

Inverness

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Ambitious Dores Inn revamp to include stunning Loch Ness views, new 100-space car park and promise to keep pub 'humble'

A firm led by Scotland's richest man Anders Holch Povlsen is leading the development.



Joe Dunn, director of built development at Wildland Ltd, welcomed The P&J into a public exhibition at the Dores Inn. Image: Sandy McCook/DC Thomson

by **Alberto Lejarraga**

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New details about the Dores Inn major revamp proposal have now been revealed.

The historic pub on the shores of Loch Ness was bought by a company led by Scotland's richest man, Anders Holch Povlsen, in October last year.

Last month, Aldourie Castle Limited submitted the first documents giving an indication of what the billionaire's firm WildLand is planning for the site.

They included the renovation and expansion of the Dores Inn as well as the building of a new cafe/bakery, a shop, a sauna and more parking spaces.

Today, the Press and Journal attended a public pre-application consultation at the Loch Ness pub.

- New never-before-seen details have emerged in the public exhibition, including how the revamped pub would look, the location and design of the new cafe and sauna as well as major plans for rewilding the beach and surrounding area.
- Wildland's built development director told The P&J what they aim to achieve with the transformation.
- He added that they intend to "keep the Dores Inn as a pub" with "similar" prices.
- He also gave an estimation of how many jobs will be created once the project is completed.

How will Dores Inn look after revamp?

Wildland built development director Joe Dunn told The P&J that the idea is "to keep it as a pub and restaurant".

"We're just going to improve it. We're not only improving the building but also access and parking," he said.



Architects and members of the public at today's public exhibition. Image: Sandy McCook/DC Thomson

According to the plans, the works will focus on carefully restoring the existing architecture of the Inn to improve the layout of its internal spaces.

They aim to create “a greater visual connection to the Loch” and the surrounding landscape and to enhance the experience for guests.

The P&J spoke to Annas Mojaddidi, who is part of Tuckey Design Studio, the team of architectures in charge of the pub and cafe designs.

He explained their idea is to maintain the “humble” appearance of the building to “respect the landscape and original architecture”.

Mr Dunn highlighted the importance to keep the family pub essence.



Proposed design for the redevelopment of the Dores Inn. Image: Sandy McCook/DC Thomson

He said: “We really want to keep it as a pub, a pub that has got a mix of people, local people that have always come here, so they still feel welcome, and I think the design is going in that direction.”

When asked if prices will be similar, he replied: “Yeah, I think that’s the plan. But we also recognise there’s a mix of audiences.

“On a day like this, you might have 400 people coming to the beach, and we’re trying to provide an atmosphere and an offering that is a bit more than what we were previously.”

New bakery, cafe and shop at Dores Beach

Plans also include the building of a bakery, a cafe and a shop at the heart of the beach.

The bakery and cafe, which will have a seating area, will be oriented to offer the best views of Loch Ness to the horizon.

The linked buildings will be constructed predominantly from timber with a small amount of stone and a thatch roof.

Architect Annas Mojaddidi explained the overhanging roof will provide shelter from adverse Highland weather.

The bakery will be the largest of the two buildings while the cafe will also have a small shop and public toilets.



The new bakery and cafe, which will include a shop and a public toilet, will be located at the heart of the beach. Image: Sandy McCook/DC Thomson

Mr Dunn also gave an estimation of how many jobs will be created.

He said: “We’re doing the business planning at the moment, so I can’t give you a definitive answer.

“But it’s certainly more than what was before. We’re sort of working through the numbers in the business of how that could work.

“It’s going to be 15 to 20-ish. I’m not sure right now.”

New access and 100 extra parking spaces

Mr Dunn said that they will try solving a number of issues raised by the community, including beach access, facilities, road safety, traffic and parking.

He explained: “We’re going to bring in a new track that will increase off-street parking to about 100 or so spaces.”



How views from the Dores Inn over Loch Ness could look. Image: Sandy McCook/DC Thomson

The company intends to build new access to the beach, [two new jetties](#), [a play park](#) and [relocate the football pitch closer to the new cafe](#).

Meanwhile, the sauna would be located at the end of the beach closer to the forest.

It would provide a new space for “well-being and relaxation”.

Plans also reveal that “a large shuttered window will create a framing of the spectacular view down the Loch”.

Restoration of native wildlife at Dores Beach

Ambitious plans also include the restoration of the landscape in areas surrounding the beach.

Yaniv Korman, who works for prestigious landscape architect Tom Stuart-Smith, explained that the intention is to “bring back the wilderness to the landscape.”

In the first year, they would introduce indigenous plantings to soften and integrate the edges of current vegetation.

In the following three years, additional native species will be established as areas of scrub and small trees naturally regenerate.



Landscape architect Yaniv Korman. Image: Sandy McCook/DC Thomson

According to WildLand, this would create diverse wildlife habitats and ecological corridors.

The company would then intend to slowly introduce animals such as Highland cattle and Hebridean sheep.

How to take part in Dores Inn consultation

Today marked the first of the four pre-application consultations at the Dores Inn, where members of the public can attend.

The second one will take place tomorrow, Saturday, June 27 from 10am to 2pm.

Further events will be held on Friday, August 22 2pm to 8pm and Saturday, August 23 from 10am to 2pm.

WildLand is encouraging members of the public to email comments to building@wildland.scot

The deadline for comments will be July 11, 2025. More information can be found at <https://wildland.scot/>

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Conversation

