

# Residential Development Opportunity

ROYAL NORTHERN & CLYDE YACHT CLUB, RHU, G84 8NG

RARE OPPORTUNITY TO ACQUIRE A LOCAL LOCHSIDE LANDMARK WITH DEVELOPMENT POTENTIAL



Picture taken 2008

Rhu, Helensburgh

Ardenvohr, RNCYC

## THE OPPORTUNITY

On behalf of the Royal Northern & Clyde Yacht Club (RNCYC), Savills are pleased to present for sale the extensive site and Victorian clubhouse, 'Ardenvohr', located in Rhu on the edge of Helensburgh. Situated on the eastern banks of Gareloch on the peninsula leading to Rhu Point, *Ardenvohr* presents a rarely available opportunity for substantial residential development within one of Scotland's most desirable communities on the West Coast.



## KEY HIGHLIGHTS

- Rare lochside residential development opportunity
- Indicative masterplan for a 38-unit development
- 12,680 sq ft clubhouse set within 4.6 acres (1.9 hectares) of grounds
- Gatehouse & ancillary buildings within grounds
- Scenic panorama across Gareloch
- Located adjacent to Helensburgh with direct transport links to Glasgow

Picture taken 2019

# DESCRIPTION

*Ardenvohr*, built in 1857, was designed as a detached villa for a local merchant and was later sold to a family estate before becoming the Clubhouse and headquarters for the Royal Northern and Clyde Yacht Club in 1937.

The available opportunity comprises the main clubhouse building and gatehouse which are set within landscaped grounds and benefit from views overlooking the Gareloch.

The site is accessed from Gareloch Road in Rhu through private gates with the existing Gatehouse remaining in situ. The Clubhouse and Gatehouse are both Category B listed by Historic Environment Scotland and lie within the Rhu Conservation Area.

The Clubhouse extends to 12,680 sqft, arranged over two floors. It sits on a prominent position overlooking the bay with landscaped gardens and terrace. There is currently car parking to the east and north of the property as well as some ancillary outbuildings.

Internally, the property maintains the majority of its original features with many of the rooms enjoying views over the grounds, Rhu Bay and the Firth of Clyde. The Clubhouse has a grand atrium entrance which leads to an impressive hall and staircase. The ground floor comprises a number of large formal rooms which have been used for weddings, as well as a bar and seating area, kitchen and storage. Rooms on the first floor are accessed off an impressive landing which overlooks the entrance hall.



