

Halladale Inn and North Coast Touring Park

MELVICH, THURSO, KW14 7YJ

McEwan Fraser Legal
Solicitors & Estate Agents



Set amidst the spectacular coastal scenery of Sutherland, The Halladale Inn & North Coast Touring Park occupies an enviable position on Scotland's world-famous North Coast 500 route.

Combining a traditional licensed inn, restaurant, six-pod glamping village, touring and camping facilities, and an on-site shop, this is a versatile hospitality business with broad appeal to both local customers and visitors exploring the Highlands. With an established reputation, a loyal local following and a diverse range of facilities, the business offers an attractive proposition for an owner-operator or hospitality entrepreneur looking to build on an existing successful operation.



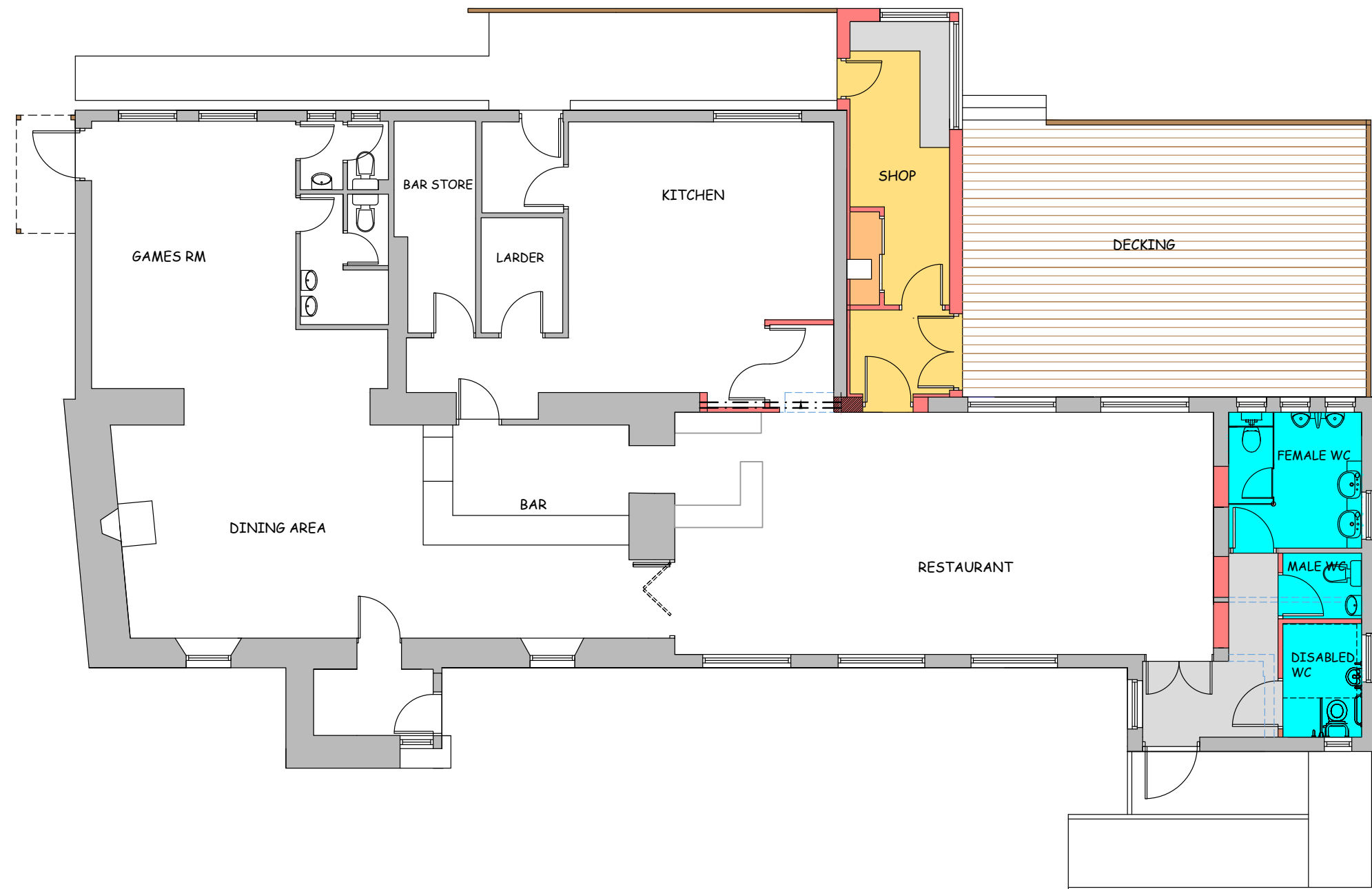
A CHARACTERFUL HIGHLAND INN

Dating back to 1882, The Halladale Inn began life as a traditional crofting house and has been sympathetically modernised to provide approximately 260m² of inviting trading space. The Inn combines rustic Highland character with modern comforts. Exposed oak beams, a wood-burning stove and a distinctive curved wooden bar create a warm, welcoming atmosphere, while the adjoining restaurant enjoys natural light, picturesque views and direct access to a spacious outdoor decking area. The fully licensed bar offers draught beers, ciders, wines and locally produced spirits, including The Halladale's own Highland Gin. Breakfast, dinner, speciality coffees, teas, hot chocolate, home baking and takeaway options broaden the offering and provide opportunities to serve a varied customer base. A fully equipped commercial kitchen, accessible