

SCOTLAND PLANNING HUTTING

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Scandinavian style ‘huts’ for recreational use now have support through the Scottish Planning Policy and increasingly through new Local Development Plans. Even before Covid-19, Visit Scotland research suggested that ‘getting away from it all’ is the main appeal for a quarter of all visitors, leading to an important rise in demand for unique forms of holiday accommodation in some of the country’s wilder locations. If properly planned, huts can act as quirky weekend retreats both for local people and to help satisfy the demands of visitors.

Landowners are integral to ensuring such growing demand can be met. There are many ways landowners can benefit from the opportunities this trend presents. This may include:

- diversifying their businesses, providing a steady income and local employment;
- enabling land sales of small areas of marginal land to either leisure operators or individuals;
- creating new leasing opportunities on marginal land with groups of individuals
- potential joint ventures with builders and operators

Like Scandinavian summer houses, hutting and other forms of low impact recreational accommodation in woodland or rural areas is growing in popularity in Scotland. Our research has illustrated that many local Planning Authorities would support such structures, either in isolation or in small groups as year-round visitor accommodation. Indeed Savills has secured planning permission for a number of these structures already.

We have also carried out extensive research for community and private landowners into the different approaches that can be taken to the practical planning, management and leasing arrangements required to make these huts and other quirky forms of accommodation a success.

For many people with aspirations to spend more time in Scotland’s wild spaces and wooded places, the current lack of sites for such development presents a real barrier. Providing new spaces for low-impact development like

this will therefore allow more of this demand to be met - providing a new income stream from land that had hitherto seemed unproductive.

Do you have land available where the development of individually designed structures could offer visitors a unique stay in the Scottish countryside, or a leased regular getaway hut for Scottish residents while providing you with a new income stream?

Or might you consider selling land which is peripheral to agricultural production, and unlikely to have other forms of value, but which would provide a suitably ‘wild’ environment for those seeking a wee place to get away from it all?

If so, our specialist team would be delighted to hear from you. We could assist you with a hutting project in a number of ways:

- Hutting Feasibility Studies
- Site Assessments
- Planning Applications and Pre-application discussions
- Design
- Lease Negotiation
- Sales
- Site Management



Debbie Mackay
Director
Planning
+44 (0) 131 344 0891
dmackay@savills.com



Angus Dodds
Associate
Planning
+44 (0) 131 344 0893
adodds@savills.com



Adam Davies
Associate
Rural Professional
+44 (0) 792 985 4314
adam.davies@savills.com

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Director
Planning
+44 (0) 131 344 0891
dmackay@savills.com



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Associate
Planning
+44 (0) 131 344 0893
adodds@savills.com



Adam Davies
Associate
Rural Professional
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