

An aerial photograph of a property in Loch Lomond. The property is a rectangular plot of land, outlined in green, situated in a wooded area. It contains a small, single-story building with a grey roof and a colorful mural on its side. A dark car is parked on a gravel area in front of the building. The surrounding area is densely wooded with bare trees, suggesting a late autumn or winter setting. A road is visible at the bottom of the frame.

Loch Lomond

land with
planning
approved for
5 self-catering
lodges

offers over
£625,000

formerly
Bonnie Braes Restaurant
A82, Tarbet, Arrochar,
G83 7DN

sba
scottish business agency

Land for Sale

Offers over £625,000

The former Bonnie Braes cafe site is located on the Western shores of Loch Lomond, just North of Tarbet – the access point to the Highlands.

The site hugs the A82 on the shoreline of the Loch and has a direct view, though trees to the upper part of Loch Lomond.

The A82 is just meters away from the loch, and the most popular route for those travelling to Oban, Glencoe, Fort William and beyond. Loch Lomond is one of the most popular stopover points for those touring the Scottish Highlands and Islands, with almost all visitors travelling to or through it on their travels.

Planning approved for:

5 dwellings for use as self-catering holiday accommodation

<https://eplanning.lochlomond-trossachs.org/OnlinePlanning/>
2021/0244/DET

Loch Lomond sees 4 million visitors each year.



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Loch Lomond

Location

Loch Lomond and The Trossachs National Park covers an area of 720 sq miles (1,865 sq km) with a 220 miles (350 km) long boundary. Following the formation of the Scottish Parliament, and many decades of campaigning by the Friends of Loch Lomond and the Trossachs, and others, legislation led to the creation of Scotland's first National Park on 19 July 2002. With over 7 million visitor days and 4 million visitors annually Loch Lomond and The Trossachs is Scotland's most popular countryside destination.

A large percentage of people travelling to Glencoe, Oban, Fort William and the rest of the popular highlands will travel through Loch Lomond at some point during their trip. A large volume will pass through or stay for a day, many like to stay for a few nights and take in the Loch and its surroundings.

The National park is home to 21 Munros (mountains over 3000 ft). It is also only 1 hour from 50% of Scotland's population - 30 minutes from Glasgow and Stirling.

Loch Lomond & The Trossachs National Park attracts millions of visitors every year because of its world-renowned natural beauty, extensive outdoor recreation opportunities, our close proximity to the large population centres of central Scotland and general accessibility by road and rail.

Demand outstrips supply for most of the season (April-September) for accommodation, restaurants and facilities.

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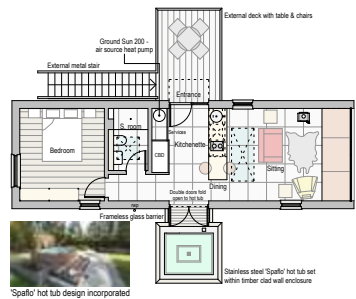


