



# ARDLUI RETREAT LOCH LOMOND

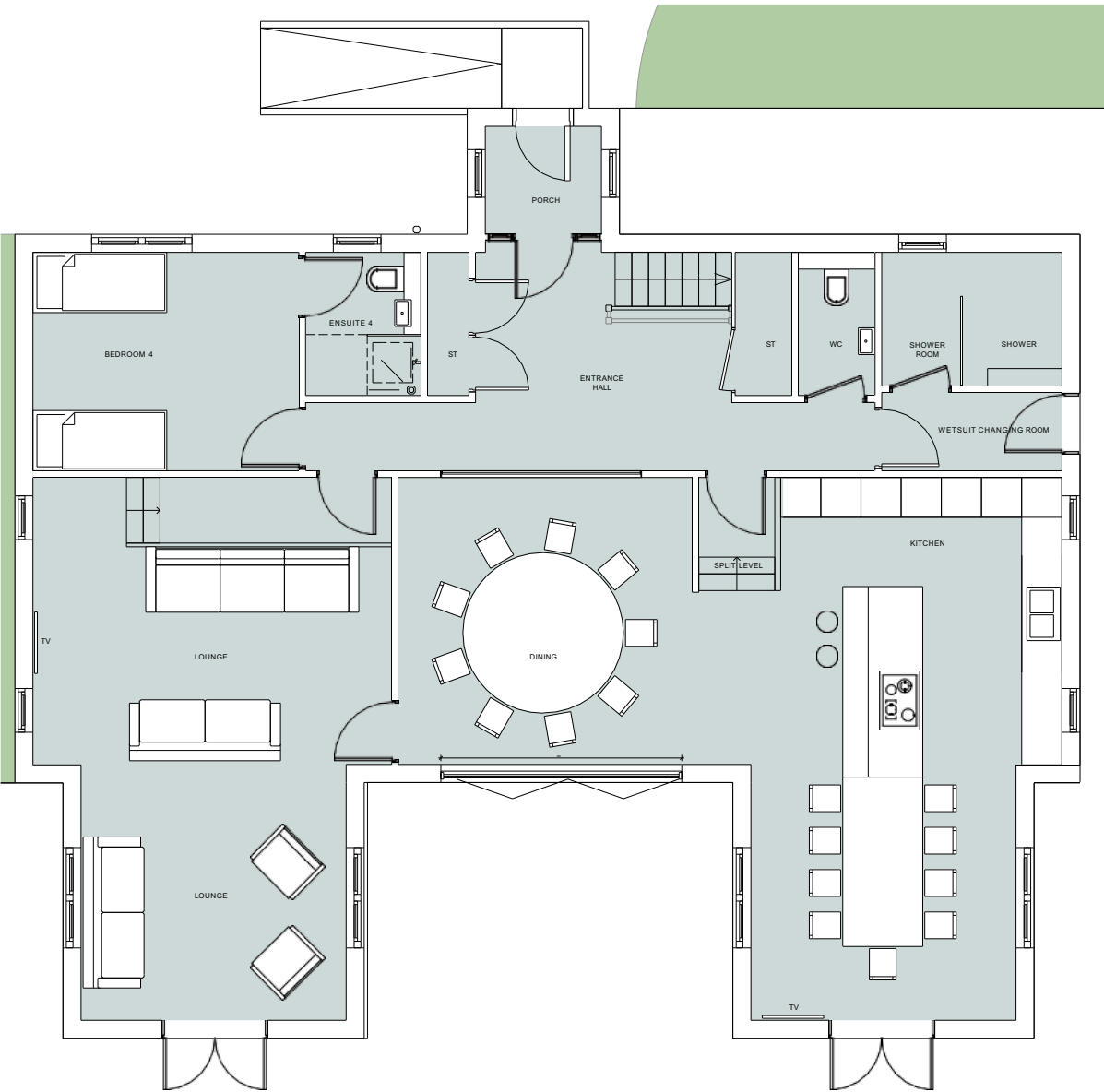
