



# FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday  
18<sup>th</sup> June 2026 at 2:30pm**

WELL ESTABLISHED  
HOLIDAY PARK BUSINESS

SPECTACULAR WEST COAST  
SETTING WITH VIEWS OVER  
LOCH FEOCHAN

4-BEDROOM HOUSE  
17 LODGES PLUS SCOPE  
FOR EXPANSION

DEVELOPMENT POTENTIAL FOR  
ADDITIONAL LODGES AND PODS

SIGNIFICANT RECENT  
INFRASTRUCTURE/UTILITY  
UPGRADES

TRADING BUSINESS OPERATED  
UNDER MANAGEMENT

FOR SALE AS A WHOLE

**Guide Price: £1,149,500**

## LAGNAKEIL HIGHLAND LODGES, LERAGS, OBAN, PA34 4SE

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### Location

Lagnakeil Highland Lodges occupies a prominent and accessible position on the outskirts of Oban, one of Scotland's most popular west coast tourist destinations and widely regarded as the "Seafood Capital of Scotland". Commonly referred to as the "Gateway to the Isles", the town attracts substantial visitor numbers throughout the year and offers an excellent range of amenities, restaurants, independent retailers and leisure attractions, together with regular ferry connections to the Inner and Outer Hebrides.

The property is situated within an area of outstanding natural beauty, with the surrounding Argyll and west coast region renowned for its scenery, outdoor pursuits and tourism appeal. The location is particularly well placed to capitalise on the strong demand for self-catering accommodation from tourists, walkers, cyclists and outdoor enthusiasts visiting the wider Highlands and Islands as well as the Isle of Skye.

Oban also benefits from a busy annual events calendar including seafood festivals, sailing events, live music festivals, Highland games and cultural attractions, all of which contribute to the town's reputation as one of Scotland's premier west coast tourism destinations and help support strong visitor numbers throughout the year.

The town lies on the route of the Caledonia Way, a renowned 234-mile long-distance cycling route extending from Campbeltown to Inverness through some of Scotland's most scenic landscapes. The route has become increasingly popular with touring cyclists and adventure travellers, further enhancing the area's tourism profile and year-round visitor appeal. The subjects benefit from easy access to Oban town centre and the wider trunk road network, with Glasgow located approximately 95 miles to the south-east via the A85 and Fort William situated approximately 45 miles to the north-east.

### Situation

Lagnakeil Highland Lodges are situated in an idyllic rural setting approximately 3 miles south of Oban on Scotland's west coast. The subjects enjoy an attractive setting with views towards Loch Feochan and are well placed for access to Oban town centre, the ferry terminals and the wider Argyll tourism market.

The location benefits from strong year-round visitor appeal, with Oban widely regarded as the "Gateway to the Isles" and serving as a popular base for touring the west coast, island hopping, outdoor pursuits and local attractions.



## The Opportunity

Lagnakeil Highland Lodges presents a rare opportunity to acquire an established and profitable holiday lodge business being sold as a going concern within one of Scotland's strongest tourism and leisure destinations. The business has developed a strong reputation within the west coast holiday market and benefits from a highly attractive trading location close to Oban, which continues to experience strong visitor demand throughout the year.

The property offers a diverse mix of accommodation together with an attractive site extending to substantial grounds, creating clear opportunities for future expansion and further commercial development. The sellers have identified potential for the development of 9 or more additional holiday lodges together with 7 or more glamping pods and earmarked further development for potential additional lodges, subject to obtaining the necessary planning consents and statutory approvals. This presents a significant opportunity to increase visitor capacity, occupancy levels and overall trading performance. Importantly, the site includes additional undeveloped land and various areas which may lend themselves to further tourism, leisure or ancillary development opportunities. There may also be scope to reconfigure or enhance certain parts of the existing site to maximise operational efficiency and revenue generation. Purchasers may therefore identify further opportunities to expand the accommodation offering, diversify income streams or further enhance the overall visitor experience.

The business is currently operated successfully under management, which may appeal to investors seeking a semi-passive hospitality investment. Equally, the property is considered well suited to range of operators looking to further develop and grow an already established business within a highly desirable west coast location. The surrounding area continues to benefit from strong tourism fundamentals driven by Scotland's growing staycation market, outdoor tourism sector and increasing demand for high-quality self-catering accommodation. Oban's position as the "Gateway to the Isles", together with its busy events calendar, ferry links and proximity to some of Scotland's most scenic landscapes, continues to support strong visitor demand across the wider region.

