
THE BREVINS
Fort William, PH33 6PF
BIDWELLS

# THE BREVINS,

Nevis Bridge • Glen Nevis • Fort William • PH33 6PF

*Fort William town centre 0.7 miles, Inverness city 65 miles, Glasgow 110 miles, Glasgow Airport 100 miles, Edinburgh Airport 126 miles, Edinburgh 145 miles*
*(all distances are approximate)*

- Established guest house and holiday cottage business in a prime Highland tourism location.
- Situated at the gateway to Glen Nevis, beneath the iconic Ben Nevis.
- Successful owner-operated business delivering an exceptional home-and-income lifestyle opportunity, with clear scope to enhance and grow the existing operation.
- Potential for residential conversion or redevelopment, subject to obtaining the necessary consents.
- Owner's residence and self-contained staff flat offering excellent operational flexibility.
- Rare opportunity to acquire a versatile lifestyle property with established income-generating and private use potential.
- Easily accessible from Glasgow and central Scotland

**Offers over £1,100,000**







The Brevins presents an established and profitable guest house business, benefiting from strong year-round tourism demand within the Lochaber area. The property has earned an outstanding reputation for the quality of its accommodation, warm Highland hospitality and high levels of repeat custom. Successfully operated by the current owners, The Brevins offers an attractive lifestyle and income-generating opportunity with scope to build upon its established trading performance in one of Scotland's foremost tourism destinations.

## SITUATION

The Brevins is situated at Nevis Bridge, at the entrance to the picturesque Glen Nevis, one of Scotland's most celebrated Highland glens. Nestled beneath the dramatic backdrop of Ben Nevis, Britain's highest mountain at 1,345 metres, the property lies at the gateway to some of the country's finest walking, mountaineering and outdoor recreation opportunities. The start of the Ben Nevis Mountain Track is located approximately one mile from the property, attracting visitors from across the UK and overseas throughout the year.

Fort William, widely regarded as the Outdoor Capital of Scotland, is situated approximately 15 minutes' walk from The Brevins and is renowned for its exceptional range of leisure pursuits, including hillwalking, climbing, mountaineering, mountain biking, fishing, paddleboarding and winter sports. The town serves as a gateway to Ben Nevis, Glen Nevis, the Great Glen and Nevis Range Mountain Resort, while also offering a comprehensive range of amenities including supermarkets, independent retailers, cafés, restaurants, leisure facilities, healthcare services and transport connections. Combined with the town's railway station, bus services and road network, Fort William is exceptionally well placed as a tourism and lifestyle destination within the Scottish Highlands.

The area offers a good range of educational provision. Primary schooling is available locally at Inverlochy Primary School together with other nearby options including Lundavra Primary School, Caol Primary School and St Columba's RC Primary School. Secondary education is available at Lochaber High School in Fort William, with further education opportunities provided by UHI West Highland and the wider University of the Highlands and Islands network.

Fort William enjoys excellent transport connections to the Central Belt and the north of Scotland. Glasgow lies approximately 110 miles to the south and can typically be reached by car in around 2.5 hours via the A82, a route widely regarded as one of Scotland's most scenic journeys through Loch Lomond and Glencoe. Edinburgh is approximately 145 miles from Fort William and is accessible by car in around 3 hours, providing convenient access to Scotland's capital city, international airport and financial centre. The route passes through some of Scotland's most attractive Highland and Perthshire landscapes.

To the north, the Highland capital of Inverness lies approximately 65 miles away and can be reached in around 1 hour 40 minutes by car. Inverness offers a comprehensive range of retail, commercial and transport facilities, including Inverness Airport with regular domestic and international connections.

# LOCATION

The surrounding area offers an exceptional combination of mountain scenery, coastal landscapes, outdoor pursuits and internationally renowned visitor attractions.

To the west, the famous Road to the Isles winds through some of the Highlands' most spectacular scenery, linking Fort William with the fishing port of Mallaig. Along the route lie the breathtaking Silver Sands of Morar, widely regarded amongst Scotland's finest beaches, where white sands and turquoise waters create a striking coastal landscape. Beyond, views extend towards the Small Isles of Eigg, Rum, Muck and Canna, whilst regular ferry services provide access to the Hebrides and Scotland's west coast islands.

The nearby village of Glenfinnan is steeped in Highland history and is home to the iconic Glenfinnan Viaduct, recognised worldwide for its appearance in the Harry Potter films. Visitors can explore the Glenfinnan Monument, erected in tribute to the Jacobite Rising of 1745, visit the museum and visitor centre, or enjoy boat trips on Loch Shiel. The world-famous Jacobite Steam Train passes through Glenfinnan on its journey between Fort William and Mallaig, offering one of the most scenic rail journeys in Europe.

For those wishing to explore further afield, the rugged peninsula of Moidart offers a landscape rich in history and natural beauty, including the atmospheric ruins of Castle Tioram, dramatically positioned on a tidal island at the head of Loch Moidart. To the north-east lie Loch Ness, Inverness and the internationally significant Culloden Battlefield, providing fascinating insights into Scotland's cultural and military heritage.



