







- Successful and well-established hospitality and tourism business

- Located on the iconic North Coast 500

- Fully licensed Inn with bar and restaurant

- 20 caravan pitches, two camping greens and parking

- Fenced off Pod Village, containing 6 glamping pods

- 2-bedroom owner's static caravan

- On-site shop offering essentials, souvenirs, and local produce

- Modern shower/toilet block, laundrette, washing-up facilities

- Children's play area

- Profitable, well-established business with scope for extended trading, events and additional accommodation

- Wildlife-friendly perimeter planting enhancing guest experience





Description

The Halladale and North Coast Touring Park is a successful and well-established hospitality and tourism business located on the iconic North Coast 500 route. Set amidst the stunning coastal landscape of Sutherland, it combines a licensed Inn, a variety of accommodation options, and an on-site shop, creating a versatile operation with strong performance and potential for further growth.

At the heart of the business is The Halladale Inn. Which was originally a crofting house built in 1882 and now offering around 260m² of well-presented trading space. The Inn has been sensitively modernised to operate as a licensed bar and restaurant, serving breakfast and dinner to both local customers and visitors travelling the NC500. Guests can enjoy a selection of speciality teas, coffees, hot chocolates, and home baking, while the fully licensed bar offers beers, wines, and a choice of locally produced spirits, including regional gins, whiskies, and rums.

The Inn enjoys strong support from the surrounding communities and has built an excellent reputation among tourists.

To the north side of the Inn is the North Coast Touring Park, which includes a glamping Pod Village, a campsite, a caravan park, and owner's static caravan. Both parts of the business are fully connected, allowing guests to move between them with ease, ensures park guests have easy access to dining and licensed facilities, enhancing both visitor experience and repeat custom.

The business also features an on-site shop offering essentials, supplies, souvenirs, and locally produced items, providing an additional income stream and convenience for both short-stay and longer-term visitors.

Trade

The Halladale Inn and North Coast Touring Park is a well-established hospitality and tourism business, offering bar and food sales for dine-in or takeaway. The operation includes a caravan and camping park, glamping pods with a child-friendly play area and coin-operated laundry facilities. Combining historic character with modern amenities in a prime location on one of Scotland's busiest tourist routes, the business benefits from a loyal local customer base as well as visitors from further afield. Open seasonally and holding a TripAdvisor rating of 4.5 (Very Good), it is profitable and offers significant potential for further growth. The business is equipped with a fully linked EPOS system, streamlining operations across the bar, restaurant and accommodation services.

The Halladale Inn

The Halladale Inn, originally constructed in 1882 as a stone crofting house with a slate roof, now provides around 260m² of well-appointed, single-storey trading space. Over time, sympathetic extensions in rendered finish have been added, preserving the building's historic character while accommodating modern operational requirements.





The Bar and Bistro

The Halladale Inn boasts a large, inviting bar with a cosy, traditional Scottish rustic atmosphere. A wood-burning stove with a timber surround and exposed oak beams creates a warm and welcoming focal point, complemented by a wooden bar featuring an elegant, curved design. Ample seating is provided with a combination of benches and bar stools, while a large screen TV offers sports entertainment. The fully stocked bar serves a range of draft beers and ciders on tap, alongside The Halladale's own Highland Gin which is available to enjoy on-site or buy by the bottle.

The bar has dedicated and well-maintained ladies' and gents' WC facilities. Double doors lead seamlessly into the adjoining bistro and restaurant.

The Restaurant

Leading straight from the bar, the restaurant is bright and spacious, with large picture windows that fill the room with natural light and frame beautiful views of the surrounding landscape. Warm wooden floors complement a striking stone servery, which houses a coffee machine, cake display, and pie warmer. A convenient toilet vestibule includes baby-changing and accessible facilities and separate ladies' and gents' toilets, and the restaurant is fully licensed, making it perfect for dining with drinks.

Access to a large, landscaped decking area with outdoor seating is available from the restaurant.

Shop

The on-site shop offers a range of grocery essentials including camping equipment, alcohol and tobacco, as well as gifts, souvenirs, and locally produced items, providing convenience for both visitors and local customers.

Commercial Kitchen

The property features a large, fully equipped commercial kitchen with all standard appliances, including a substantial gas range for cooking. The kitchen leads into a utility area with a washing machine, tumble dryer, and gas boiler, with convenient external access for staff and deliveries.

There are two stores accessed directly from the kitchen, one housing the dry goods and the other used for more general storage.

Office

The property includes a well-equipped office furnished with a desk and chair, providing a comfortable and functional workspace.





Pod Village

The Halladale's Pod Village offers six spacious glamping pods, providing comfortable accommodation for 1–7 guests, ideal for families or groups.

The Clansman Pod sleeps 2 adults and up to 2 small children, while the Mini Bunkhouse Pods accommodate up to 7 adults.

Each pod features memory foam mattresses, heating, TV, fridge, crockery, cutlery, kettle, table and chairs, and an outdoor bench.

