



- Established and exceptionally well-maintained caravan and camping park
- Set within 2.2 acres on the shores of Loch Alsh in the Highland
- Licensed for 40 pitches with well-organised hardstanding and grass pitches
- Prime location on the A87, key route to Isle of Skye and NC500
- Strong tourist demand as a major stopover for Skye, West Highlands and NC500 travellers
- Modern facilities including toilet/shower block, scullery, solar support and site storage
- Managed remotely by owner with 2 full-time wardens providing 24-hour on-site coverage
- Operates seasonally from April to September with consistent occupancy
- Strong online booking presence via own website, PitchUp and UKCampsite.co.uk (TripAdvisor 4.3)
- Development potential including owner's lodge (PIP approved)





Description

Reraig Caravan & Camping Park is a highly regarded, well-established, and immaculately maintained holiday park set within 2.2 acres of picturesque grounds on the shores of Loch Alsh in the Scottish Highlands. Operating as a limited company and licensed for 40 caravans, the park is efficiently managed remotely by the owner, with two resident wardens living on site who provide 24-hour oversight, ensuring a safe, welcoming, and exceptionally well-presented environment for guests.

The park occupies a strategic location for exploring some of Scotland's most iconic attractions. The Skye Bridge is just 10 minutes away, providing easy access to the Isle of Skye, while the historic Eilean Donan Castle is only 5 minutes to the east. The charming coastal village of Plockton can be reached within 15 minutes, and the site is ideally positioned as a key stopover for travellers exploring the world-famous North Coast 500 (NC500) route and the West Highlands.

Reraig offers 40 spacious hardstanding pitches, all with the option of electric hook-up (EHU), except for designated tent pitches. The park benefits from modernised infrastructure and high-quality facilities, including contemporary toilet and shower blocks, washing-up areas, chemical waste disposal points, and disability-accessible amenities. Guests also enjoy convenient access to local services, with a railway station, supermarkets, pubs, and restaurants all within a five-minute drive. A village convenience store is located directly opposite the site, while a restaurant and bar are situated adjacent to the park. In addition, an on-site food van provides convenient catering for guests and generates supplementary rental income for the business through a pitch rental agreement with the operator.

Surrounded by stunning Highland scenery and within easy walking distance of the shoreline, Reraig Caravan & Camping Park attracts visitors seeking both short stopovers and extended stays.

The property also benefits from planning in principle for cabin development, presenting future growth opportunities alongside its established tourism business.



Trade

Reraig Caravan & Camping Park operates seasonally from April to September and benefits from its prominent position on a key tourist route serving the Isle of Skye, the North Coast 500 (NC500), and the West Highlands.

The business enjoys consistent seasonal demand and generates bookings through its own website alongside established third-party platforms, including PitchUp and UKCampsite.co.uk. The park has built a strong reputation among visitors, reflected in its favourable online reviews and TripAdvisor rating of 4.3/5.

In addition, a local food van business operates from the site under a third-party arrangement, providing a supplementary rental income stream while enhancing the guest experience with convenient food and refreshments throughout the season.

The combination of an established trading history, strong occupancy levels, multiple booking channels, and a strategic location has enabled the business to generate consistent profitability year after year.

Staff

The business is managed remotely by the owner and is operated on a day-to-day basis by two full-time wardens who provide 24-hour on-site coverage throughout the season.