The area also provides excellent access to many of Scotland's most recognisable destinations. The picturesque Eilean Donan Castle, located at the meeting point of three sea lochs, lies on the route to the Isle of Skye, whilst to the south the dramatic mountains and glens of Glencoe and Rannoch Moor offer some of the country's most awe-inspiring scenery. The west coast route towards Oban passes the iconic Castle Stalker and provides ferry connections to the Isle of Mull and the Inner Hebrides.

Golf courses are also readily available, including Fort William Golf Club and Spean Bridge Golf Club. Together, these attractions create an outstanding lifestyle and tourism destination within one of Scotland's most celebrated Highland regions.

# DESCRIPTION

The Brevins comprises a substantial and versatile hospitality property extending to approximately 4,947 sq ft. The buildings are of whitewashed render with double glazing throughout and have been well maintained by the current owners. Internally, the layout is practical and well balanced, supporting the efficient operation of the guest house while providing comfortable private living space separate from the principal guest areas.

Guest accommodation is arranged across the ground and first floors of the main building and Annex, comprising nine well-proportioned bedrooms suited to both short-stay visitors and longer touring guests. Six bedrooms are within the main building and three are within the Annex, with all benefiting from en-suite facilities. The configuration offers flexibility for a variety of guest requirements, including couples, families and small groups.

Internally, the property is well presented, with a combination of vinyl and carpet flooring throughout. The guest rooms are bright, spacious and immaculately presented, finished to a high standard and designed to provide comfortable accommodation for a wide range of guests. The ground floor incorporates a substantial breakfast room, complemented by a well-appointed kitchen and associated service areas, supporting the day-to-day operation of the business.

The Annex currently forms part of the trading accommodation, with one ground-floor room, two first-floor bedrooms and a kitchen. Its layout offers useful adaptability, including potential for self-catering use or alternative operational arrangements.




















Flat


Flat


Flat


Flat


Manager's House


Manager's House


Manager's House

The private accommodation is arranged as two separate units. The self-contained Staff Flat forms part of the main building and includes two bedrooms, a kitchen and living room, while the Manager's House, adjoining the Annex, provides a further two-bedroom dwelling arranged over two floors, with living room, kitchen/dining room, storage, WC and first-floor bathroom.

The property also benefits from a useful range of ancillary buildings and amenities, including a workshop, carport, storage areas and utility room. Extending to over 0.6 acres, the property is accessed directly from Nevis Bridge, with substantial parking to the front, terraced garden space suitable for outdoor dining and a private gated parking area serving the Manager's House. The property further benefits from screening from the road by established evergreen tree's and is enclosed by a wood panelled fence.

Overall, The Brevins represents a well-established Highland hospitality property with a practical layout, generous guest provision and dedicated private accommodation. Its scale, location and configuration provide an excellent platform for continued trading, with further potential for purchasers to shape the property to suit their preferred use, subject to any necessary consents.