4.6 acre site



38 indicative units



12,680 sq ft clubhouse

Picture taken 2019

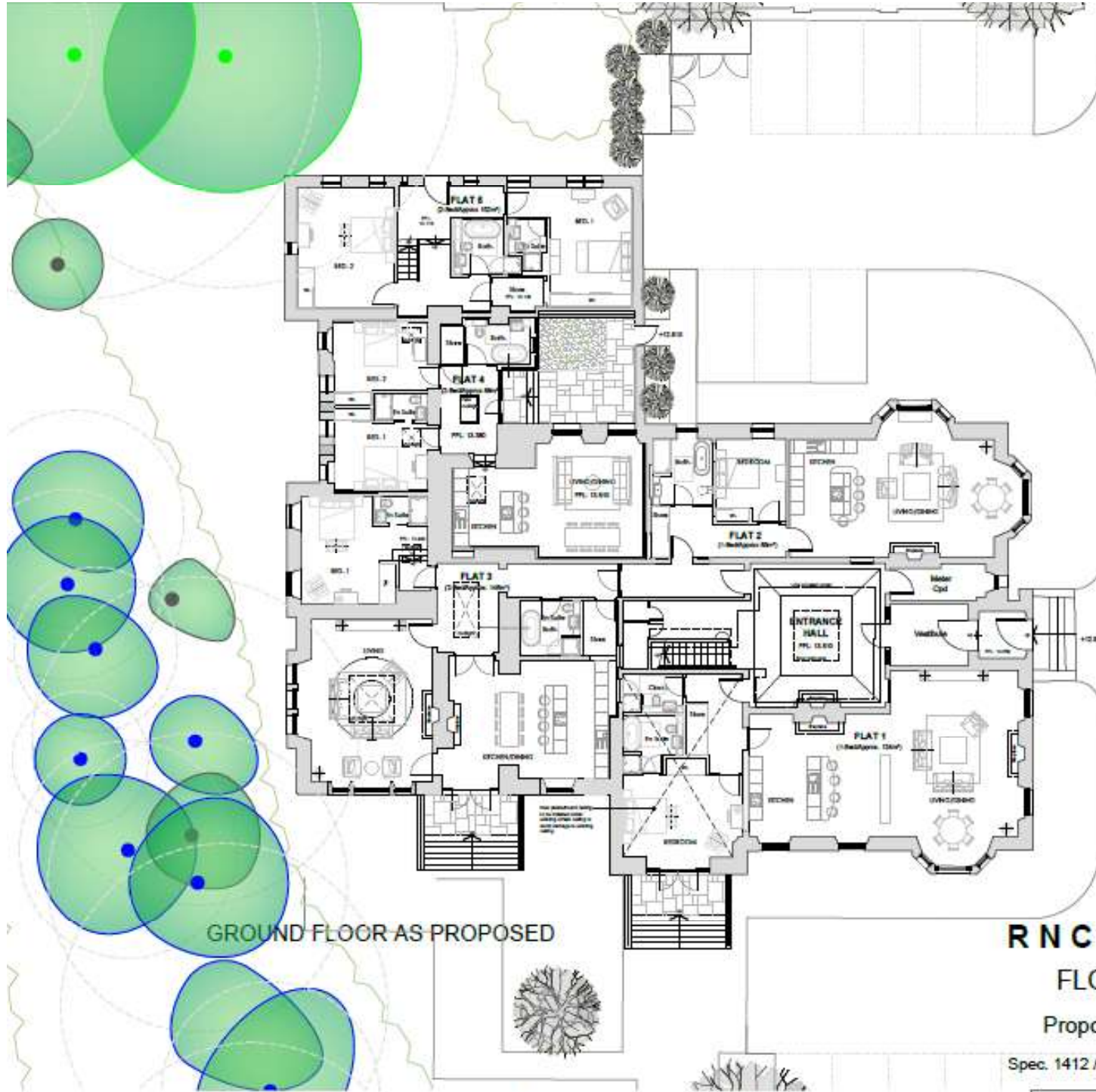


Picture taken 2011



Picture taken 2019





GROUND FLOOR AS PROPOSED

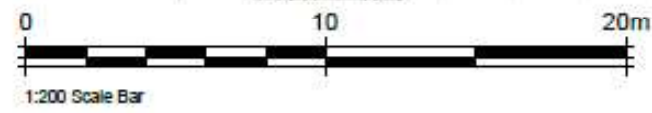
**RNCYC, RHU**  
**FLOOR PLANS**

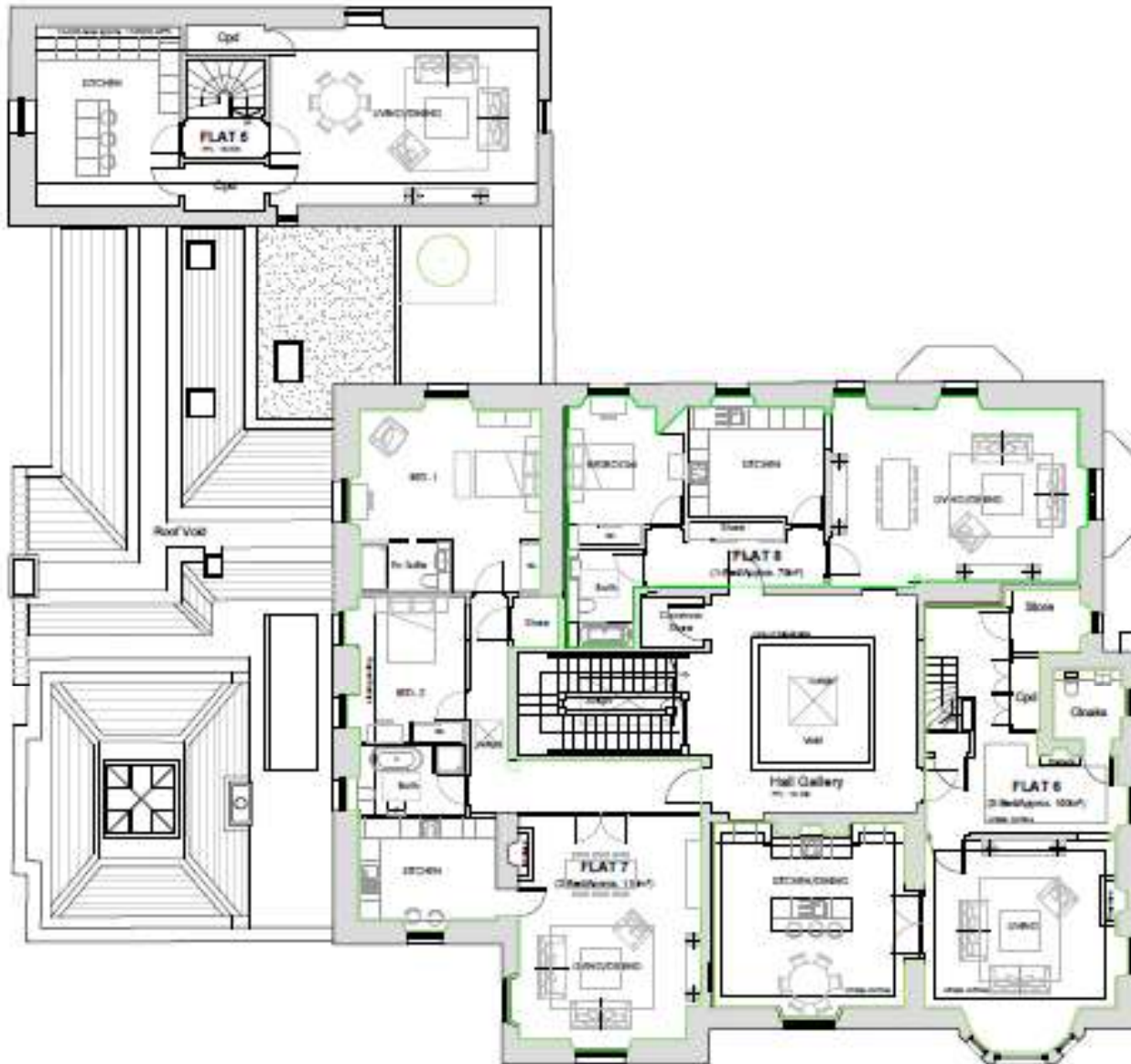
Proposed Clubhouse

Spec. 1412 /SK20 1:200@A3 Dec 23

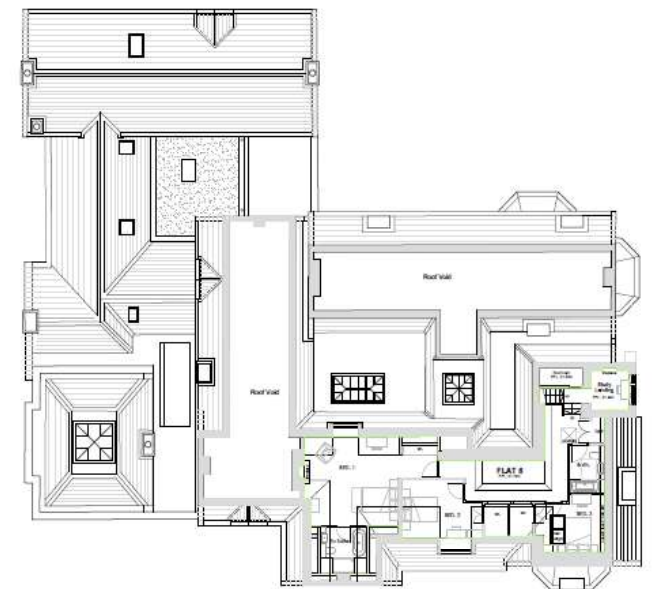
**gd lodge architects**

crown house 152 west regent street glasgow G2 2RX  
 www.gdlodge.co.uk projects@gdlodge.co.uk





FIRST FLOOR AS PROPOSED  
 OPTION 1 : No Attic level in flat 8



ATTIC LEVEL AS PROPOSED  
 OPTION 1 : No Attic level in flat 8

## LOCATION, CONNECTIVITY & SITUATION

Located on the banks of Gareloch within the Argyll and Bute local authority, the picturesque village of Rhu has been home to residents for over three centuries with the area attracting wealthy merchants to the area during the 1800's where they built grand residences, including *Ardenvohr*.

Located on the outskirts of the larger town of Helensburgh, Rhu is a highly desirable settlement characterised by sandstone villas with idyllic views overlooking the Gareloch. It's main arterial route is the A814 (Gareloch Road) which links to Helensburgh in the east and further afield to Dumbarton (10.2 miles) and Glasgow (30.7 miles).

