



FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday
16 April 2026 at 2:30pm**

HIGH YIELDING INVESTMENT

HERITABLE HOLIDAY PARK
INCOME INVESTMENT, 3No.
COTTAGES, 1No. CHALET & 1No.
RESTAURANT/LEISURE BUILDING

SPECTACULAR HIGHLAND
LANDSCAPE
LOCATED ON LOCH OICH AT
THE GREAT GLEN WATER PARK

EXTENSIVE LANDHOLDING,
CIRCA 12 ACRES PROVIDING
DEVELOPMENT POTENTIAL

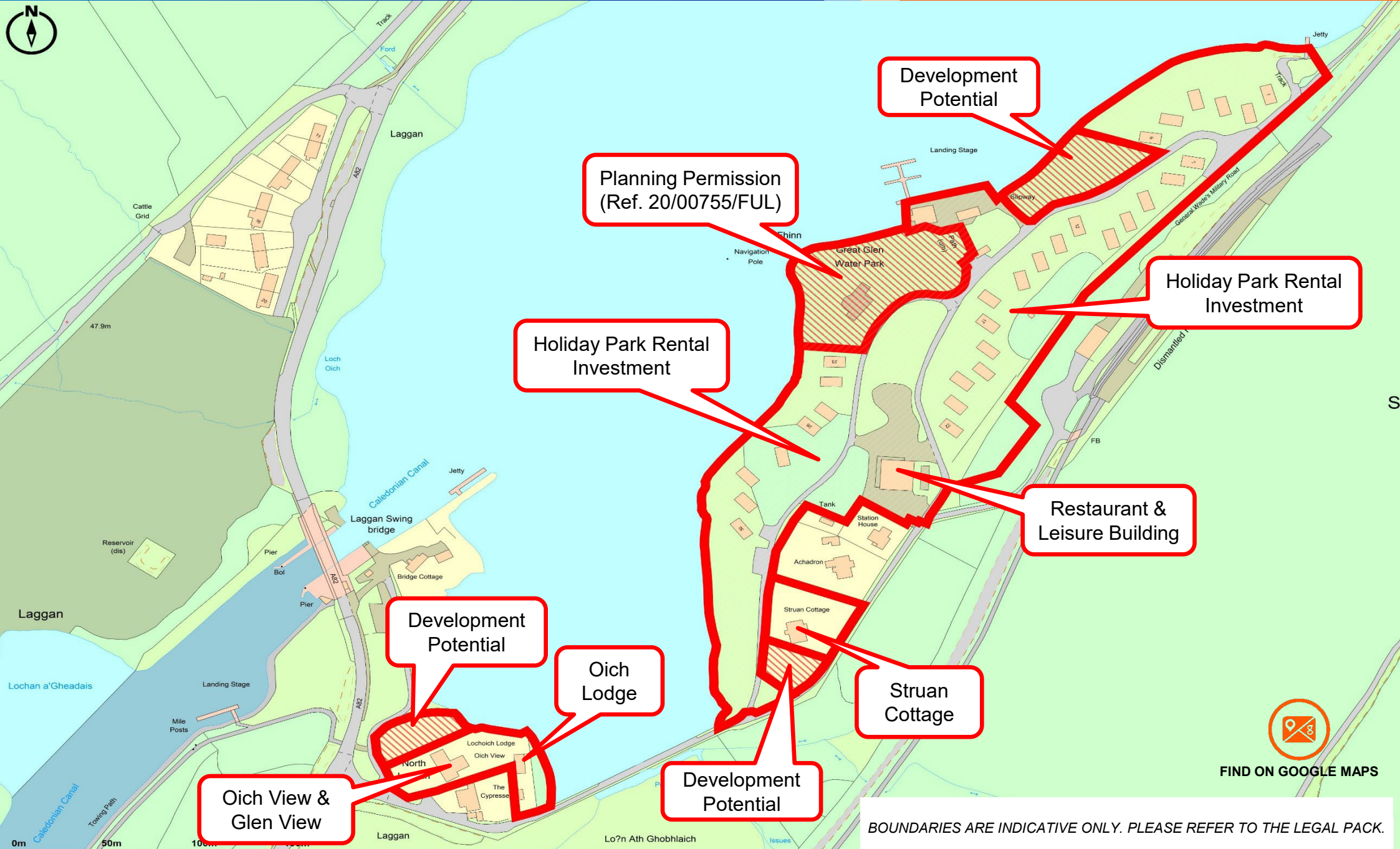
ANNUAL RPI LINKED CHALET
INCOME – TOTAL CURRENT
GROSS RESERVED CIRCA
£106,000 PER ANNUM, PLUS
POTENTIAL INCOME FROM 4
COTTAGES, PLUS MAINTENANCE
CHARGES

