

For Sale – Private & Confidential



Glencoe Ballachulish PH49 4HP

GLENCOE INN

Savills UK Limited ('The Agents') is pleased to offer for sale the Heritable (Freehold) interest in Glencoe Inn & Gathering, A82, Glencoe, Ballachulish PH49 4HP (The 'Property'). The Glencoe Inn is set against the stunning backdrop of Glencoe, the charming country Inn occupies an impressive plot in the iconic West Highlands.

The Glencoe Inn is a prominent hospitality asset situated within the internationally renowned Glencoe village, benefiting from exceptional natural surroundings and strong year round tourism demand. Positioned on a key arterial route linking Fort William, Oban and the Isle of Skye, the property enjoys excellent visibility and accessibility, attracting a mix of domestic and international visitors.





Exceptionally well located in the world renowned vicinity of **Glencoe**, popular with outdoor enthusiasts and film-buffs alike.



Represents a rare opportunity to acquire a **heritage hospitality asset** of scale within a highly popular Scottish tourist destination, **providing a significant operational upside.**



Multifaceted business with diversified income streams.

The Gathering (formerly a traditional Ceilidh hall) offers a **repositioning angle** to incorporate a new F&B concept, additional bedrooms (STPP) or revert to the original ceilidh hall / function suite roots.



The Inn & Gathering has always stayed true to its Highland roots as a central community hub for both locals and passers-by to come together.



Well maintained, luxury Inn hotel

with 16 individually designed en-suite guest bedrooms. Facilities include three F&B concepts, **Hidden Garden Spa** within the **expansive grounds**, which also include a five-bedroom detached house, suitable for incorporation with the hotel inventory or alternatively, retain as self-catering lettings.

Highlights



The property is offered Freehold, with expansive ground totalling **3.2 acres**. This provides purchasers with an exceptional and irreplaceable holding in Glencoe Village, **offering a number of genuine value-add initiatives.**



Freehold asset offered unencumbered by brand or management.



Situation

The Glencoe Inn is located within the village of Glencoe in the Scottish Highlands, occupying a prominent position along the A82, one of the country's principal tourist routes. The property sits within an area of outstanding natural beauty, surrounded by the dramatic landscapes of Glencoe and in close proximity to key attractions including Glencoe Mountain Resort (offering ski, snowboard or mountain biking) and Ben Nevis.



Glencoe is a globally recognised Highland destination, benefiting from exceptional natural scenery, strong year-round tourism demand and excellent accessibility via the A82. The area's combination of world-class landscapes, rich heritage and outdoor recreation underpins its status as one of Scotland's most visited and sought-after leisure markets.

Glencoe is one of Scotland's most iconic Highland destinations, located within the Lochaber region on the west coast, approximately 16 miles south of Fort William and easily accessed via the A82 – one of the country's most scenic arterial routes, linking Glasgow to Fort William, Oban and the Isle of Skye.

Renowned globally for its dramatic natural beauty, the glen is characterised by steep-sided mountains, deep valleys and striking rock formations, formed through ancient volcanic activity and later shaped by glaciers. This unique landscape has made Glencoe a centre for hillwalking, mountaineering and outdoor tourism, attracting visitors year-round.

Today, Glencoe is widely recognised as a premier tourism destination, drawing domestic and international visitors seeking outdoor adventure, heritage experiences and access to the wider Highlands. Its popularity is further enhanced by its use as a filming location for major productions, reinforcing its global profile.

The location benefits from high volumes of passing tourist traffic throughout the year, driven by leisure visitors, outdoor enthusiasts and organised tour groups, establishing it as a prime trading position within a well-established Highland tourism market.

Connectivity

The Glencoe Inn benefits from strong connectivity.

Situated directly on the A82, providing convenient road access to Fort William (c. 16 miles north), Oban and the wider Argyll coastline, as well as Glasgow (c. 100 miles to the south). Fort William serves as the principal regional hub, offering rail connections via the West Highland Line and access to broader transport networks.