The village is home to two hotels, a pub restaurant and a cafe at the renowned Rhu Marina. Whilst there is a local village convenience store, wider supermarket and high street shopping can be found in Helensburgh. Helensburgh is home to an array of restaurants, bars, pubs and cafes as well as other amenities including the local leisure centre and Helensburgh Golf Club as well as the local tennis and sailing clubs. Helensburgh offers a wide selection of clubs and societies which cater for many and varied interests of the community.

Schooling is provided by Rhu Primary School (0.3 miles to the east ) with denominational primary education at St Joseph's Primary School in Helensburgh (3.4 miles to the southeast). Secondary education is provided at Hermitage Academy in Helensburgh (3.8 miles) with denominational education provided at Our Lady and St Patrick's High School in Dumbarton (14.2 miles to the east). Lomond School, located 2.1 miles from the site, is a leading independent school offering education from 3-18 years of age. Lomond School provides boarding and is a co-educational school and was a finalist in the Independent Schools of Year Awards 2025.

The site is linked by rail services to Glasgow from Helensburgh Central with a journey time of approximately 40 minutes. The Helensburgh Central train line runs all the way to Edinburgh Waverly station, taking approximately 2 hours. Regular bus services are provided on Gareloch Road which links Rhu to Helensburgh with onward bus connections to Glasgow and beyond. Access to the motorway network is via Junction 30 of the M8 at Erskine which lies 18.5 miles to the south east.

The site is well placed for access to key employment hubs including Faslane Naval Base with a journey time of around eight minutes by car and Glasgow Airport is within a 35 minute drive of the site.

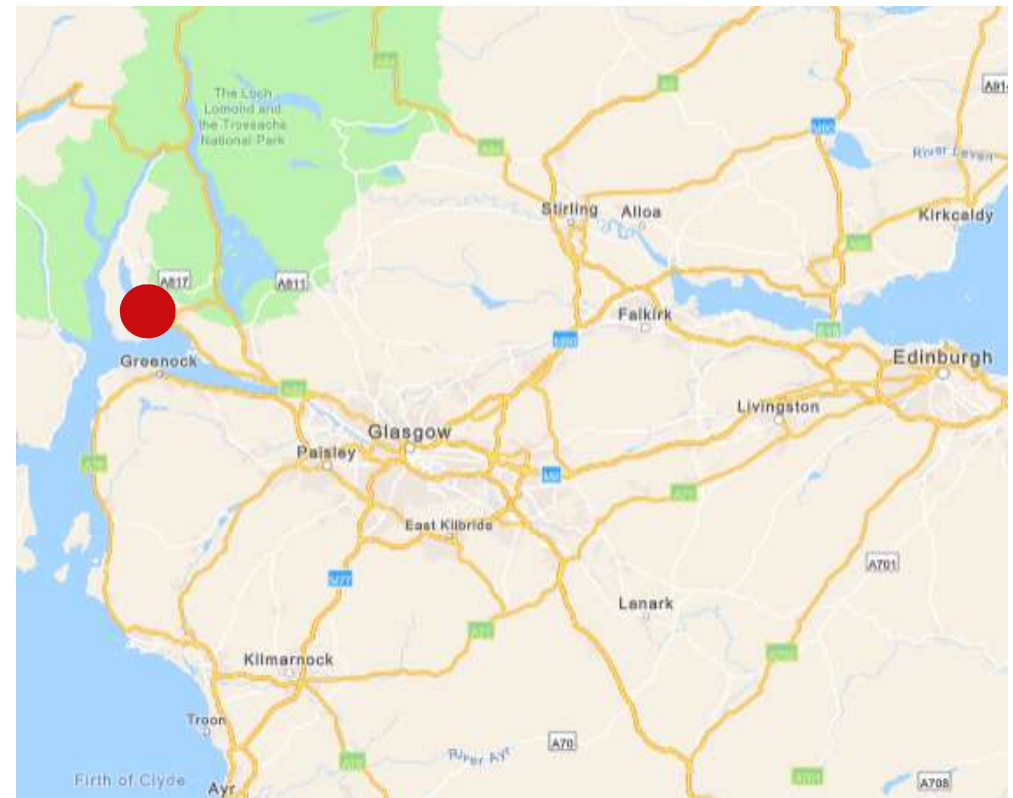
The local area supports a wealth of outdoor pursuits with numerous hiking and walking trails in the local area. Extensive watersports facilities can be accessed at the 235-berth Rhu Marina as well as nearby Loch Lomond and the Trossachs National Park, which is a key tourism attraction in Scotland.