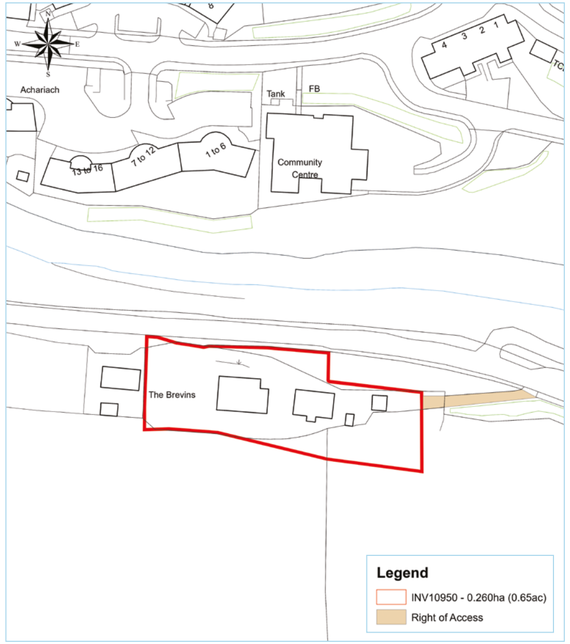


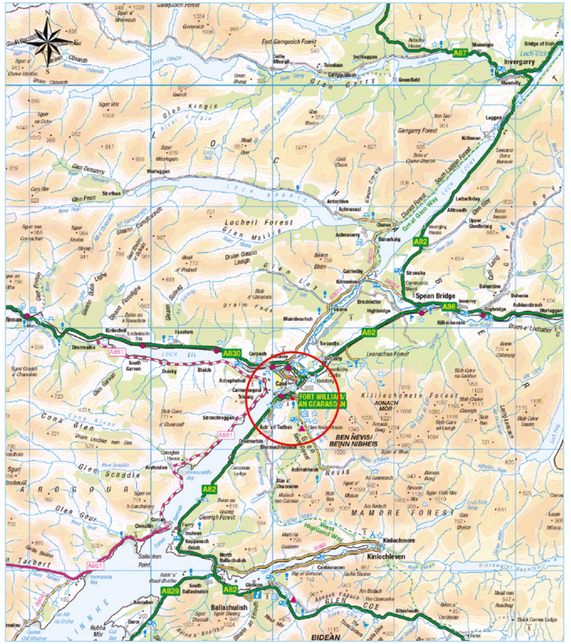



**Total: 4947 sq. Ft, 460 m2**

Ground Floor & Outbuildings: 2677 sq. Ft, 249 M2, First Floor: 2270 sq. Ft, 211 m2
Excluded Areas: Garage: 174 sq. Ft, 16 M2, Utility: 38 sq. Ft, 3 M2, Carport: 233 sq. Ft, 22 M2,
Patio: 78 sq. Ft, 7 M2, Porch: 311 sq. Ft, 29 M2, Low Ceiling: 51 sq. Ft, 6 M2,
Walls: 360 sq. Ft, 32 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - https://www.filmworx.co.uk




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# GENERAL INFORMATION

## FLOOD RISKS

As far as the seller is aware, the property has not flooded in the last 5 years.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of areas potentially at risk of flooding from coastal, river and surface water sources. From enquiries made on the website, the Property falls outside an indicative flood plain but there could still be localised effects from flooding in some places.

## REASONS FOR SALE

The present owners have operated the guest house since 2014 and, having enjoyed running the business, now wish to retire.

## VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

## CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

## HOME REPORT, RATES & SERVICES

| THE BREVINS, NEVIS BRIDGE, GLEN NEVIS, FORT WILLIAM, PH33 6PF | |
|---|---|
| **Energy Efficiency Rating** | Band D (55) and Band E (80) with potential to achieve D (53) and (49) |
| **Rateable Value** | £13,000 |
| **Electric** | Mains |
| **Water** | Mains |
| **Drainage** | Septic tank located within the property boundary |
| **Main Heating** | Space heating is provided by electric wall-mounted heaters, with domestic hot water supplied via an electric immersion heater. In the Staff Flat, additional heating is provided by a wood-burning stove. |
| **Supplementary Heating** | As above |
| **Parking** | Off street |
| **Broadband** | Superfast level – Copper and Fibre to the Cabinet Broadband |
| **Mobile Signal** | Indoors & Outdoors: All main mobile network providers offer data. |

*Please note we have compiled this information by checking the postcode associated with the address on the Ofcom Mobile and Broadband Checker. The level of service you may get depends on a number of factors and may differ between providers. We would strongly recommend you check the Ofcom Mobile and Broadband Checker (checker.ofcom.org.uk) in addition to contacting your preferred provider directly to ascertain the level of service they can provide for you.*

## DIRECTIONS

The property is most easily found using the postcode PH33 6PF or the what3words address ///fans.showering.prongs.

From Glasgow, follow the A82 north through Loch Lomond, Crianlarich, Tyndrum and Glencoe to Fort William. Continue through the town centre and follow signs for Glen Nevis. At the Nevis Bridge Roundabout, take the exit signed Glen Nevis and continue for a short distance. The Brevins is the last property on the left-hand side.

From Edinburgh, follow the M9 west towards Stirling before joining the A84 towards Crianlarich. Continue via Tyndrum and Glencoe before joining the A82 north to Fort William and follow the directions as above.

Alternatively, from Edinburgh, follow the M90 north to Perth before joining the A9 through Pitlochry. Turn off at Dalwhinnie onto the A889 and continue west to join the A86. Follow the A86 west through Spean Bridge before joining the A82 south towards Fort William. Upon entering the town, follow signs for

Glen Nevis and take the left-hand exit signed Glen Nevis at the Nevis Bridge Roundabout. Continue for a short distance and The Brevins is the last property on the left-hand side.

From Inverness, follow the A82 south via Loch Ness, Drumnadrochit, Invermoriston, Fort Augustus and Spean Bridge before continuing to Fort William. Upon entering the town, follow signs for Glen Nevis and take the left-hand exit signed Glen Nevis at the Nevis Bridge Roundabout.

## OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

## DATE OF ENTRY

To be mutually agreed in writing.

## TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

**Tenure:** Absolute Ownership Interest (Freehold)

## DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

## FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

## RESTRICTIONS AND THIRD PARTY RIGHTS

**Third Party Rights:** The sellers are not aware of any third-party rights over the property.

**Listing Status**: None

**Conservation Area**: No

## WARRANTIES

There are no warranties or guarantees included with this sale.

## VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

## APPORTIONMENTS

The Council Tax, Commercial Rates and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

## PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

## LOCAL AUTHORITY

The Highland Council
Highland Council Headquarters, Glenurguhart Road, Inverness, IV3 5NX

T: 01349 886606

## SELLING AGENT

Bidwells
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