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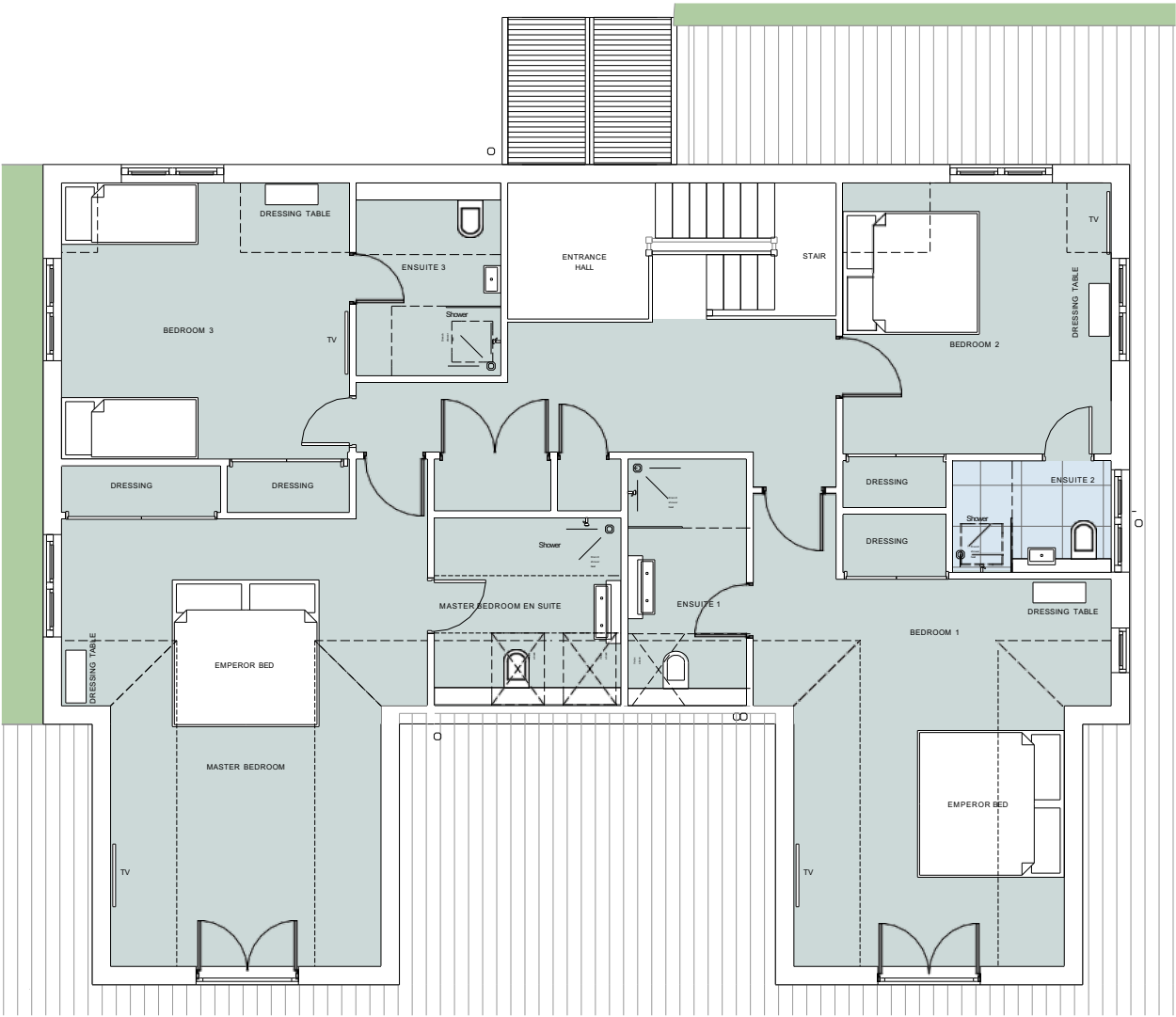




