

FOR SALE

LAGGANMORE HOLIDAY PARK PORTPATRICK, DG9 8LE



An opportunity arises to acquire a 9 bedroom hotel occupying rural location only a short distance from the picturesque seaside village of Portpatrick on Scotland's south west coastline. From the property there are delightful views over the surrounding countryside. The hotel is not currently trading but still retains its liquor licence. Also available for sale are 3 holiday cottages, 5 holiday chalets, derelict outbuilding and paddock with planning permission for fifty Scandinavian lodges. The business has the added benefit of separate owner's accommodation which is also available for sale.

PRICE: Offers around **£850,000** are invited for Hotel, cottages, chalets, paddock and owner's accommodation

PRICE: Offers around **£300,000** are invited for the Hotel, cottages and chalets

PRICE: Offers around **£250,000** are invited for the 15 acre paddock with planning permission for lodges

PRICE: Offers around **£300,000** are invited for owner's accommodation



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk

AREA DESCRIPTION:

The popular village of Portpatrick on Scotland's South West coastline has long been a favourite with locals and visitors alike. It boasts numerous excellent hotels and restaurants and has as its central feature a charming harbour and promenade. Local amenities within the village include general store, post office, church, all weather sports facility, primary school, bowling green, craft shops and studios and first class golfing facilities.

Portpatrick also marks the start of the southern upland way, popular with walkers and is situated adjacent to rugged coastline and fabulous sandy beaches. All major amenities are to be found in the town of Stranraer some 7 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Hotel Accommodation

9 Letting Rooms (all en-suite)
Large Dining Room
Large Lounge
Function licence for 250 people
Kitchen Facilities
Public WC's
Parking facilities
3 holiday cottages
5 holiday chalets

Internal images



Owner's Accommodation

Large 4 bedroom (all en-suite) villa which is located to the rear of the hotel. The property will require to be finished.



Paddock

A paddock to the rear of the hotel with planning permission for up to fifty Scandinavian lodges.



ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 15/04/2015

RATEABLE VALUE: R.V. £14,150

GENERAL:

SERVICES:

Mains electricity, drainage and water.

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,

Charlotte Street, Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**