SIDE ELEVATION SCALE 1:100

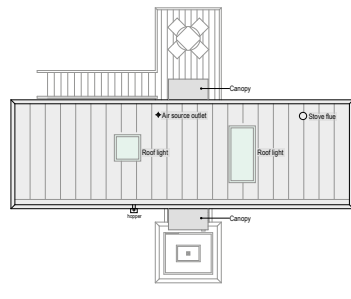
FRONT ELEVATION SCALE 1:100

REAR ELEVATION SCALE 1:100

SIDE ELEVATION SCALE 1:100



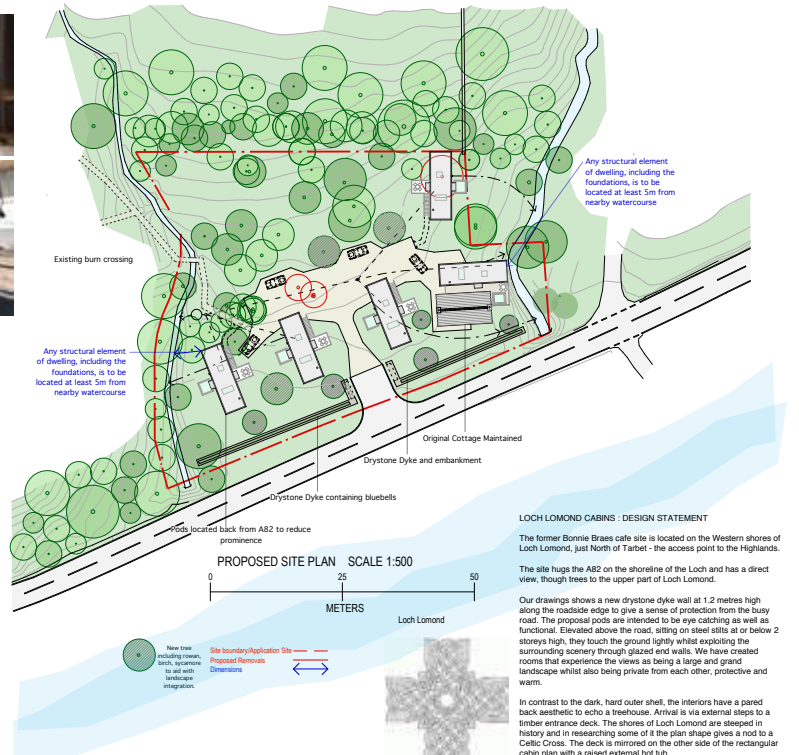
PLAN SCALE 1:100



ROOF PLAN SCALE 1:100



PRECEDENT IMAGES OF INTERIOR



PROPOSED SITE PLAN SCALE 1:500

LOCH LOMOND CABINS - DESIGN STATEMENT

The former Bonnie Braes cafe site is located on the Western shores of Loch Lomond, just North of Tarbet - the access point to the Highlands.

The site hugs the A82 on the shoreline of the Loch and has a direct view, through trees to the upper part of Loch Lomond.

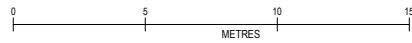
Our drawings shows a new drystone dyke wall at 1.2 metres high along the roadside edge to give a sense of protection from the busy road. The proposed pods are intended to be eye catching as well as functional. Elevated above the road, sitting on steel stilts at or below 2 storeys high, they touch the ground lightly whilst exploiting the surrounding scenery through glazed end walls. We have created rooms that experience the views as being a large and grand landscape whilst also being private from each other, protective and warm.

In contrast to the dark, hard outer shell, the interiors have a pared back aesthetic to echo a treehouse. Arrival is via external steps to a timber entrance deck. The shores of Loch Lomond are steeped in history and in researching some of it the plan shape gives a nod to a Celtic Cross. The deck is mirrored on the other side of the rectangular cabin plan with a raised external hot tub.

On entering, an island unit forms a sense of entrance, a kitchen facility and also a place to sit. Additional storage and servicing is located in cupboards to one side. The hot tub can be glimpsed through glazed doors. The main seating area is designed to be orientated towards the loch, with smaller bedroom windows overlooking the forest landscape. A leather window seat houses log storage below for a small log burning stove.

A small corridor passes the shower room to a cosy king size bedroom. Internally each pod is lined with beautiful oak cladding designed to surprise.