THE HOUSE



GROUND FLOOR 1:50



FIRST FLOOR 1:50

## INTRODUCTION

Park Lord has been instructed as Joint Selling Agent to secure a purchaser for Ardlui Luxury Retreat – Loch Lomond, Arrochar, situated on the banks of Loch Lomond.

The retreat comprises a recently redeveloped 5-bedroom house and 8 luxury lodges, gym, boat and jet ski jetty, reception lodge, managers lodge and operational facilities. All interiors for the house and lodges were designed by Greyline Design Studio, a reputable hospitality interior design firm with notable projects including the nearby 5-Star Cameron House Hotel, Loch Lomond.

A former private hunting lodge built for the Colquhoun family around the mid 19<sup>th</sup> century, which went on to be a hotel then leisure park, acquired in 2016 by our client and subsequently completely redeveloped into a high end, luxury retreat with a state-of-the-art design both internally and externally. No expense has been spared with the trade inventory, finishes and fittings on site.

The property occupies a prime location on the banks of Loch Lomond with direct access to the Loch for water sports, kayaking and jet skis.

The retreat is finished to an extremely high standard internally and externally with high end features throughout.

The site sits at Loch Lomond's northern shore and captures the major conurbation of Glasgow within a 60-minute drive and Glasgow International Airport.

In addition, Ayrshire is within a 2 hour and Edinburgh 2.5 hour drive time from the property.









## INVESTMENT HIGHLIGHTS



A privately owned luxury retreat finished to an extremely high standard internally and externally set within approx. 3 acres of a mixture of landscaped gardens and woodland.



Occupies a prime location on the northern banks of Loch Lomond, with 180 metres of private waterfront. The major conurbation of Glasgow and Glasgow International Airport are within a 60-minute drive time.



A 5-bedroom house, each bedroom with luxury ensuite facilities, high end finishes, premium appliances and fittings and under floor heating, extending to over 3,500 sq. ft with dining kitchen and open plan lounge. The house benefits from its own luxury spa and garden pod with uninterrupted Loch views.



Infinity pool and decking with uninterrupted Loch views, wellness spa and fully equipped gym and jetty/floating dock.



8 luxury 3-bedroom lodges finished to an extremely high standard throughout, each extending to approximately 1,162 sq. ft with private hot tub. All interiors for the house and lodges were designed by Greyline Design Studio.



Opportunity for a leisure or residential investor, or group operator to add a high-quality operation within a prime location on the banks of Loch Lomond.



Potential to establish a high-end operational leisure business which can trade at high occupancy levels and generate a strong profit conversion



Potential for further expansion on the southern development site, subject to planning, for additional accommodation or as an entertainment centre which could be used for private dining or conferencing events