Glasgow International Airport is the nearest major airport, providing a wide range of domestic and international flights, while Inverness Airport is also accessible to the north. The area is well served by regular bus routes linking key Highland destinations, supporting both independent travellers and organised tour groups. Overall, the property is readily accessible and well positioned within Scotland's established tourism infrastructure.

Distilleries

01. Ben Nevis Distillery
02. Oban Distillery
03. Ardnamurchan Distillery
04. Glengoyne Distillery

Munros

05. Buachaille Etive Beag
06. Buachaille Etive Mòr
07. Bidean Nam Bian
08. Beinn a' Bheithir
09. Ben Nevis

Attractions

10. Glencoe Visitor Centre
11. Glencoe Fairy Pools
12. Glencoe Mountain Resort
13. Skyfall Road & Waterfall
14. Grey Mare's Tail Waterfall
15. Base Camp Hotel Nevis Range
16. Loch Lomond



Property Overview

Address	A82, Glencoe, Ballachulish PH49 4HP
Tenure	Heritable (Freehold) interest
Site Area	3.2 acres
Keys	15 hotel, one bedroom apartment & 5 self-catering
F&B	Inn: 1 x Bistro (24 covers) & 1 x Snug Bar (14 covers) Gathering: 1 x Bar/lounge (150 covers) Red Shed Pizza food hut takeaway
Other	5 bedroom detached letting accommodation Hidden Garden Spa
Car Parking	50 spaces plus car parking area near staff block
Staff Accommodation	4 static caravans

The property offers an attractive blend of characterful Highland accommodation, comprising 15 guest bedrooms and a one bedroom apartment within the main hotel, complemented by additional flexible units ideal for group stays or extended occupancy.



Guest Bedrooms	Room
Loch View Feature Suite	1
Deluxe Loch View Rooms	1
Classic Rooms	7
Cosy Double Rooms	5
Classic Family Bunk Room	1
Glen Etive Apartment	1
Island View House	5
Total	21



Island View House

A well-appointed five-bedroom (4x double, 1x twin) self-catering property, suitable for larger groups or exclusive use. Sleeping up to 10 people, the dog-friendly Island View features a spacious lounge and a fully equipped kitchen.



Glen Etive Apartment

A one-bedroom apartment, offering independent accommodation.

All rooms are designed to reflect the surrounding Highland landscape and are equipped with modern comforts, including quality Scottish toiletries.

The Bistro

An intimate dining experience at The Glencoe Inn. With a log fire in the heart of the space and large windows with breathtaking views of the surrounding mountains, the bistro is a perfect place to dine and reflect on memories made in the glen.

The Gathering (currently in hibernation)

The Gathering is not operating this summer, as the current owners have elected to leave its relaunch and future concept to an incoming purchaser, allowing flexibility to tailor the offer to their own brand and operational strategy. The site benefits from high demand from the nearby campsite.



F&B	Covers
Bistro	24
Gathering	150
Snug Bar	14
Total	188

The Red Shed Pizza

A food truck style offering, made on site for dining in the gardens or takeaway.

The Hidden Garden Spa

Exclusive to guests of the Inn, and incorporates; outdoor hot tub, sauna, and experience shower.

Growth Opportunities

Crerar Hotels is a robustly performing collection of ten destination 4 and 5-star luxury hotels with authentic Scottish hospitality. Many of the hotels have had rooms and spas upgraded over recent years with performance in a ramp up phase and benefits still passing through.

The Vendor is an independent London-based investment firm that manages long-term committed capital. The portfolio has a strong leisure focus with luxury accommodation, spa and wellness and brilliant food at their core. Their quality, facilities and operational performance ensure that Crerar assets compete well in their relevant sub-markets.

At the present time, it is felt that the Glencoe Inn, will benefit from a more focussed owner operator, with a new vision for the Gathering, to revitalise the space and enhance the profitability of the offering.