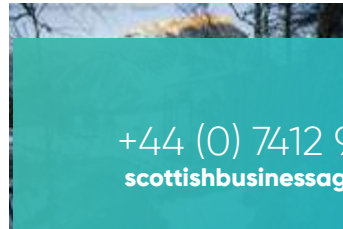
PLAN CONCEPT - THE CELTIC CROSS



IMAGES FROM MODEL

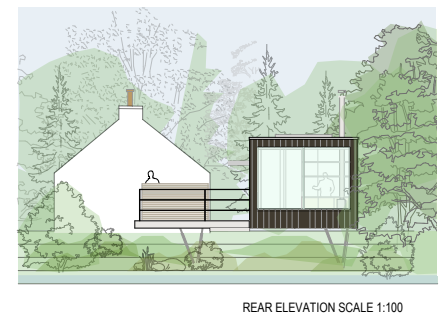
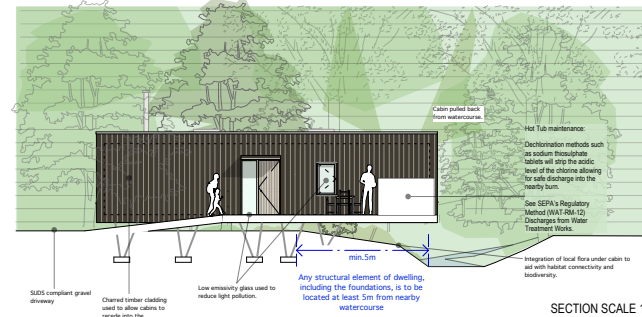
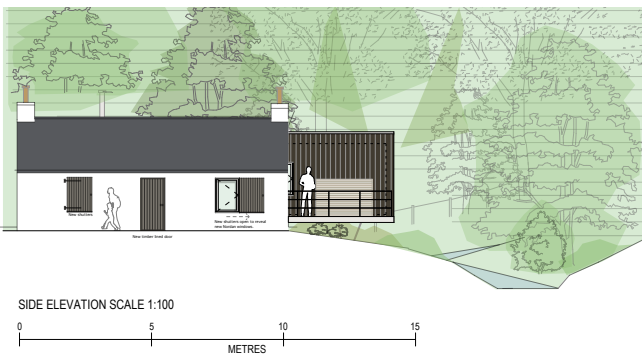
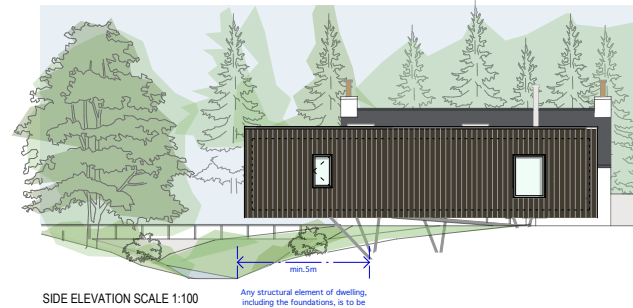
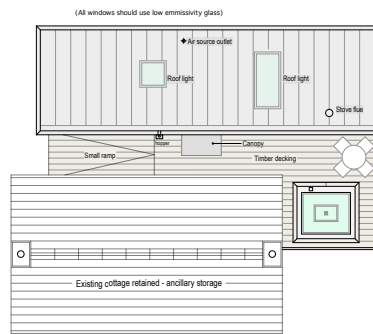
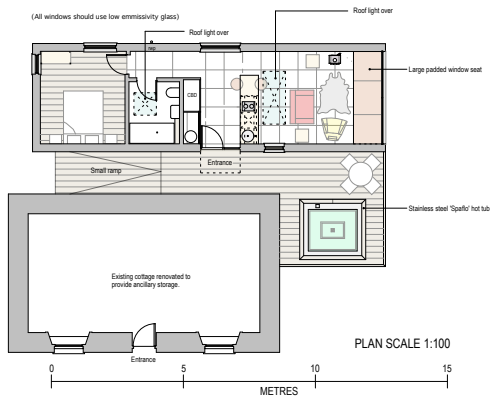


PRECEDENT IMAGES OF VARIOUS HIGH QUALITY 'PODS' SET IN A VARIETY OF NATURAL LANDSCAPES



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Landscape:

Integration of vegetation in dyestone dyke and rest of site:
local flora such as native bluebells are to be integrated throughout the site (including underneath each proposed cabin).

Outdoor Light use:
All outdoor lights should be sensor controlled and directed downwards to reduce light pollution and impact on night time foraging species.



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