Held under Heritable title



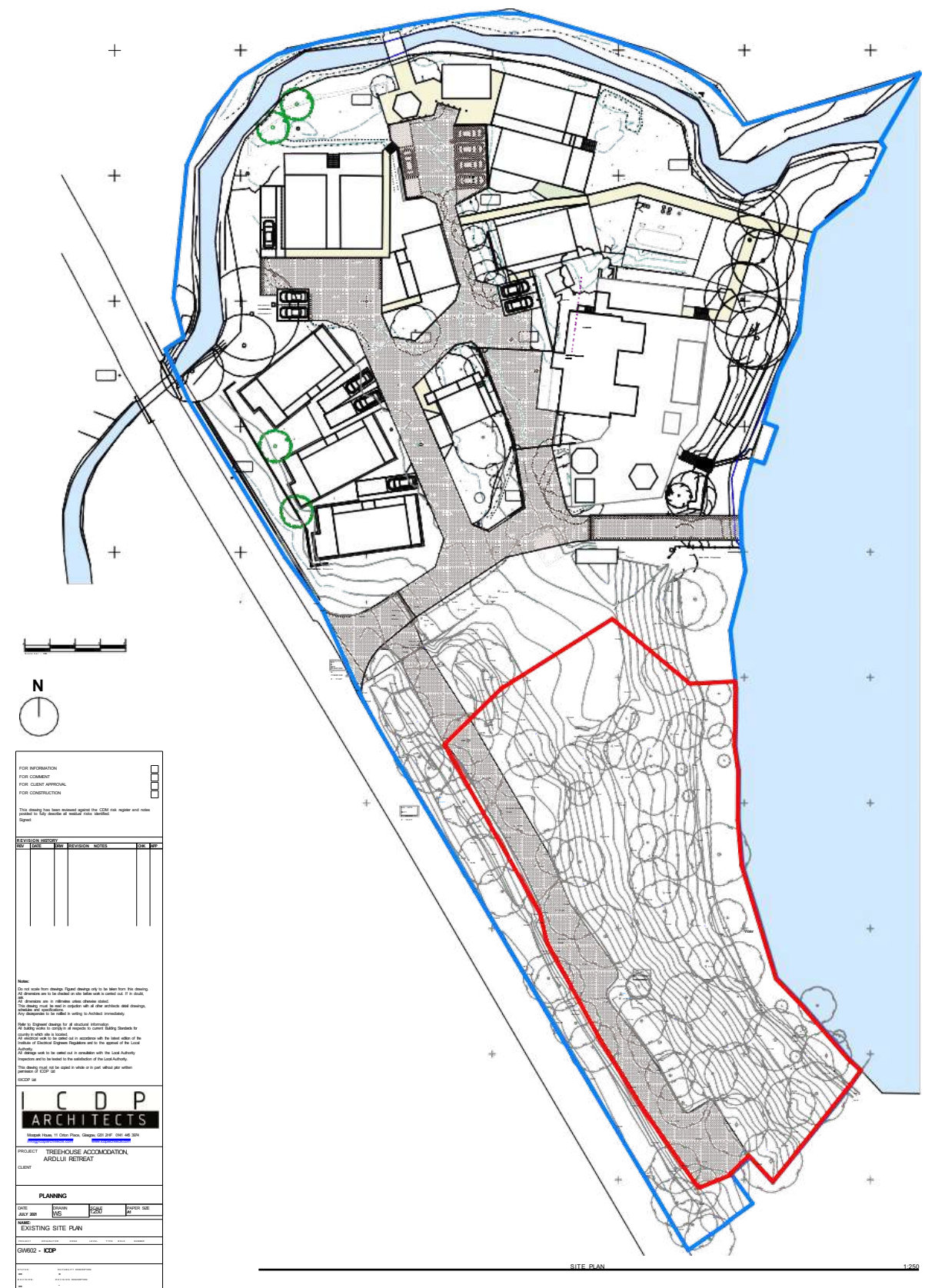
Opportunity to acquire a high-end luxury retreat and create a premium and prime located income producing asset or luxury holiday home for extended family.

## SITE PLAN



## SITE PLAN

1:200



SITE PLAN

250

# LOCATION

Ardlui Retreat occupies a commanding position at the northern tip of Loch Lomond, within the majestic landscapes of the Loch Lomond & The Trossachs National Park. Set beside the A82, Scotland’s scenic arterial route, this private waterfront estate is just over 1 hour from Glasgow airport and offers direct access via road, rail, or water. The world renowned Loch Lomond Golf Club is also just a 30 minute drive away.

Wrapped in ancient woodland with breathtaking Loch and mountain views, Ardlui is a 3 acre site with 180 metres of shoreline frontage. It is secluded yet accessible—a rare blend of tranquillity and connectivity.



## Loch Lomond

Loch Lomond is Scotland’s largest freshwater loch by surface area, stretching over 24 miles long and up to 5 miles wide. Renowned for its breathtaking natural beauty, it forms the centerpiece of the Loch Lomond & The Trossachs National Park — a protected area celebrated for its rugged hills, tranquil waters, and diverse wildlife.

The region offers year-round recreational opportunities, including hiking, cycling, fishing, sailing, and wildlife watching, making it a premier destination for outdoor enthusiasts and tourists alike. Its proximity to Glasgow, just under an hour’s drive, ensures excellent accessibility while providing a peaceful escape from city life.

Surrounded by picturesque villages and historic landmarks, Loch Lomond’s unique blend of natural beauty and cultural heritage creates an unmatched setting for leisure development. Whether for holiday retreats, eco-tourism, or outdoor adventure facilities, this land offers a rare chance to invest in Scotland’s most iconic landscape.



