

FOR SALE

Impressive, Historic 30-Bedroom Country House Hotel in 6.5 acres

**GRAHAM
SIBBALD**



Shieldhill Castle Hotel

Shieldhill Road, Quothquan, Biggar, Lanarkshire, ML12 6NA

Offers Around £1,500,000 - Freehold

Find out more at
www.g-s.co.uk

- **Impressive, Historic 30-Bedroom Country House Hotel in 6.5 acres**
- **Superb Rural Location – Accessible to Edinburgh, Glasgow & M74**
- **Range of Letting Accommodation in Main Castle, Stable Block & Lodges**
- **Attractive Public Rooms; Marquee Area; 3-Bed Private House**
- **Established Hotel Business & Wedding Venue**



INTRODUCTION

A house has stood at Shieldhill on its present site overlooking the Clyde Valley and Lanarkshire hills, for over 800 years. It originally dates back to 1199, and parts of the original remain, but it is the 18th and 19th Century additions to the main property that predominate. The house has been occupied since 1560, mainly by the Chancellor family who it was that sold the property in 1959. It was then that Shieldhill metamorphosed into hotel use.

Shieldhill Castle Hotel is an outstanding 30-bedroom country house hotel located in Quothquan, a short 4 miles north of Biggar in the rolling rural countryside of Lanarkshire. The hotel is readily accessible with both Edinburgh and Glasgow within an hour's drive and the Abington junction providing access to the M74 20-minutes away. The location is an ideal spot for tourists and the residents of the surrounding locality. The rural, secluded location is also ideal for exclusive use events, such as weddings or conferences.

The hotel itself is grand, with 16-bedrooms located in the hotel and additional accommodation within the Stable Block (10-bedrooms) and 2 Chalets (4-bedrooms). There is also a 3-bedroom house on site. Inside the hotel there is a range of attractive public areas to suit a variety of guests. Externally, the hotel boasts tranquil grounds of c.6.5 acres with marquee and pond; plus the 'Nelson Mandela' tree commemorating his visit in 1997.

The sale of Shieldhill Castle Hotel presents a wonderful opportunity for a buyer to acquire a magnificent country house hotel with fantastic business development prospects.

THE PROPERTIES

The Shieldhill Castle and the adjacent Shieldhill stable block are both Historic Scotland Category B Listed Buildings and the hotels' accommodation is divided over 3 main areas –the castle, stable block and the lodges.

ACCOMMODATION SUMMARY

From the main road the hotel's private driveway leads past the grounds to the gravelled sweep and parking in front of the castle. The main hotel has its accommodation over ground. first and second floor levels, with additional accommodation in the stable annexe and lodges, and briefly is as follows :-

Public Areas

Main entrance door into entrance reception hallway, leads into: -

- Reception Area with Office off
- Market Bar (30) with bar servery, and access to outdoor terrace
- Oak Lounge (15) with feature fireplace and wood panelled walls
- Tinto View Restaurant (25) with feature fireplace with wood burning stove
- Alexander Lounge (30) – can be used as Private dining for up to 30 people and adjoins the Bridal Suite.
- Alexander Meeting Room FF (30)
- Chapel with separate entrance (90)
- Marquee (110 seated)



Letting Bedrooms

A total of 30 Letting Bedrooms as follows:-

Castle / Main Hotel

16 Letting Bedrooms

- Otterburn - Double
- Largs – Double
- Cromdale – Double / Zip & Link
- Bannockburn (Bridal Suite) – with large lounge and a four poster large bed
- Langside – Double / Zip & Link
- Flodden - Double
- Scone – Four Poster
- Neidpath – Double / Zip & Link
- Wallace – Four Poster
- Killiecrankie – Double / Zip & Link
- Biggar - Double
- Culloden – Double
- Bonnymuir – Double / Zip & Link
- Glencoe – Four Poster
- Fleming - Double
- Chancellor - Double