Picture taken 2011

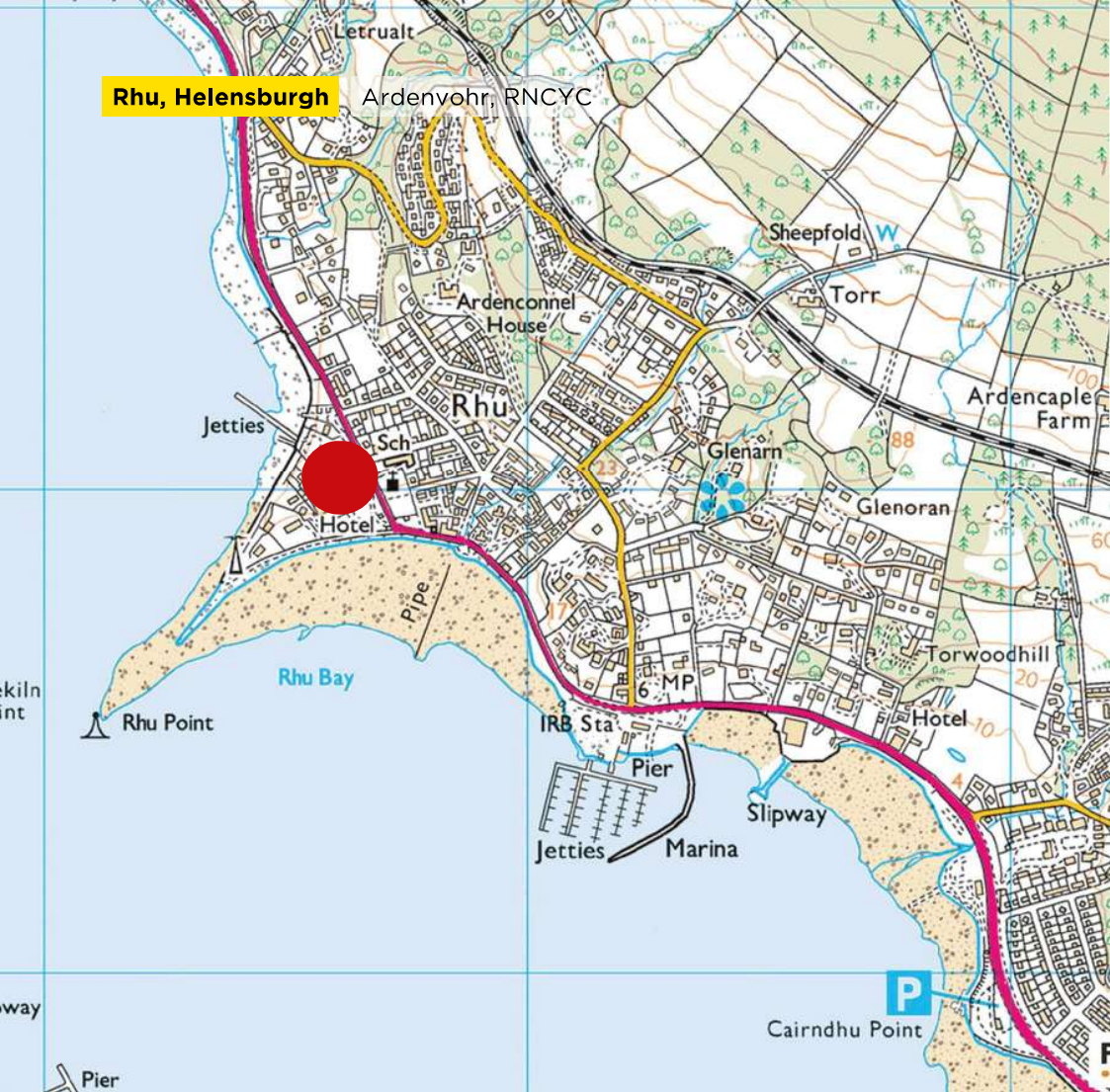


This photo is older than 6 months old



Rhu, Helensburgh

Ardenvohr, RNCYC



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NB: Please note some images used in the production of this brochure may be over six months old at the time of publication.

## METHOD OF SALE

The Heritable Interest (Freehold) of the property is offered for sale.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and to receive further information.

The owner reserves the right to sell the property without reference to any other party as well as reserving the right to not accept the highest, or any, offer.

## VAT

All offers should be quoted exclusive of VAT which may apply.

## EPC

The property has an EPC rating of 77 (E)

## TECHNICAL INFORMATION

A suite of technical information is available on request from the selling agents via a dataroom.

## CONTACT

For further information please contact:

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