## 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 and 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.

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

Development Potential for 9+ Additional Lodges

Development Potential for 7+ Pods

In addition to Lagnakeil House there are 17 existing Lodges comprising 4 types:  
Ash – 6 Lodges  
Beech – 2 Lodges  
Conifer – 7 Lodges  
Poplar – 2 Lodges

**what3words**  
Lagnakeil House: [sparkle.lawfully.indicated](#)  
Lagnakeil Highland Lodges: [irritated.objective.powerful](#)

Lagnakeil House

Existing Base Formed for Additional Lodge

Fire Pit | Barbecue Recreational Area

Laundry Building & Store

Development Potential for further Lodges

Children's Play Area



FIND ON GOOGLE MAPS



Indicative site outline



### The Business

Lagnakeil Highland Lodges operates as an established and profitable holiday accommodation business within one of Scotland's premier west coast tourism destinations. The property is being offered for sale as an ongoing concern and represents an opportunity to acquire an established trading business together with an attractive and highly accessible tourism asset.

The business has built a strong reputation within the staycation and self-catering market and benefits from consistently positive customer feedback across Google Reviews (4.3/5), TripAdvisor (4.2/5) and Booking.com (8.1/10). The main business is conducted through Booking.com. The business also benefits from its own dedicated website and integrated online booking platform, providing an established direct booking channel and strong online presence. Further information can be found at [www.lagnakeil.co.uk](http://www.lagnakeil.co.uk). There is scope for expansion of the business through other marketing portals such as Airbnb, cottages.com, trivago.co.uk, etc.

The business is currently operated successfully under management and benefits from demand generated by tourists, cyclists, walkers, ferry passengers, outdoor enthusiasts and contractors operating throughout the wider region. Customer reviews regularly reference the quality of the accommodation, idyllic woodland setting, cleanliness and convenient proximity to Oban and the wider west coast attractions. In addition to the established operation, the property presents significant potential for further growth and diversification. Opportunities exist to expand the accommodation and enhance the overall visitor offering through additional development initiatives, such as the installation of hot tubs to increase appeal to couples and families alike. The site already benefits from a barbecue area used by guests for socialising, and a children's play area, which could be further developed to strengthen its family-friendly attraction. There is also scope to tap into the equestrian market, with the potential for guests to bring their own horses and make use of on-site grazing facilities. All opportunities subject to obtaining the necessary planning permissions and consents where required.

### Development Potential

The property offers significant future development and expansion potential, with the sellers having identified scope for the development of 9 or more additional holiday lodges together with 7 or more glamping pods and further development elsewhere on site including an already formed base for a further lodge (shown on plan), subject to obtaining the necessary planning consents and statutory approvals.

In addition to these identified opportunities, the site extends to substantial grounds with further undeveloped areas considered suitable for additional tourism, leisure or ancillary development. There may also be scope to further enhance or reconfigure parts of the existing site to maximise operational efficiency, visitor capacity and revenue generation.

Given the strength of the trading location, together with the continued growth in demand for high-quality self-catering and outdoor tourism accommodation across the Highlands and west coast of Scotland, the property is considered well positioned for future expansion and long-term growth. The installation of hot tubs to the main house and lodges could create an additional premium revenue stream, increasing guest appeal for short breaks, couples' retreats, and luxury stays. This may also support higher nightly rates and improved occupancy. Lagnakeil House may also have potential as a wedding and celebration venue with a marquee in the garden grounds.

### Site Area

Approximately 2.45ha (6.05 acres) in total.



## Ash Lodges (6 No.)

Type:  
Detached Lodge (Sleeps 4 people)

Floor Area:  
44 sq m (474 sq ft)

Accommodation:  
Ground Floor – Open Plan Lounge, Kitchen/Dining, 2 No. Bedrooms (1 double & 1 twin) and Bathroom plus external Decking area.

Business Rates  
NAV/RV: £3,700

EPC:  
1 No: Rating: "F" | 5 No: Rating: "E"

## Beech Lodges (2 No)

Type:  
Detached Lodge (Sleeps 3 people)

Floor Area:  
40 sq m (430 sq ft)

Accommodation:  
Ground Floor – Open Plan Lounge, Kitchen/Dining, 2 No. Bedrooms (1 double & 1 single) and Bathroom plus external decking area.

Business Rates  
NAV/RV: £2,750

EPC:  
2 No: Rating: "E"

## Conifer Lodges (7 No.)

Type:  
Detached Lodge (Sleeps 6 people)

Floor Area:  
53 sq m (570 sq ft)

Accommodation:  
Ground Floor – Open Plan Living Room/Kitchen/Dining, 3 Bedrooms (2 double and 1 twin) and Bathroom plus external decking area.

Business Rates  
1-5: NAV/RV: £4,600 | 6-7: NAV/RV: £5,500

EPC:  
1 No: Rating: "E" | 6 No: Rating: "F"

## Poplar Lodges (2 No.)

Type:  
Semi-detached Lodge (Sleeps 2 people)

Floor Area:  
49 sq m (527 sq ft)

Accommodation:  
Ground Floor – Open Plan Lounge, Kitchen/Dining, 1 Bedroom (double) and Bathroom plus external decking area.