Reason For Sale

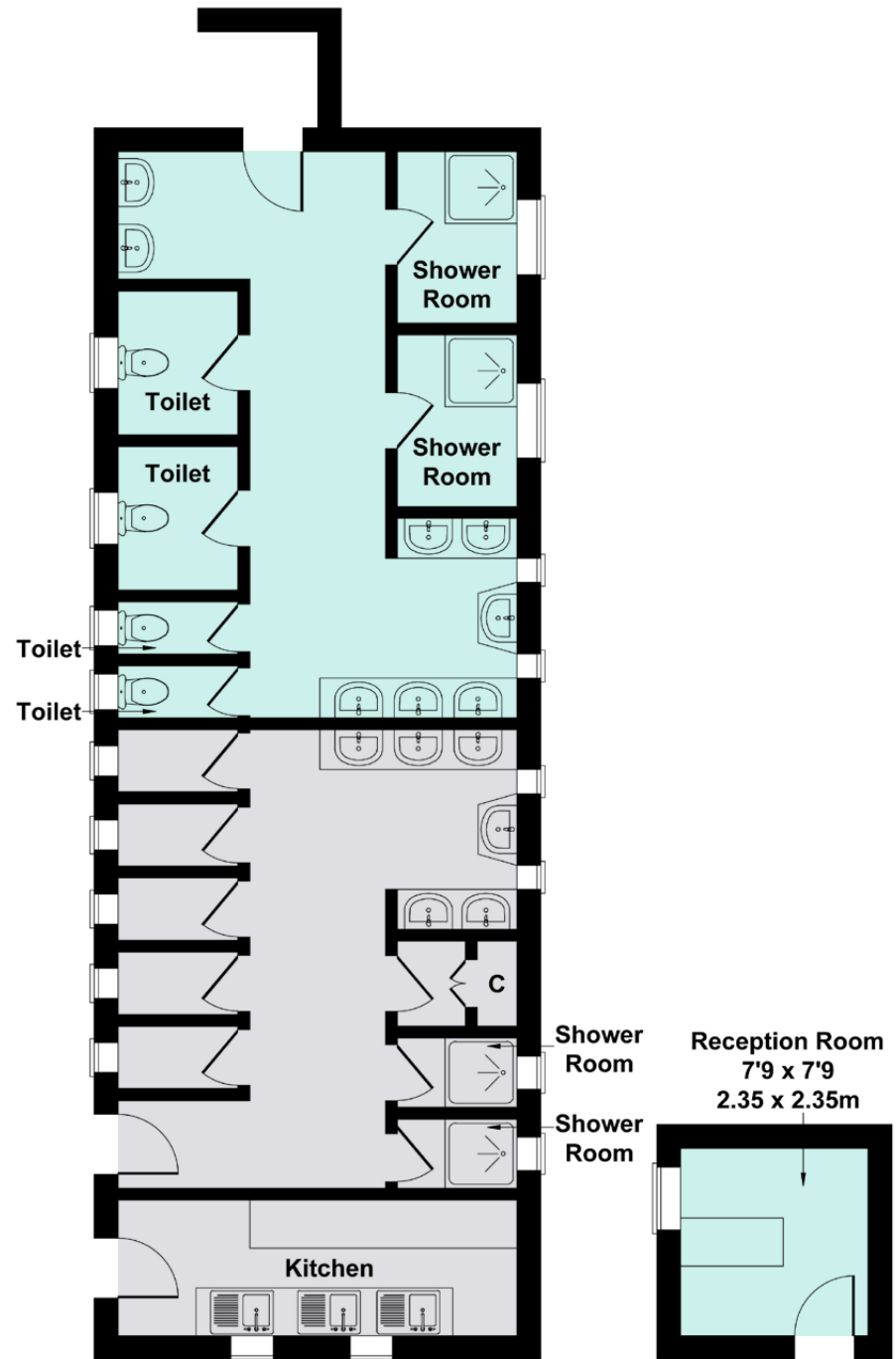
The business has been under the current ownership since 2021. The sale is being pursued to allow the owner to focus on other business interests.

Location

Reraig Caravan & Camping Park is located at Balmacara, near Kyle of Lochalsh, Ross-shire, IV40 8DH, on the shores of Loch Alsh in the West Highlands of Scotland. Positioned on the A87, the principal route to the Isle of Skye, the site occupies a highly strategic trading location and serves as a key stopover point for visitors touring the region.

The park benefits from strong passing trade generated by the world-famous North Coast 500 (NC500), Scotland's premier touring route which attracts hundreds of thousands of visitors annually. Its location also makes it a popular overnight stop for travellers heading to and from the Isle of Skye, one of Scotland's most visited tourist destinations, as well as those exploring the West Highlands.

The Skye Bridge is approximately 10 minutes' drive to the west, providing direct access to the island, while Eilean Donan Castle, one of Scotland's most iconic landmarks, is located just 5 minutes to the east. The attractive coastal village of Plockton is around 15 minutes to the north, with local amenities, transport links, shops, pubs and restaurants available in nearby Kyle of Lochalsh.



The Site

The site extends to approximately 2.2 acres and is accessed via a clearly signposted gated entrance from the road, providing secure and controlled access.

Internally, it benefits from a well-planned one-way system that allows for efficient and safe circulation throughout the site. The layout is well organised, comprising a combination of tarmac roadways and grassed areas.

The site is further enhanced by mature trees, which provide a high level of privacy and a well-established landscaped setting.

Wardens/Reception Office

On site, there is a prefabricated, plastic, insulated unit measuring approximately 2.3m x 2.3m. The unit is fitted with a UPVC door and window and is suitable for small-scale office or operational use. The office benefits from Starlink WiFi, providing reliable high-speed internet connectivity for business operations, and is furnished with a desk and two chairs.

Facilities Block And Scullery

There is a separate, well-maintained toilet and shower block providing clearly designated male and female facilities. The amenities are clean, functional, and suitable for year-round seasonal use.

The building also includes a scullery area with a sink for hand-washing clothes and tourist information for guests. The block is supported by solar panels, contributing to improved energy efficiency and reduced running costs on site.



Shed And Equipment

There is a metal, single-skin shed with double doors measuring approximately 5m x 2.8m, with a height of 1.7m. The shed is used for general storage.

Included in the sale is garden and site maintenance equipment, including a ride-on mower.

Staff Accommodation

The site includes a designated pitch for the wardens, providing on-site accommodation for operational staff. In addition, a Food Van also occupies a dedicated pitch area within the site under a third-party arrangement.