All bedrooms with full ensuite facilities (5 x bath with shower; 6 x shower only; 1 x shower and jacuzzi; 1 x bath with shower and jacuzzi; 1 x bath and shower and jacuzzi; 2 x bath and shower)



Castle/Main Hotel



Castle/Main Hotel



Castle/Main Hotel



Castle/Main Hotel



Stable Courtyard

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10 Letting Bedrooms

- An Cnoc – Double / Zip & Link
- Ardbeg – Double / Zip & Link
- Auchentoshan - Double
- Bruichladdich – Double / Zip & Link
- Edradour – Double / Zip & Link
- Fettercairn – Double
- Old Pulteney – Double
- Scapa – Double
- Springbank – Double / Zip & Link
- Tomatin – Double / Zip & Link

All Ensuite (2 x wet room; 8 x shower only)

Three pairs of bedrooms can be linked as family rooms.

Timber Lodges

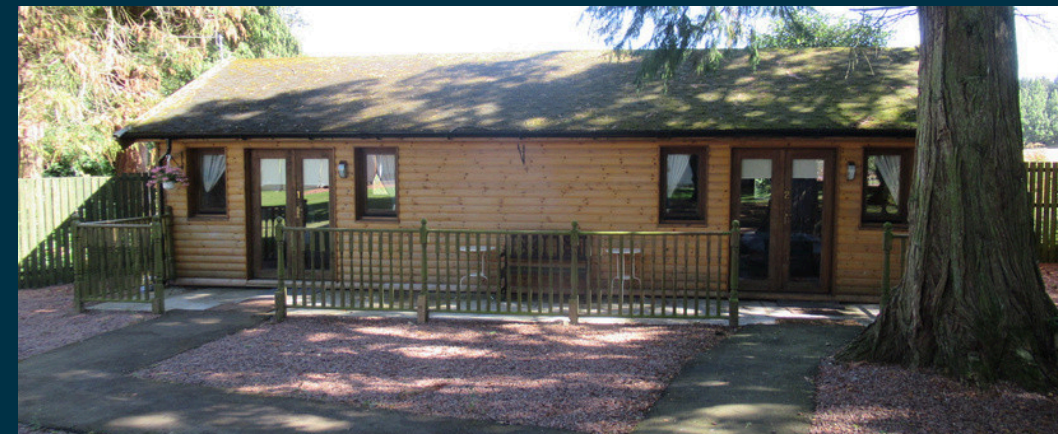
2 x detached timber chalet lodges in the grounds of the hotel.