Planning Permission

Planning permission was previously granted for an alteration and extensions to the existing hotel, including demolition of existing function suites, bar and bungalow, and the construction of an 80-bedroom extension, leisure facilities, and a retail unit. Reference (06/00324/FULLO).



Scottish Regional Success Story

Robust average rate performance has driven positive revenue results for hotels in the Scotland Provincial market. Thanks to stronger international tourism and major events, the past year witnessed robust trading, despite softer demand patterns.

Hoteliers' ability to drive higher pricing has translated into a 12-month RevPAR change of +4.0%, in the year to April. Forward bookings point to a positive year ahead, supported by a stronger summer and autumn period, enabling hoteliers to continue driving average rates. Hoteliers are anticipating increased staycations as many choose to travel closer to home, especially as travellers remain experience-driven.

Seasonality follows that of a typically leisure-driven market. Occupancy accelerates from Easter, with the summer months achieving peak performance. Hotels in submarkets like the Scotland North Regional are expected to continue their outperformance, most notably in ADR, in absolute terms, due to the luxury segment's success. Hotels in the luxury and upper upscale classes have experienced the largest RevPAR increases over the past 12 months, with market participants often noting that hotels with golf and spa amenities tend to outperform as consumers increasingly seek experiential travel.

Events have supported performance growth in the region in the past five years, including hosting The Open Championship in 2024. Golf-related business generates significant overnight business for the various resorts, supporting total revenues as well. A rise in 'screen tourism' since being featured in films and Netflix shows has further enhanced the region's appeal, especially for foreign tourists, resulting in more overseas visitors.



Transaction Market

Hotel investment activity has been buoyant in the Scotland Provincial market over the past 12 months. Operators seeking to expand their portfolios in key golf resort locations have been acquisitive.

Marine & Lawn Hotels & Resorts acquired the luxury 27-room Greywalls Hotel for approximately £12 million (£444,000/room), underscoring investors' appetite for high-end resort hotels. The property has since undergone refurbishment works, further underlining investors' motive in driving additional value.

National owner-operators have also remained active. The Estee Group acquired Project License's hotel portfolio for approximately £14 million, which included the 71-room Holiday Inn Dumfries and two other hotels. The transaction reflects the ongoing interest from national operators looking to expand across the region through strategic acquisitions.

Demand for Scottish Hotel Assets is likely to remain strong, especially for value-add opportunities. Sales below £20 million are set to drive hotel transactions, with national and local buyers key to these acquisitions. Market participants are cautiously optimistic about the upcoming months, with a favourable financing environment likely to support deal flow.

Statutory Information

Transaction Structure

The property is held Heritable Proprietorship (the Scottish equivalent of freehold) and will be sold as a going concern (TOGC). Title Number – ARG10130.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of current employees.

Staff Accommodation

4 static caravans.

Energy Performance Certificate

The principal building has an energy performance rating of C. The EPC certificate for this is available in the virtual Data Room.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Rateable Value

The property is designated as a Hotel, with a current rateable value of £80,000. We therefore estimate current rates payable for 2026/27 at £44,320.

Data Room

For further information please request Data Room access via Savills.

Viewings

Strictly by appointment with Savills.

All viewings are strictly by appointment only. Please contact the sole selling agents to arrange a viewing. Please note this is a highly confidential process and the hotel staff are unaware of the process so under no circumstances should interested parties contact the hotel staff directly.



A photograph of the Glencoe Inn, a dark wooden building with a rustic appearance. The building has a sign that says "FAILTE" on the left and "THE GLENCOE INN" on the right. Two large, dark, closed patio umbrellas are in the foreground. A wooden fence with vertical posts and horizontal rails runs across the bottom. In the background, a large, rugged mountain is illuminated by warm, golden light, possibly from the setting or rising sun. Bare tree branches are visible in the upper left and right corners.

GLENCOE INN

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The Savills logo, consisting of a solid yellow square above the word "savills" in a lowercase, sans-serif font.

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