

Aigas Golf Course, Cottages, Steading Buildings and Agricultural Land

Mains of Aigas, Beauly IV4 7AD

Bell Ingram

This superb lifestyle opportunity offers an established 9-hole parkland golf course with clubhouse together with four successful holiday cottages, steading buildings and two agricultural fields

Unique opportunity to acquire an established 9-hole parkland golf course with clubhouse, popular with locals and tourists alike.

Four profitable and well-presented holiday cottages, with the potential for use as owners / staff accommodation

Two adjoining agricultural fields together with barns and workshops, offering development potential subject to necessary consents



Location

Set in an area of outstanding natural beauty, close to the River Beauly, the course and cottages are located near the charming village of Beauly, just 25 minutes from Inverness. It's the perfect place to golf or explore trails at Aigas Community Forest. If you're lucky you might see buzzards, ospreys, red deer, pine martins, red squirrels and otters!

There are a variety of golf courses within an hours drive' making the cottages an ideal location for those partaking in a golfing holiday.

The facilities are only 5 miles from the beautiful Glen Strathfarrar and less than half an hour from Glen Cannich and Affric. You can also make day trips to Loch Ness, The Black Isle, Dornoch, Torridon, Fort Augustus, Aviemore and beyond, making this the perfect base to explore the Highlands.

Description

Aigas Golf Course, established in 1993, is a beautifully landscaped, well-maintained facility featuring a clubhouse, car park, a nine-hole golf course and practice area. The course spans approximately 30 acres and is bounded by hedges and post and wire fences. The clubhouse, is constructed with a



timber frame and has a kitchen, office, rear lobby and WC and also disabled WC and is well-equipped to cater for members and visitors offering teas coffees and light snacks. There is a small independently run club (Aigas Golf Club) which uses the course as its base throughout the golfing season. To ensure a seamless handover, the current owner is prepared to provide training and support to new proprietors.

There are four self-catering cottages which have the use of a laundry room and games room.

The cottages are fully furnished and offer excellent letting potential. Currently trading from March to November, there is scope to increase trade levels by opening the cottages year-round to take advantage of Winter trade and demand for short breaks.

The Coach House is an attractive three bedroom, two-storey holiday cottage located on the West wing of a charming Victorian courtyard. It has a peaceful setting surrounded by mature trees and overlooking a mill pond. The cottage is very spacious and comfortable with a large kitchen and dining area and living room equipped with a log burning stove.





Pond View is a characterful, three-bedroom, first-floor holiday cottage located on the East wing Accessed by an ornate external stone staircase. Each room offers a beautiful view of Aigas Golf Course and its surroundings.

Old Dairy and Old Stable are two separate, delightful ground floor cottages also located on the East Wing. Both units are two-bedroom, and enjoy far reaching views of Aigas Golf Course and the surrounding forests. The living room overlooks the pretty mill pond and parkland.

There is a communal garden and BBQ area with outdoor seating and plenty of dedicated parking.



Steadings and Farm Buildings

Adjacent to the holiday accommodation are the steadings which comprise a range of different constructions, uses and states of repair. Whilst the traditional stone steadings may offer redevelopment potential with the appropriate local authority consents, there are others that may benefit from removal and reinstatement or redevelopment.

The steadings and buildings are:

Byre 8.7m x 11.36m

General Purpose Barn 11.66m x 5.59m

Garage 4.2m x 4.10m

Workshop 18.3m x 4.96m with a secondary room 4.02m x 5.02m

Mower Shed 18.32m x 5.53m

Games Room 7.36m x 5.29m

Dutch Barns 23.6m x 16.1m

Single Dutch Barn 15m x 6.7m

Cubicle Shed 15.3m x 13.4m



Agricultural Land

The agricultural land comprises two contiguous fields 26 acres or thereby, presently in grass production, with good access to the main road, good fences and a river frontage. They are to all intents and purposes grade 3.2 but with small areas of slightly lower grade land, and so are capable of good quality agricultural production, thereby appealing to a purchaser who wishes to continue some traditional agricultural production as part of the wider business going forward.









