

FOR SALE

8 Exceptionally Well Built, Luxury Lodges in a Picturesque Setting

 **GRAHAM
SIBBALD**



Dalriada Luxury Lodges

Cowie, Stonehaven, Aberdeenshire, AB39 3AF

Offers Invited - Freehold

Find out more at www.g-s.co.uk

- **8 Exceptionally Well Built, Luxury Lodges in a Picturesque Setting**
- **Located on Stunning Stonehaven Coastline**
- **Secure Site Overlooking Stonehaven Bay towards Dunnottar Castle**
- **Each Lodge has; Private Car Space, EV Charger, Decked Area & Store**
- **Established Business Operating for over eight years**



INTRODUCTION

Dalriada Luxury Lodges is a collection of 8 high-quality lodges, located to the north of the town of Stonehaven on the northeast coast of Scotland, a short 10 miles south of Aberdeen. The site is situated on an elevated and secluded site on the Stonehaven coastline, enjoying a stunning view over Stonehaven Bay, looking on to the North Sea and along the coast to the historic Dunnottar Castle. The Lodges also overlook Stonehaven Golf Course, where a partnership arrangement allows Dalriada guest golfers to choose this stunning cliff top course or a variety of courses nearby and further around the North-East.

The lodges have all been built to an exceptional standard, to form luxurious accommodation. Each lodge benefits from its own private parking space, EV charging point, external storage shed and private south-facing decked area. Internally each lodge has 2 en-suite double bedrooms, open plan living/dining room and kitchen.

There are a number of amenities located within an easy drive, including multiple golf courses such as Trump International, Cruden Bay, Montrose, Arbroath and Murcar to name a few. However, there are an array of activities outside of golf, including historic landmarks like Dunnottar Castle and the Tolbooth Museum, Wildlife spotting at Fowlsheugh Cliffs, and seaside activities such as boat trips and paddle boarding. Plus, it is a short drive to explore Royal Deeside.

The availability of Dalriada Luxury Lodges offers buyers a wonderful opportunity to purchase a collection of high quality lodges operating on a profitable business model. There is scope to further develop the business through additional promotion or through the development of additional land to the north of the site which is currently owned by Stonehaven Golf Course. This land would be accessed through Dalriada and could be used to create additional lodges or accommodation pods with appropriate planning consent.

THE PROPERTIES

Dalriada Lodges comprise 8 luxury lodges situated within a secure paved, well planted and manicured site. The lodges are of a modern timber frame construction and externally clad with a Cedral fibre cement cladding, set beneath living shallow-pitched roofs. Windows are of a modern double glazed type, with MVHR ventilation system and modern panel heaters present within each lodge. Bathroom and shower room are equipped with underfloor heating, electric towel rails and heated mirrors.

ACCOMMODATION SUMMARY

Accessed via an electrically operated secure gate, a private road leads to all 8 lodges. The accommodation comprises, briefly, as follows :-

Reception Building

- Reception office with storage area and staff toilet behind

Letting Accommodation

8 Letting Lodges each comprises:

- Open Plan Kitchen & Living Room
- 2 x Zip and Link (Super King) Bedrooms; 1 with private En-suite Shower Room; 1 'Jack & Jill' En-suite Bathroom
- Private Decking Area
- EV Charging Point
- External Storage Shed

Service Areas

- Linen Store
- Bin Store Area

Outside

- Ample additional parking
- The site extends to appx. 1.4 acres





TRADE

Accounts will be provided to genuinely interested parties, preferably after a viewing

LICENCE

The Lodges have a Short Term Let Licence - No. AS-00111-R

A copy of the Licence is available upon request.

WEBSITE/RATINGS

<https://www.dalriadalodges.com/>

Booking.com — 10 Exceptional

TripAdvisor — 5.0 Excellent

Trivago — 9.9 Excellent

Received within the first year:

- 5-star Visit Scotland Recognition
- Gold Award for Green Tourism
- Best Self Catering Accommodation in Aberdeen City & Shire Tourism Awards

SERVICES

- Mains electricity and water.
- 32 pop sewage treatment plant on site
- Emergency generator electrical access points for each lodge and reception for use in event of power cut.

ENERGY PERFORMANCE CERTIFICATE

Each lodge holds a valid EPC with a Rating of "C"

RATEABLE VALUE/COUNCIL TAX

Dalriada Luxury Lodges — Rateable Value - £27,250
(Effective 1st April 2026) (Currently under appeal.)



TENURE

Heritable (Freehold)/Outright Ownership]

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.



PRICE

Offers are invited for the **freehold interest** in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald
No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the addresses below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



ALISTAIR LETHAM

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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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