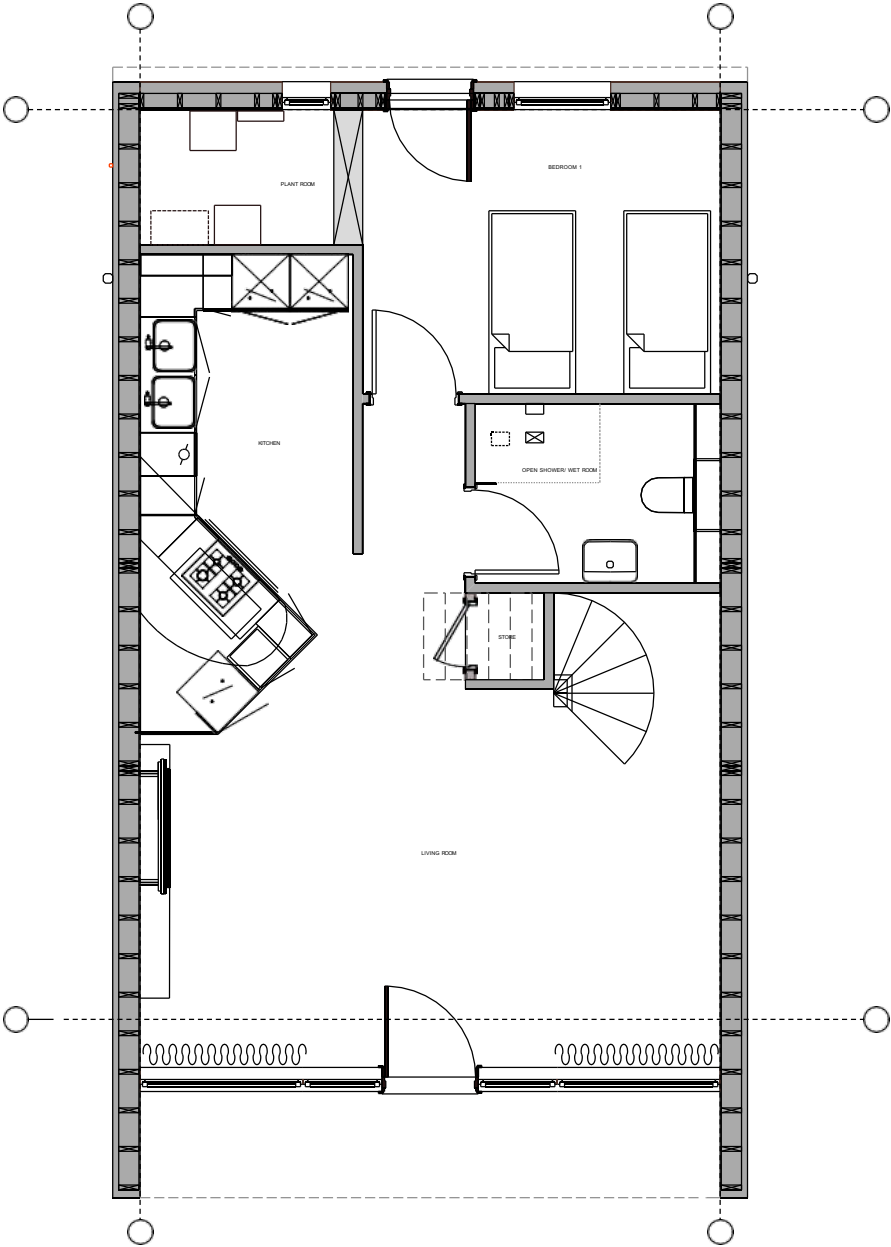
| Location                    | Distance |
|-----------------------------|----------|
| Loch Lomond                 | 0 miles  |
| Lomond Shores               | 24 miles |
| Loch Lomond Sea Life Centre | 24 miles |
| Loch Lomond Birds of Prey   | 24 miles |
| Loch Lomond Golf Club       | 19 miles |
| Luss & Cruise Loch Lomond   | 15 miles |

| Location                    | Distance |
|-----------------------------|----------|
| Balloch Country Park        | 26 miles |
| The Conic Hill              | 36 miles |
| Ben Lomond                  | 43 miles |
| Cameron House & Spa         | 23 miles |
| Buchanan Castle Golf Course | 31 miles |
| Carrick Golf Course         | 20 miles |