Services

Mains water and electricity

Drainage to sewerage treatment plant

Rateable Value

Coach House £3,300

view, Old Stable and Old Dairy is £7,700

Golf Course and Club House £4,500

EPC Ratings

Coach House D

Old Dairy E

Old Stable E

Pond View D



Pond























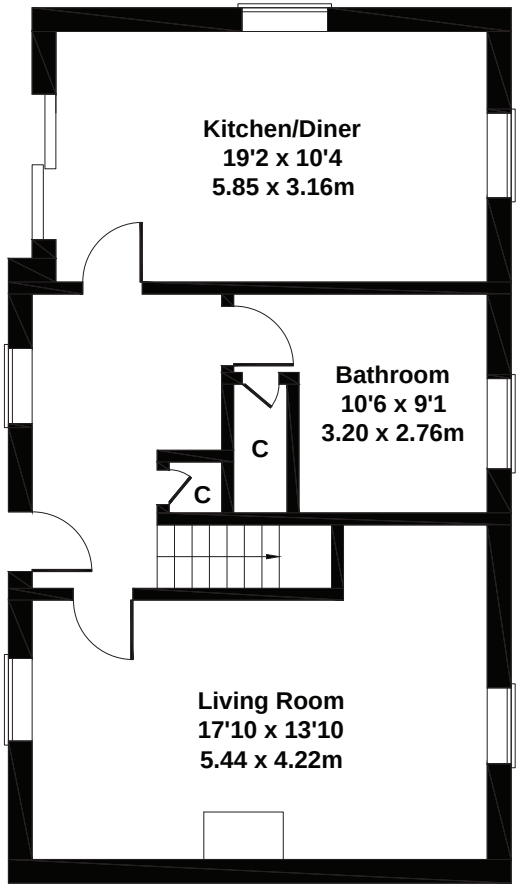




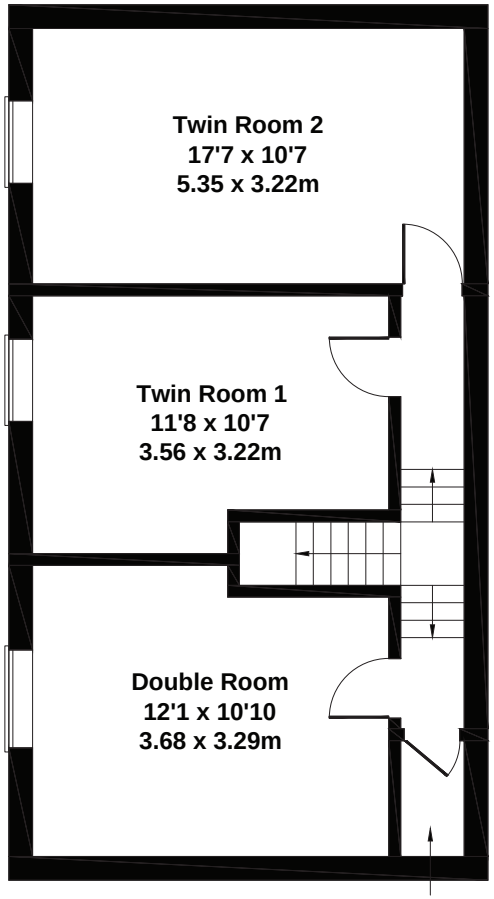


Coach House, Mains Of Aigas, Beauly, IV4 7AD

Approximate Gross Internal Area
1237 sq ft - 115 sq m



GROUND FLOOR



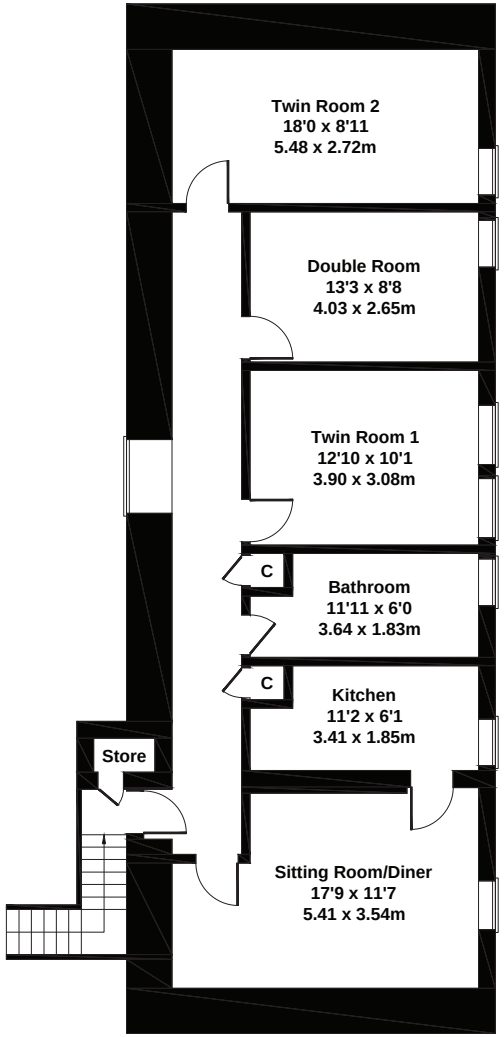
FIRST FLOOR

WC
4'9 x 4'7
1.46 x 1.40m

Not to Scale. Produced by The Plan Portal 2024
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Pond View, Mains Of Aigas, Beauly, IV4 7AD