Business Rates  
NAV/RV: £2,200

EPC:  
2 No: Rating: "F"





## Lagnakeil House

### Type:

Detached House (Sleeps 10 people)

### Floor Area:

180 sq m (1,938 sq ft)

### Accommodation:

Ground Floor - Conservatory, Reception, Open Plan Lounge (with wood burner), Kitchen/Dining, Utility Room, 1 No. Bedroom (twin) and Bathroom. Current set up includes a fold down sofa bed.

First Floor - 3 No. Bedrooms (2 Double & 1 Twin) and Bathroom.

The house sits in its own private garden ground. There are a range of ancillary outbuildings pertaining to the property including an adjoining workshop which houses the private water treatment plant.

Lagnakeil house presents undeniable wedding appeal, offering a charming and elegant setting perfect for celebrating special occasions.

### Business Rates

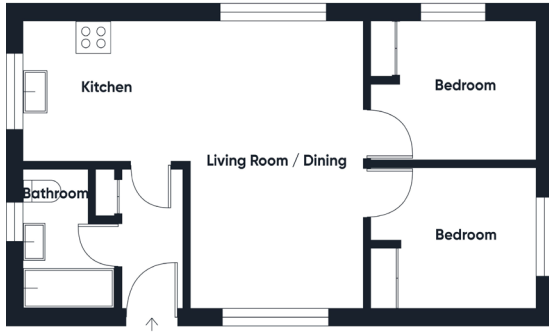
NAV/RV: £6,400

### EPC:

EPC Rating: "D"



Ash Lodge



Conifer Lodge

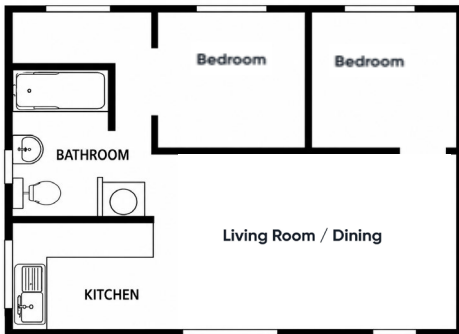


Lagnakeil House

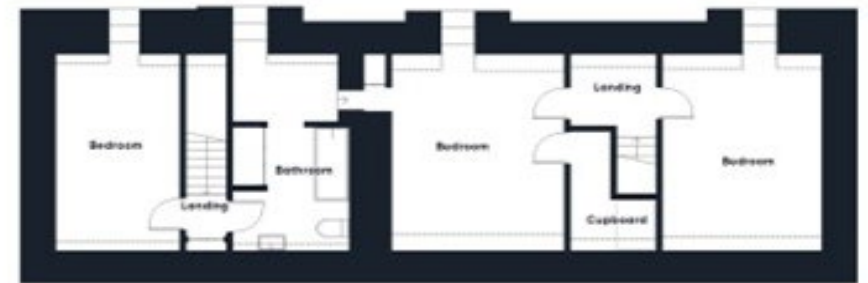
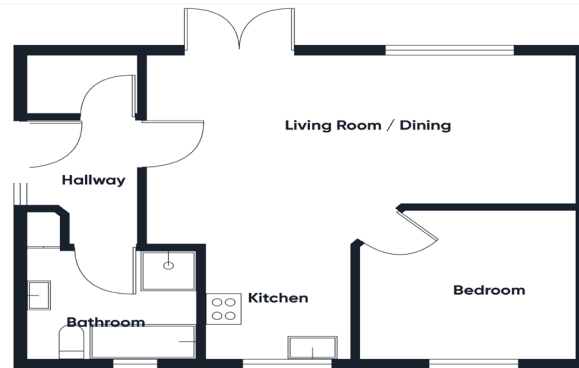


Ground Floor

Beech Lodge



Poplar Lodge



First Floor



### **Services**

The property is connected to a private water supply together with a private drainage treatment system.

The vendor has recently completed significant utility and infrastructure upgrades to all of the lodges with substantial investment in the electricity and telecommunications network. Works undertaken including new electrical cabinets together with new conduits installed to each lodge. The upgraded infrastructure is understood to support broadband connectivity to up to 17 lodges and enhances the site's future development and expansion potential.

### **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, the business trading performance and all other matters relating to the business and 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.

### Auction Date

The auction will be held on Thursday, 18<sup>th</sup> June 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 £1,149,500.

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

The property is being sold with the benefit of the existing plant, machinery and equipment utilised in the operation of the business, all as more particularly detailed within the legal pack inventory.

Purchasers should note that the plant, machinery and equipment are to be acquired in accordance with the inventory and pricing schedule contained within 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. May 2026

### Get in Touch

For further information please contact the sole agents:



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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)