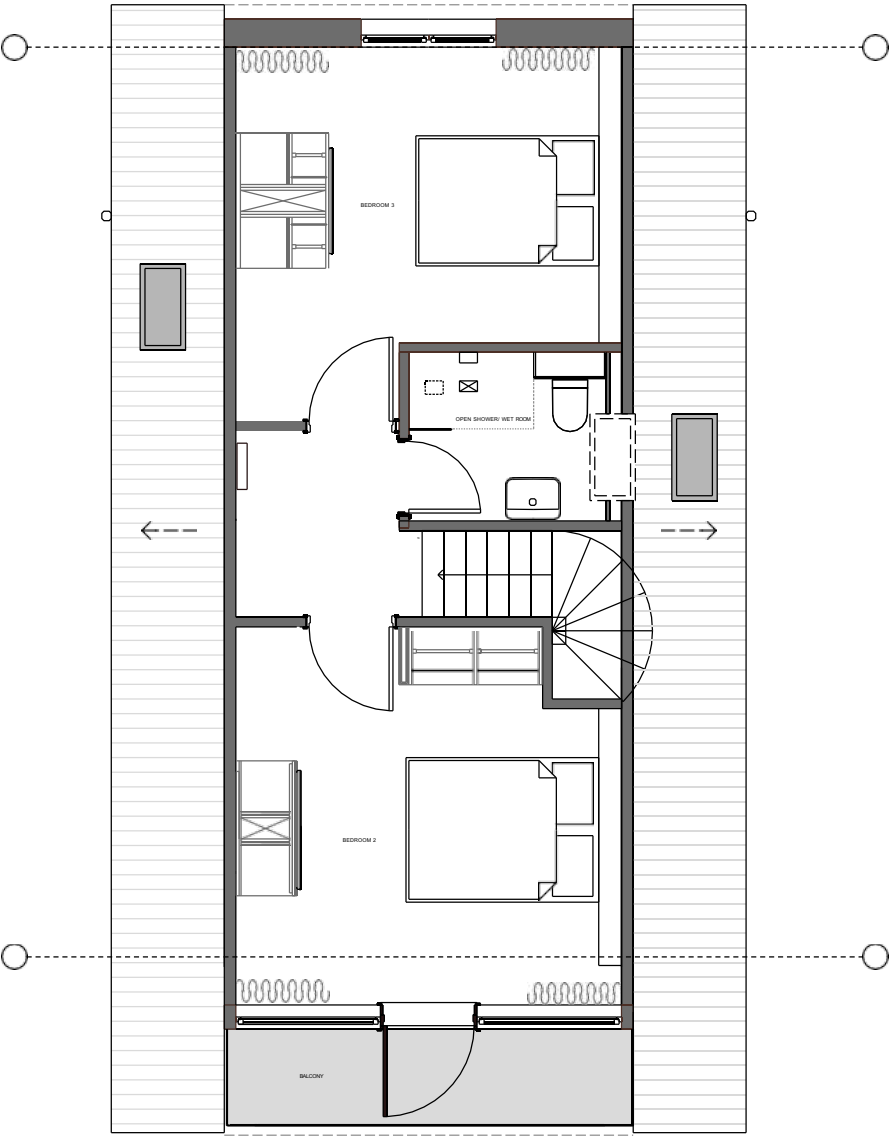




THE LODGES



Ground Floor Plan



First Floor Plan

## THE OPPORTUNITY

A rare opportunity for a leisure or residential investor, or group operator to acquire a business still in its infancy stages within the beautiful setting of Loch Lomond and the Trossachs National Park.