Guide Price: £999,000

**HOLIDAY PARK INCOME, RESIDENTIAL & LEISURE OPPORTUNITY
LAGGAN, SPEAN BRIDGE, PH34 4EA**

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FIND ON GOOGLE MAPS

BOUNDARIES ARE INDICATIVE ONLY. PLEASE REFER TO THE LEGAL PACK.



Location

Great Glen Water Park is situated at Laggan, near Spean Bridge, within the Great Glen in the Scottish Highlands. The property occupies an attractive rural setting with easy access to the A82, one of the main trunk roads through the Highlands, providing access north towards Inverness (45 miles) and south towards Fort William (22 miles) and Glasgow (129 miles). The main driving route from Oban to Skye is via the A82 and A87, commonly known as the scenic route through Glen Coe and over the Skye Bridge. This route takes roughly 3.5 to 4.5 hours, travelling north to Fort William and turning west at Invergarry, taking travellers through some of Scotland's most dramatic scenery.

Situation

Laggan is a small Highland settlement lying to the northeast of Spean Bridge and southwest of Loch Ness, within an area renowned for tourism, outdoor pursuits and passing trade. Great Glen Water Park occupies a spectacular setting on the shores of Loch Oich, within a well-established Highland tourist corridor. Spean Bridge provides day-to-day amenities, with Fort William offering a wider range of retail, leisure and professional services.

The Opportunity

The subjects comprise a heritable investment generating income from 30 holiday chalets, all held on 60-year pitch/licence agreements entered into between 2019 and 2021. Income is fixed for the first five years and thereafter backdated and subject to annual RPI uplift. The agreements also provide for a 10% transfer fee on resale and may, by agreement prior to expiry, be extended. Current income is understood to be in the region of £106,000 per annum, exclusive of service costs. The property also includes four cottages with the benefit of short term let (STL) licences, and have potential to generate additional income; a standalone timber-built restaurant/leisure building, and land offering development potential for additional chalets and/or pods.

Overall, the property presents a significant asset management, refurbishment and development opportunity across the wider holding.

Important Notice

These particulars are for information only and shall not be relied upon. Descriptions, site areas, measurements and plans are a guide only. No warranty is given as to the pitch/licence agreements, stated income or any apportionment of fees, charges or VAT. Interested parties must satisfy themselves by inspection, enquiry and review of the Legal Pack. Neither the seller nor the selling agents accept liability for any loss arising from reliance on these particulars.



Great Glen Water Park

Type:

Heritable Holiday Park Investment

Summary:

The subjects comprise a heritable investment generating income from a well-established chalet park of 30 single-storey A-frame holiday units, arranged around estate roads and communal landscaped areas in an exceptional waterside setting. The site also includes a marina with pontoons and slipway, a dilapidated equipment hire building, a principal leisure building providing restaurant, bar and swimming pool facilities, extensive car parking, and expansion land which offers further development potential.

Tenancy and Income:

The chalets are held on 60-year pitch/licence agreements entered into between 2019 and 2021, with annual RPI-linked reviews from the fifth anniversary but back dated and payable on year 5. Income is understood to be in the region of £106,000 per annum. The agreements also provide for a 10% transfer fee on resale and the ability, by agreement prior to expiry, to extend the term. The pitch/licence agreements and income schedule are available in the Legal Pack. Interested parties should satisfy themselves as to the income profile, sums actually received, arrears position, apportionments and all other matters affecting the property.

Site Services Fee:

In addition to the pitch/licence fee, each occupier pays an annual site services fee towards site maintenance, together with electricity costs based on individual lodge usage.