Approximate Gross Internal Area
969 sq ft - 90 sq m

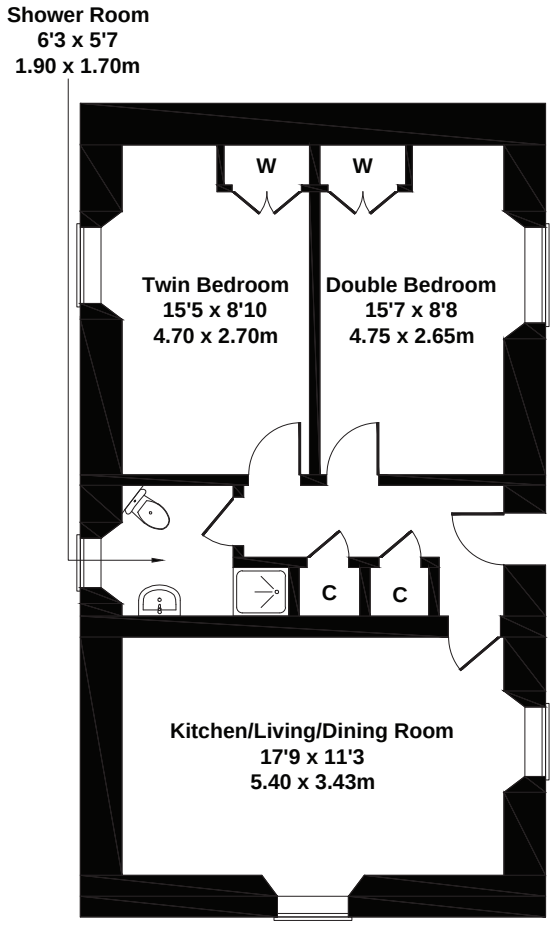


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Old Dairy, Mains of Aigas, By Beauly, Inverness-shire, IV4 7AD

Approximate Gross Internal Area
646 sq ft - 60 sq m

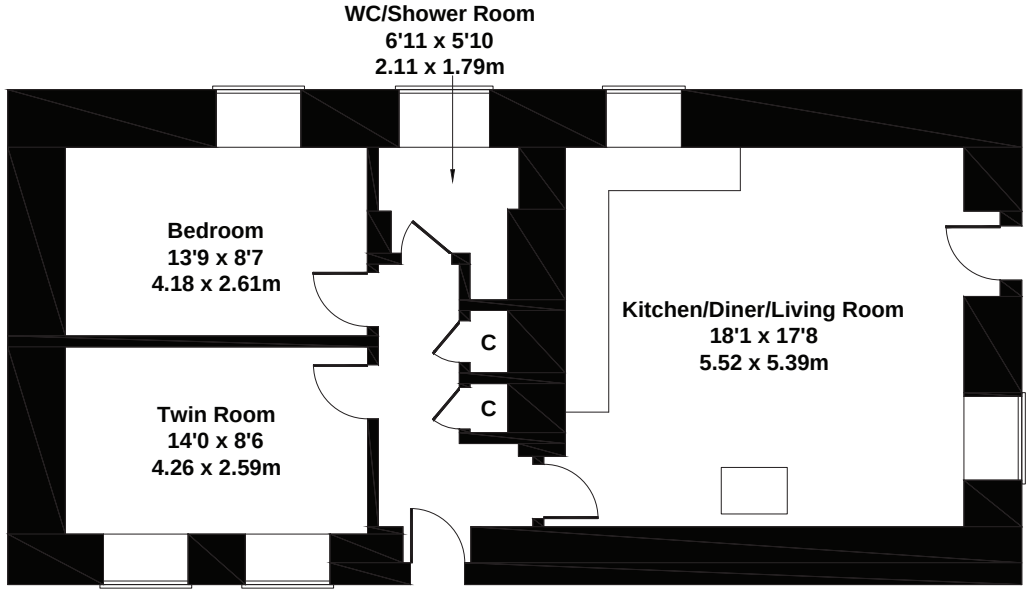


GROUND FLOOR

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Old Stable, Mains Of Aigas, Beauly, IV4 7AD