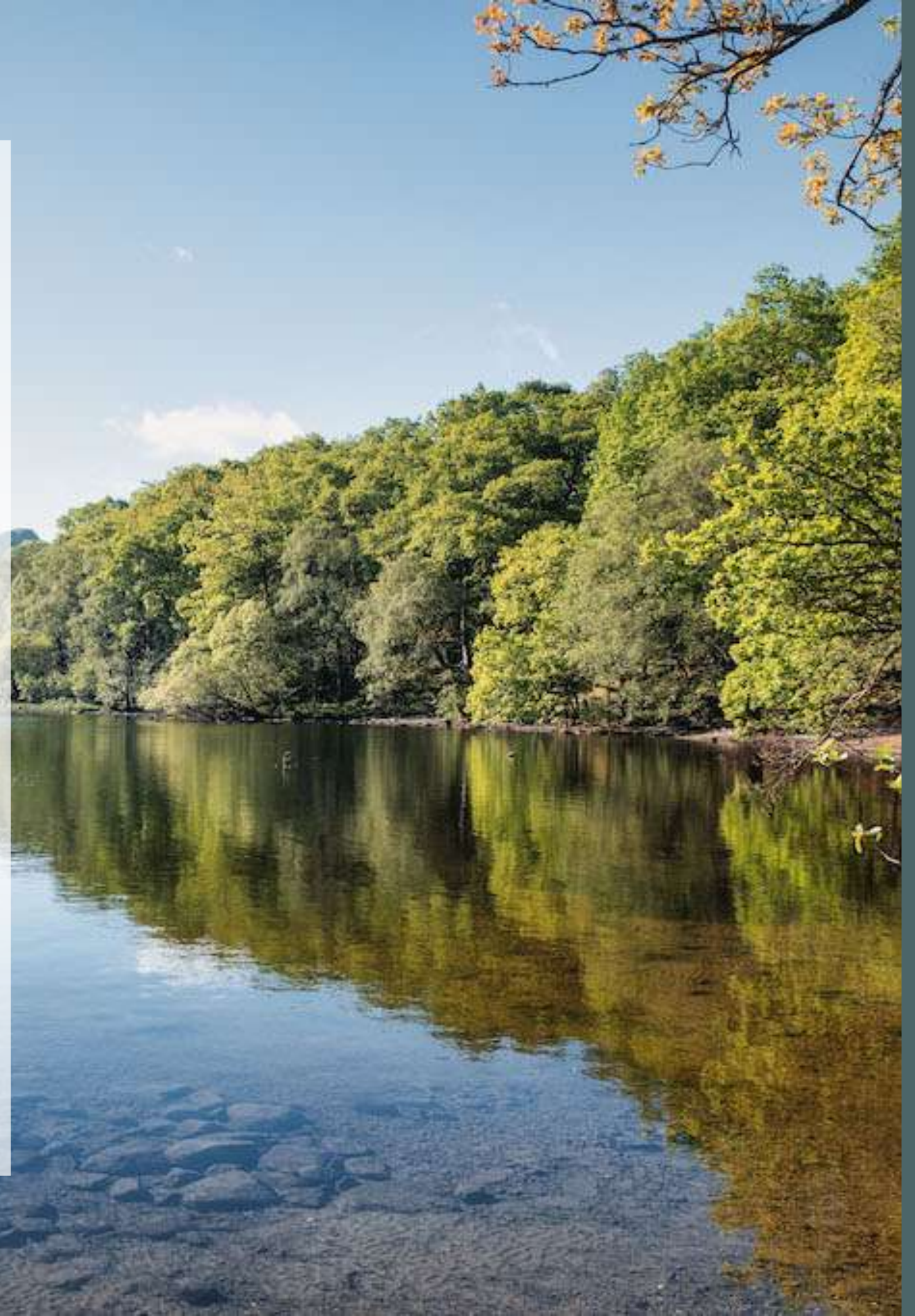
There is also an opportunity to develop the property as an exclusive use venue for weddings and conferences due to its proximity to Glasgow.

Alternatively for a family looking for high end, private holiday accommodation set within exceptional and secluded surroundings but within an hours drive from Glasgow airport.

Ardlui Retreat presents an opportunity to acquire a partially operational luxury estate with flexible uses.

With a total of 12,800 sq. ft of living space, direct water access, and impeccable infrastructure already in place.

Ardlui Retreat is one of Scotland's most remarkable lifestyle-investment opportunities.



## ADDITIONAL INFORMATION

### SERVICES

We understand the site benefits from mains Electricity. All services are modern and technologically advanced to provide optimum usage.

### TENURE

Heritable (Scottish equivalent of English Freehold)

### EPC

Available on request.

### PRICE

Offers in Excess of **£8,000,000**.

### BUSINESS RATES

The current rates liability for the property is £25,398. Please visit the Governments business rates website for further information.