- 4 x Double Bedrooms

All shower room ensuite



Timber Lodge

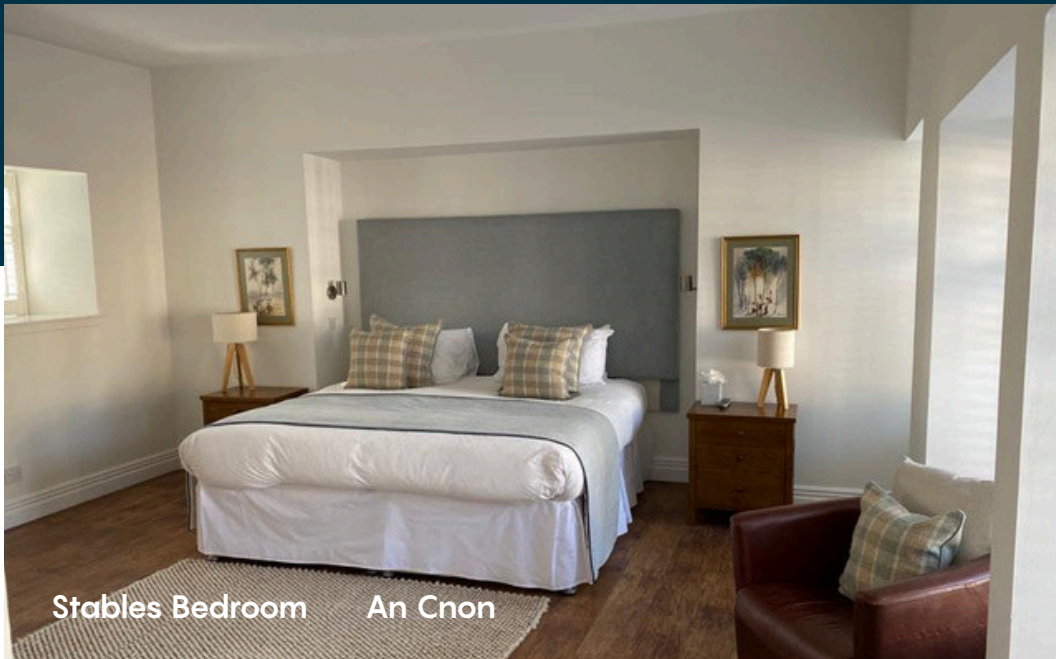




Timber Lodge Bedroom 2



Market Bar Main Hotel



Stables Bedroom An Cnon



Stables Bedroom Fettercairn



Service Areas

Castle / Main Hotel

- Commercial Kitchen
- Kitchen Prep Area
- Dishwash Area
- Laundry
- Walk-in freezer/chill
- Stores

Coach House

Located in the stable courtyard, a 2-storey cottage, currently used for staff accommodation.

- Ground Floor – large living room with dining area; kitchen
- First Floor – three bedrooms; bathroom

Outside

Set in approximately 6.5 acres of land.

- Outdoor terrace with picnic tables
- Ample car parking
- Tree lined lawned area with ornate pond

TRADE

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE/RATINGS

<https://shieldhillcastle.com/>

Trip Advisor – 4.6 Very Good

Booking.com – 8.6 Fabulous

SERVICES

Mains electricity and water. Private drainage. LPG gas for kitchen. Heating is from either oil-fired central heating system or electric panel heaters.

ENERGY PERFORMANCE CERTIFICATE

Shieldhill Castle Hotel – EPC Rating – G

Stable Block – EPC Rating - G

Private House (Farmhouse) – EPC Rating – F

Chalet 1 – EPC Rating - G

Chalet 2 – EPC Rating - G

The EPCs will be available upon request.