EPC:

See Legal Pack

Tenure:

Heritable Interest (equivalent to Freehold in England)

Site Area:

Approximately 4.20 ha (10.37 acres)

Development Potential:

There is a lapsed planning permission (ref. 20/00755/FUL) for the erection of 10 holiday lodges at Great Glen Water Park. In addition, other areas within the site offer scope for further development of chalets or pods, subject to obtaining all necessary consents.

Opportunity:

Offers significant asset management, refurbishment and longer-term development potential across a substantial leisure holding.



Restaurant & Leisure Building

Type:

Standalone timber system built commercial unit

Floor Area:

Not measured

Site Area:

Set within the wider Great Glen Water Park

Accommodation:

Ground and First Floors – Swimming Pool, Sauna, Toilets, Reception, Office, Bar and Restaurant.

Rateable Value:

See Legal Pack

EPC:

See Legal Pack

Opportunity:

Previously operated under franchise, the building offers potential for leisure, hospitality or ancillary commercial use, and may also suit conversion to letting accommodation, subject to refurbishment and all necessary consents.



Struan Cottage

Type:
Detached Villa

Floor Area:
161 sq m (1,733 sq ft)

Site Area:
Approximately 2,453 sq m (0.606 acres)

Accommodation:
Ground – Lounge, Kitchen/Diner, Bedroom with En-suite, Shower Room and 2no. Bedrooms. Decking with hot-tub.

First – Landing, 2no. Bedrooms and Bathroom

Council Tax:
See Legal Pack

EPC:
Band E (45)

Opportunity:
The property benefits from a STL licence for holiday letting, with scope within the grounds to erect chalet or pod accommodation, subject to obtaining all necessary consents.



Oich View & Glen View

Type:
Semi-detached Bungalows (2no.)

Floor Area:
Oich View – 86 sq m (926 sq ft) | Glen View – 87 sq m (936 sq ft)

Site Area:
Approximately 3,611 sq m (0.892 acres)

Accommodation:
Oich View – Ground – Open Plan Lounge and Kitchen, Bedroom with En-suite, Shower Room and Bedroom 2.

Glen View – Ground – Open Plan Lounge and Kitchen, Bedroom with En-suite, Shower Room and Bedroom 2.

Council Tax:
See Legal Pack

EPC:
Oich View – Band F (25) | Glen View – Band F (31)

Opportunity:
There are STL licences in place, with scope to erect chalets or pods within the grounds, subject to local authority approval.



Oich Lodge

Type:
Detached A-Frame Chalet

Floor Area:
57 sq m (614 sq ft)

Site Area:
Included within the total stated for Oich View & Glen View.

Accommodation:
Ground – Open Plan Lounge and Kitchen, Bathroom, Bedroom with En-suite and Bedroom 2. Decking with hot-tub.

Council Tax:
See Legal Pack

EPC:
See Legal Pack

Opportunity:
The property has previously been used as manager's accommodation. It also has the benefit of a STL licence and, following refurbishment, offers potential for staff accommodation or additional letting income.



Services

Mains electricity. Private water supply and septic tank drainage. Prospective purchasers should satisfy themselves as to the availability, condition, capacity and adequacy of all services, installations and drainage arrangements.

Energy Performance Certificate

EPC information is available within the Legal Pack.

Tenure

Heritable Interest (equivalent to Freehold in England).

Legal Pack

The Legal Pack is available to view online and contains further information relating to title, tenancy documentation and other legal matters affecting the property.

VAT

Interested parties should refer to the Legal Pack and satisfy themselves independently in respect of any VAT payable in connection with the transaction.

Viewing

Viewing is strictly by prior appointment through the sole selling agents, and under no circumstances is access to the subjects permitted without prior arrangement. Prospective purchasers inspect entirely at their own risk and should exercise caution at all times. Neither the seller nor the selling agents accept liability for any injury, accident or loss incurred during inspection.

what3words

Struan Cottage: [ozone.asterisk.jokers](#)

Oich View & Glen View: [audit.dollars.defensive](#)

Oich Lodge: [rigid.spreads.cubed](#)

Restaurant/Leisure Building: [ringside.glad.things](#)

Auction Date

The auction will be held on Thursday, 16 April 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £999,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Stock and Equipment

Any stock and movable equipment, insofar as owned by the seller, available by separate negotiation at valuation.

An inventory is included in the Legal Pack.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. March 2026

Get in Touch

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)