Set in their own designated areas with gravel paths leading to the doors, the pods are fully fenced and segregated from the main campsite, providing privacy

and a sense of seclusion. All pods are conveniently located next to the shared shower and toilet block. Bedding is not currently supplied.



Caravan Pitches and Camping Greens

The campsite features 20 spacious pitches arranged in a horseshoe around a central camping green, creating a welcoming and communal atmosphere. Each pitch includes an electric hook-up point, offering convenience for touring caravans, and motorhomes guests. There are also some electric hook-up points available for tent customers along with an additional 'overflow' camping area which also benefits from electric hook up points. The areas around the touring pitches are kept as well-maintained grass, while the perimeter edges are left to grow naturally, encouraging native plants and providing a habitat for local wildlife.





Facilities Block

The Halladale & North Coast Touring Park offers a recently built, wooden shower and toilet block with a pitched metal profile roof and veranda. Open to all visitors, the block is clean, spacious, and well-maintained. It also includes a laundrette with washing machines and tumble dryers, and a washing-up area with two large sinks, an iron and ironing board, fridge, freezer, microwave, and kettle.

Additional facilities include an open-air chemical waste and grey water disposal point, freshwater points throughout the park, and a children's play area. There is ample free parking for both the restaurant/café and the camping site, and free Wi-Fi is available across the park.

Owners

Accommodation

A spacious 2-bedroom static caravan provides a comfortable and practical living space for the owner, measuring approximately 3.7 m × 10 m and connected to the existing septic tank and drainage system.

The caravan features partly wrap-around decking with a fixed shed, offering ample outdoor space for relaxing or entertaining.

For alternative owner accommodation, the site has previously received planning permission for the erection of a manager's residential lodge, including parking and a turning area. This was granted as part of application number 18/O0650/FUL which also encompassed several completed upgrades.





Staff

The business is run by the two owners along with some seasonal staff.

Reason for Sale

Owned since 2021, The Halladale & North Coast Touring Park has been developed into a profitable and popular destination. With the business now well-established, the owners are seeking to hand it over to a new operator to continue its growth and take advantage of its strong location and facilities.

Location

The Halladale & North Coast Touring Park is situated in the picturesque village of Melvich, near Thurso, in the far north of Scotland. The area benefits from excellent accessibility via the A836, which connects to the North Coast 500 route, making it an ideal stop for tourists exploring the north coast. Thurso, just a short drive away, provides additional amenities, transport links, and services, while nearby local villages contribute to a loyal customer base.

The region boasts a mix of natural attractions, including sandy beaches, coastal cliffs, and walking trails, drawing visitors year-round. Strong local support, combined with well-developed road infrastructure and proximity to both regional towns and tourist routes, enhances the business's appeal and provides a solid foundation for further growth in accommodation, hospitality, and retail services.

Business Potential

The Halladale Inn & North Coast Touring Park offers considerable potential for growth and diversification. The business could extend to year-round trading, hosting functions such as weddings, christenings, and funerals, as well as off-season events like live music and quiz nights to engage the local community. Accommodation capacity could be increased with additional glamping pods, while winter caravan storage presents another revenue stream. There is further scope to develop adventure holiday packages and expand catering offerings, building on the existing strong reputation with both local customers and North Coast 500 visitors.

Grounds

The park is immaculately maintained, with tidy gravel and grass surfaces across the grounds. All facilities are well-organised into designated zones, such as the secure, fenced glamping pod area and the spacious parking area, creating an orderly and welcoming environment.

The business has a dedicated bin area, servicing both the inn and the park.

There are two touring caravans present on site which are not included in the sale but can be negotiated separately.

To the end of the Inn is a shipping container and a wooden shed which are currently used to house the equipment used to maintain the grounds.

Services

The business benefits from a new SEPA-compliant water treatment system for the park, mains power, and mains water. The Inn and owners caravan being served by a separate septic tank. Cooking is supplied via an LPG gas tank, while underfloor heating is installed in the toilets for added comfort. A gas combi boiler provides hot water throughout.

Licence

The business has a licence under the Licencing Scotland Act 2005, licence number HC/CSR/1521 and a copy of the operating plan is available to interested parties, which details operating practices.

Website

<https://thehalladaleinn.co.uk/>

EPC Rating

The EPC for The Halladale Inn is G (236). Reference number 2100-3465-7090-0200-8121.

Title Number

The title number is STH3224.

Rates / Council Tax

The Halladale Inn has a rateable value of £12,500, (reference number 02/01/007700/7) and the North Coast Touring Park has a rateable value of £8,600 (reference number 02/01/00710/0).

Plans

Indicative plans are available upon request from the selling agents ASG Commercial.

Price

Offers Over £725,000 (freehold) are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We also have access to a large team of legal experts who can act in all legal matters arising.

Directions

See map insert. What3words reference is [///grandson.cheerily.term](https://www.what3words.com/#!/grandson.cheerily.term)

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.