Approximate Gross Internal Area
699 sq ft - 65 sq m

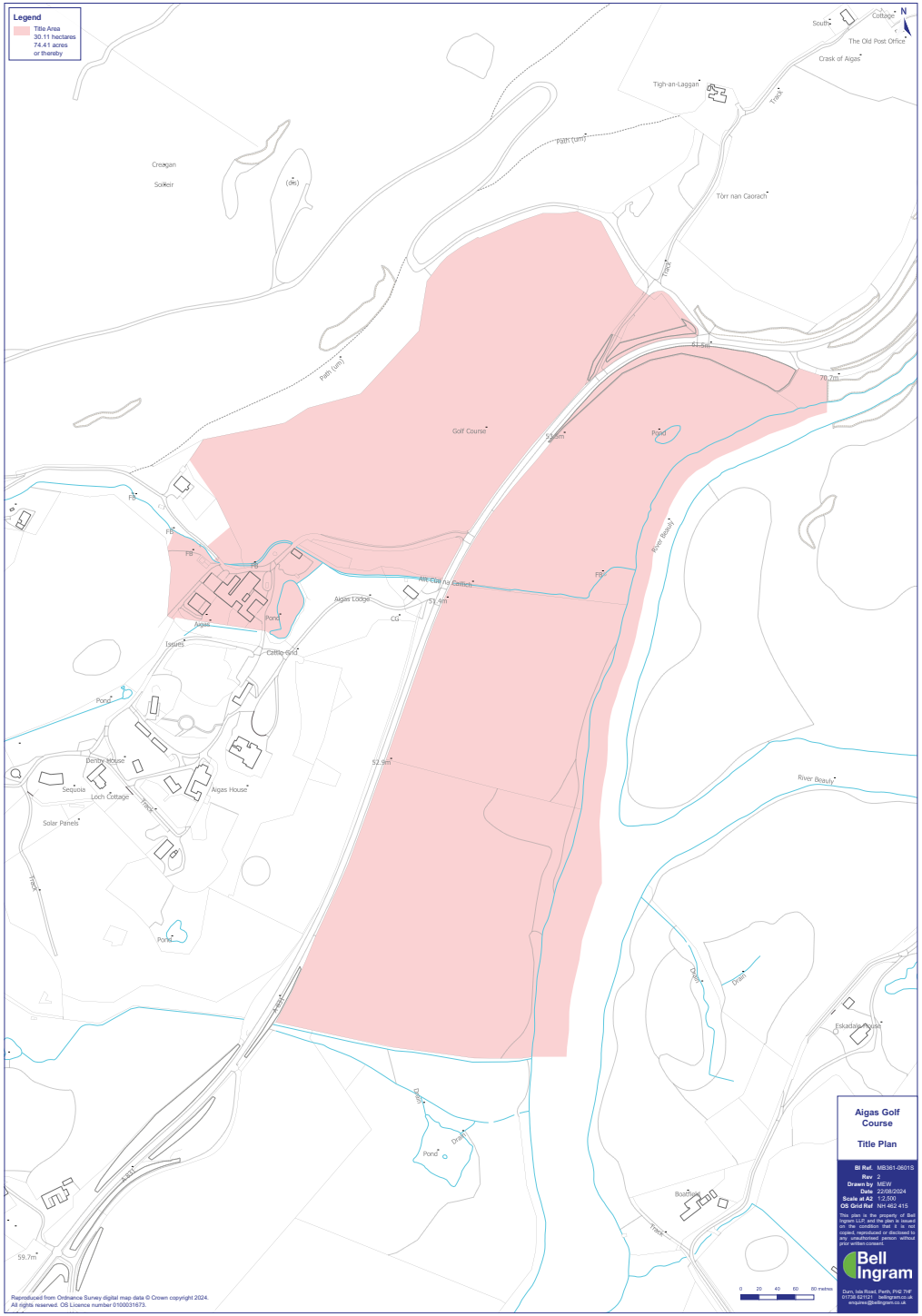


GROUND FLOOR APARTMENT

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Legend
Title Area
30.11 hectares
74.41 acres
or thereby
N
Cottage
South
The Old Post Office
Crask of Aigas
Tigh-an-Laggan
Track
Path (um)
Creagan
Soilleir
(ds)
Tòrr nan Caorach
61.9m
70.7m
Golf Course
Pond
River Beauly
Fld
Allt Coire na Eaglais
51.4m
Aigas Lodge
Aigas
Issues
Cattle Grid
Pond
Derby House
Sequoia
Loch Cottage
Aigas House
Solar Panels
52.9m
Drain
Eskadale House
Boathouse
59.7m
0 20 40 60 80 metres
Aigas Golf Course
Title Plan
BI Ref. MB361-0601S
Rev J
Drawn by MEW
Date 22/09/2024
Scale at A2 1:2,500
OS Grid Ref NH 462 415
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Dunn, Isla Road, Perth, PH2 7HF
01738 621121 . bellingram.co.uk
enquiries@bellingram.co.uk
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Old Bank of Scotland Building, 5 High Street, Beauly, IV4 7BS
Tel: 01463 717799 Fax: 01463 716 699
www.bellingram.co.uk highland@bellingram.co.uk

Bell Ingram