Development Opportunities

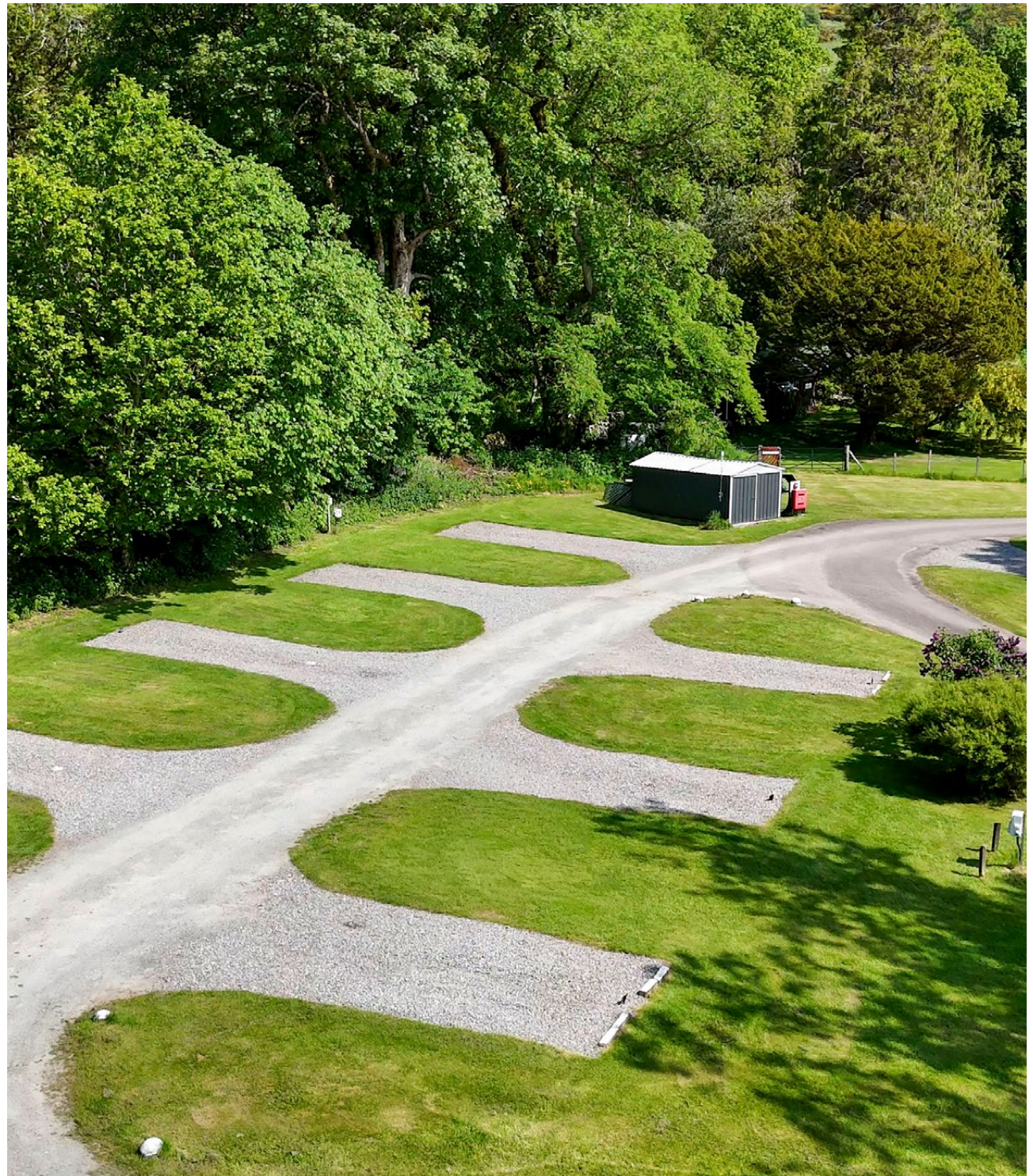
There is planning in principle (ref: 26/00585/PIP) for the erection of a 2-bedroom owner's lodge on site. This would support potential year-round residential use for management or operational purposes.

Further opportunities include extending the trading season to operate on an all-year-round basis, subject to demand and operational considerations.

Additional diversification options include the introduction of a small on-site shop offering essential groceries and camping equipment, the provision of guided tours and visitor experiences, and the installation of EV vehicle charging points to support increasing demand from electric vehicle users.

Services

The site is connected to mains water and mains drainage. Electricity is supplied via a three-phase connection.





Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

Licence

The site benefits from a Caravan Site Licence for 40 units. Licence reference: MAU 012085.

Title Number

The title number is ROS25547.

Rates / Council Tax

The caravan park has a rateable value of £16,000 as at April 2026, property reference number 04/03/013400/7 and could benefit from a discount under the Small Business Bonus Scheme for eligible businesses.

Website

The business maintains an online presence through its website, <https://www.rairaigcamping.com/>

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A guide price of £675,000 is invited for the sale of shares of the company.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///beep.writers.beanbag

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