facilities and customer toilets complete the restaurant, bar, and cafe operation. The adjoining North Coast Touring Park provides a complementary accommodation business, allowing visitors to enjoy the Inn's food, drink and hospitality just steps from their pitch or pod.











SIX GLAMPING PODS

The dedicated Pod Village offers six spacious pods accommodating couples, families and larger groups, with sleeping capacity of up to seven people in selected units. Facilities include heating, TVs, fridges, memory foam mattresses, crockery, cutlery and outdoor seating. The pods occupy their own designated, fenced area, with shared shower and toilet facilities nearby.



TOURING AND CAMPING

The campsite features 20 touring pitches arranged around a central camping green, with electric hook-ups at every touring pitch. Additional electric connections serve tent campers, and an overflow camping area provides further flexibility.



MODERN PARK FACILITIES

A purpose-built timber shower and toilet block serves park visitors, alongside laundry facilities, washing-up areas, freshwater points, chemical waste and grey-water disposal, free Wi-Fi and a children's play area. Ample free parking serves both the Inn and the park.



ADDITIONAL RETAIL INCOME

The on-site shop stocks everyday groceries, camping essentials, alcohol and tobacco, gifts, souvenirs and locally produced goods. Conveniently positioned to serve both overnight guests and passing visitors, it adds another dimension to the business and enhances the overall visitor experience. The Inn and park are linked by a fully integrated EPOS system, supporting the management of sales across the bar, restaurant and accommodation operation.



