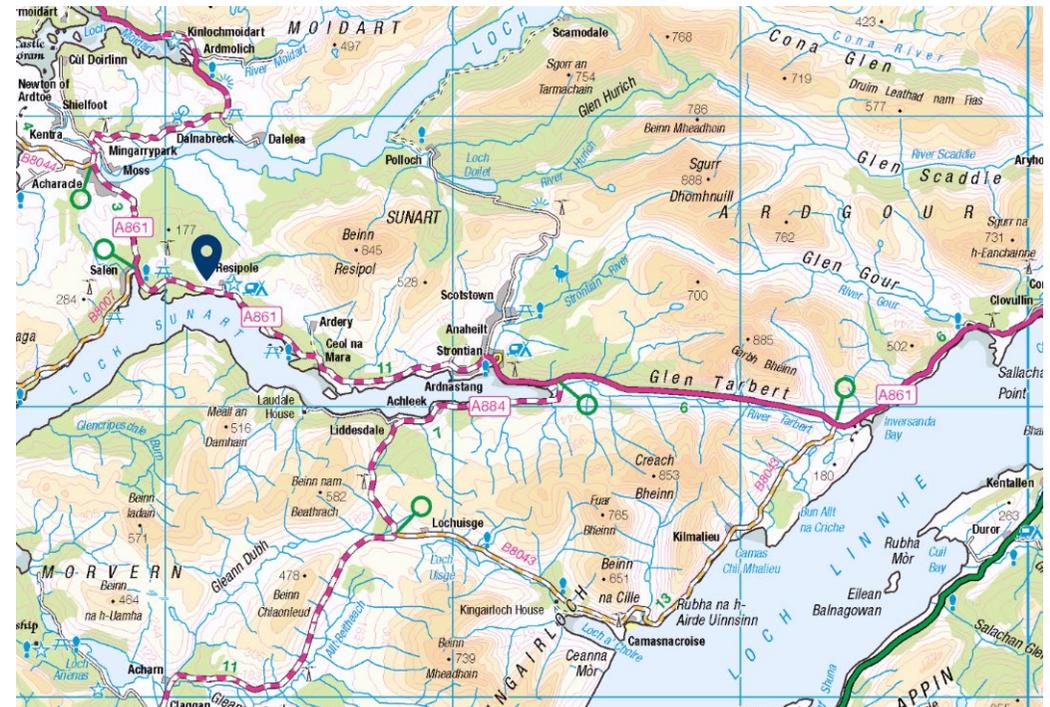
Failure to provide this information may result in an offer not being considered.

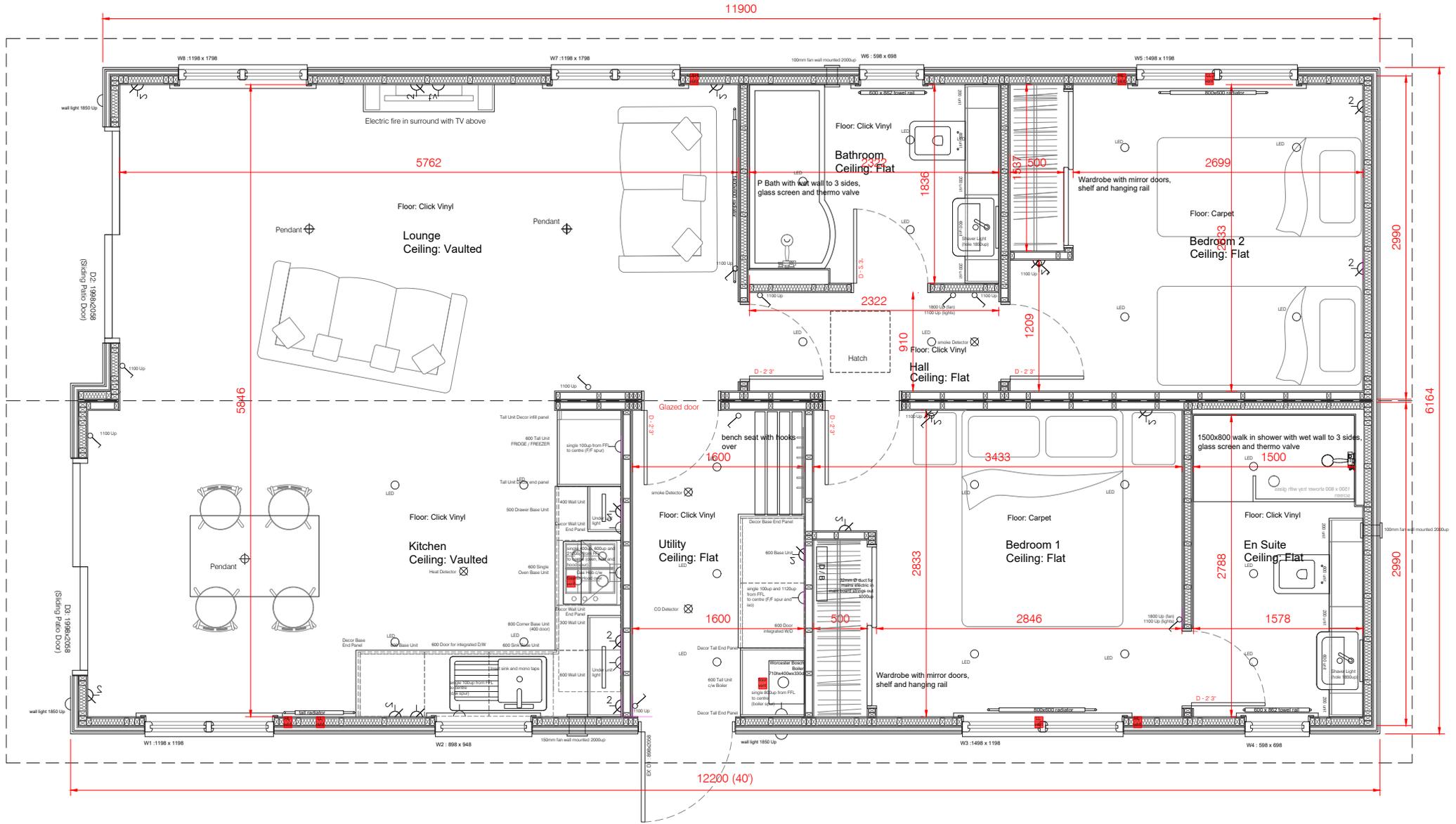
MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

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 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes 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. 7. Photographs taken in May 2023







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