Castle/Main Hotel



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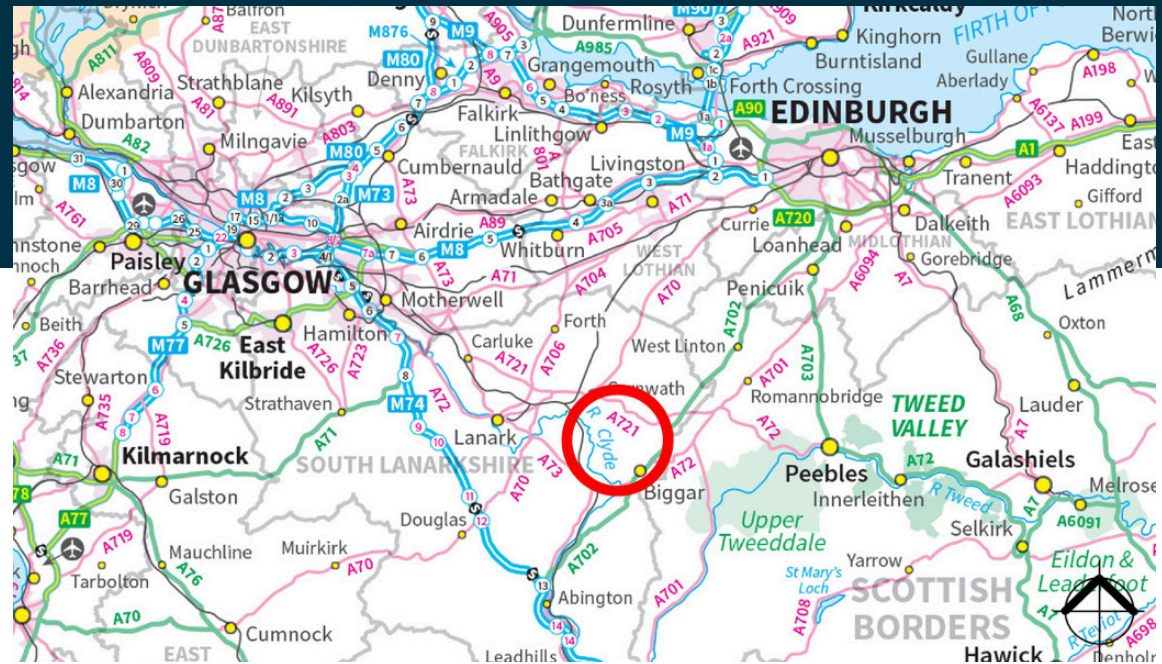
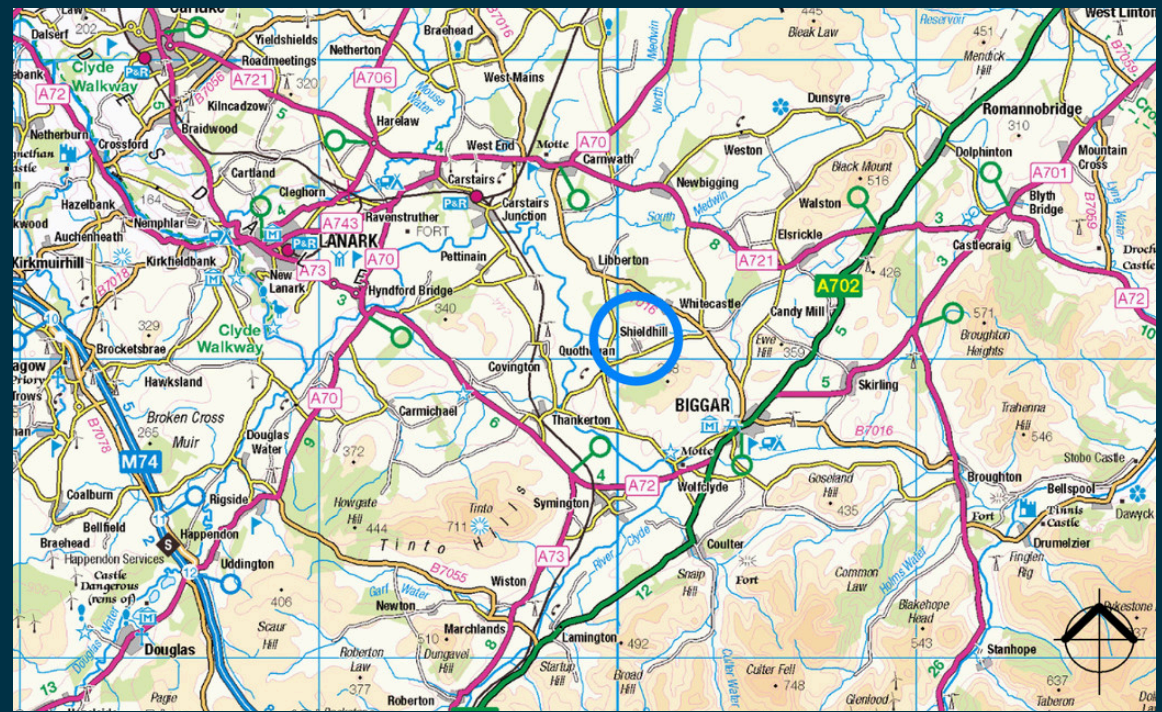


Castle/Main Hotel





This Site Plan is for identification purposes only and is provided subject to verification by solicitors from Title documentation, when available.



RATEABLE VALUE/COUNCIL TAX

Shieldhill Castle Hotel – Rateable Value - £86,000 (1st April 2023)

Coach House – Council Tax Band “D”

TENURE

Heritable (Freehold) / Outright Ownership).

PRICE

Offers around £1,500,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.

To arrange a viewing please contact:



Alistair Letham
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341 710



Katie Tait
Agent - Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: May 2025

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.