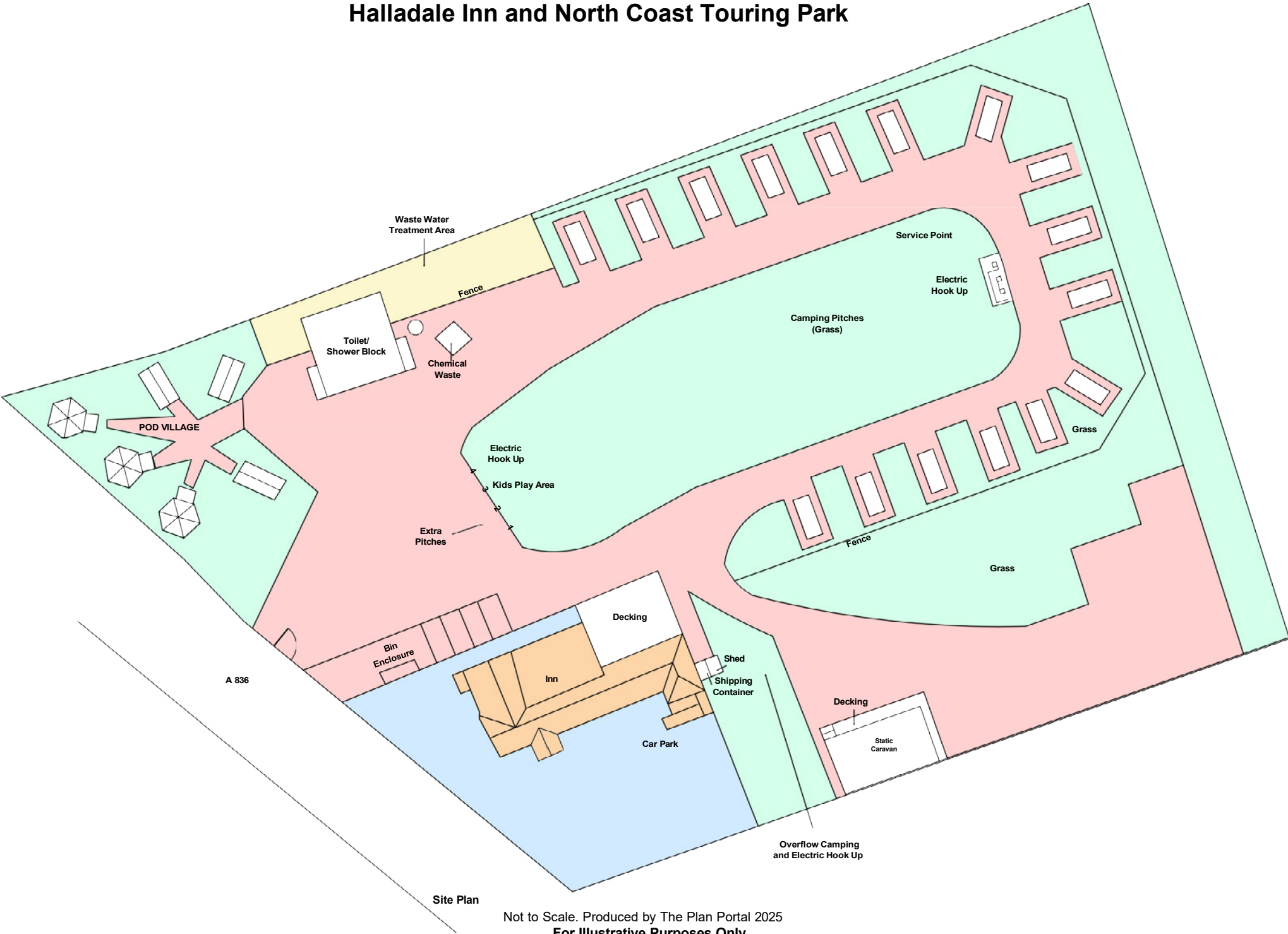
OWNER'S ACCOMMODATION

The property includes a two-bedroom static caravan measuring approximately 3.7m×10m, with partly wrap-around decking and a fixed shed housing washing machine & tumble dryer. Planning permission was previously granted for a Owner/manager's 3-bedroom house, including parking and a turning area, under application reference 18/00650/FUL. The current status and any conditions should be verified by prospective purchasers.

Externally the grounds are attractively maintained, with designated areas for accommodation, parking, and site operations. A shipping container and a wooden shed provide storage for grounds-maintenance equipment. Two touring caravans currently on site are excluded from the sale but may be available by separate negotiation. Currently used for seasonal staff accommodation.

Overall, The Halladale Inn & North Coast Touring Park brings together historic character, established hospitality facilities and diverse accommodation in a sought-after Scottish tourism location. With its combination of licensed premises, restaurant, glamping pods, touring pitches, camping facilities and retail, the business offers multiple complementary income streams and a platform for future development. The business trades seasonally and is described as profitable, with a reported TripAdvisor rating for restaurant of 4.5 – Very Good, for the campsite 4.9 – Excellent, and an overall Google rating of 4.7 - Excellent.

An exciting opportunity to acquire an established Highland hospitality and tourism business, ideally suited to a hands-on owner-operator seeking an appealing lifestyle opportunity with further commercial potential.



Nestled on the spectacular north coast of Sutherland, Melvich offers an exceptional Highland setting where rugged coastal scenery, unspoilt beaches and wide-open landscapes meet the world-famous North Coast 500 touring route.

Melvich village sits close to the Award winning Melvich Beach, directly on the North Coast of the NC500 route. With its sweeping stretch of golden sand backed by grassy dunes and where the Halladale River enters the sea; this makes it an appealing stop for fisherman, surfers, road-trippers, outdoor enthusiasts and visitors seeking an authentic taste of the Scottish Highlands. The surrounding coastline offers opportunities for visits to local distilleries, castles, wildlife watching and simply enjoying the peace and natural beauty of this remarkable part of Scotland.





Positioned on the main north coast road, Melvich attracts visitors exploring the northern Highlands by car, motorhome, caravan and campervan. Its distinctive scenery and relaxed rural atmosphere make it an appealing destination for those travelling the NC500, while the surrounding communities provide a strong local connection. For The Halladale Inn & North Coast Touring Park, this location is a major asset — combining the appeal of a sought-after touring destination with the opportunity to serve both passing visitors and the local community.

A stunning Highland setting, a renowned touring route and an established hospitality destination combine to make this an attractive location for a tourism business with further potential.



