# Douglas Arms Hotel in Castle Douglas set for auction amid community hopes for revival



The Douglas Arms Hotel in Castle Douglas is poised for auction, with a starting bid set at £342,000, as listed on the Future Property Auctions website. Located at the intersection of King Street and St Andrew Street, this iconic establishment boasts over 200 years of history, having originally opened its doors as a coaching inn. With a vibrant past, the hotel has experienced several ownership transitions in the last decade, raising questions about its future and potential community engagement.

In 2017, the Douglas Arms faced uncertainty when its previous owners, Tayforth Inns LLP, entered administration. This prompted a local community initiative aimed at taking over the establishment, highlighting the area's commitment to preserving local heritage. Although this attempt did not come to fruition, it illustrated the level of concern and interest among residents regarding the hotel's fate.

Following this period of instability, the property was acquired by Keezark Ltd, a sister company to Paymán Investments, in 2021. Under the new ownership, there was a renewed interest from the community, with discussions about potential collaborations aimed at revitalising the venue. Na'ím Anís Paymán, the new owner, expressed enthusiasm for engaging with the community, signalling intentions to initiate renovation works, with aspirations to reopen by Easter 2022. The hotel also embraced a humanitarian cause, acting as a welcome hub for Ukrainian families fleeing the conflict in their homeland, adding another layer to its storied legacy.

Most recently, the hotel has been marketed by American real estate investment firm Carre, and bookings are now available through their boutique hotel platform. The Douglas Arms is currently the only hotel featured on this website, which may open doors for both domestic and international guests to experience this historic site.

The property itself offers a range of facilities, including 23 upper-floor bedrooms, though only 11 are in use, a restaurant and bar, as well as meeting spaces and a sizable function suite that accommodates up to 80 guests. It also features a private manager's flat and a detached building that has remained unused since suffering fire damage in 2006. The ample parking space and external seating areas enhance its appeal as a community-centric venue.

The market for hotels in Castle Douglas is competitive, with other establishments such as the Kings Arms Hotel reportedly generating significant turnover in the region, catering to locals and visitors keen to explore the picturesque scenery of Dumfries and Galloway. As the Douglas Arms prepares for auction, the ongoing discussions about its community significance and potential uses remain at the forefront, prompting an interest in how the future owner might balance commercial viability with local heritage preservation.

With the auction set for Thursday, the new chapter for the Douglas Arms awaits, as both local residents and prospective buyers look to define what lies ahead for this historic establishment.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailyrecord.co.uk/news/local-news/historic-dumfries-galloway-hotel-listed-35297826), [[2]](https://www.dailyrecord.co.uk/news/local-news/historic-dumfries-galloway-hotel-listed-35297826)
* Paragraph 2 – [[2]](https://www.dailyrecord.co.uk/news/local-news/historic-dumfries-galloway-hotel-listed-35297826), [[3]](https://www.dailyrecord.co.uk/news/local-news/community-group-keen-take-over-23468109)
* Paragraph 3 – [[2]](https://www.dailyrecord.co.uk/news/local-news/historic-dumfries-galloway-hotel-listed-35297826), [[4]](https://www.loopnet.co.uk/Listing/200-206-King-St-Castle-Douglas/19382941/)
* Paragraph 4 – [[1]](https://www.dailyrecord.co.uk/news/local-news/historic-dumfries-galloway-hotel-listed-35297826), [[2]](https://www.dailyrecord.co.uk/news/local-news/historic-dumfries-galloway-hotel-listed-35297826), [[5]](https://www.rightmove.co.uk/properties/150833627)
* Paragraph 5 – [[6]](https://www.zoopla.co.uk/for-sale/commercial/details/67964969/), [[7]](https://www.heraldscotland.com/business_hq/23424697.scottish-hotels-royal-deeside-banchory-douglas-arms-put-sale/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailyrecord.co.uk/news/local-news/historic-dumfries-galloway-hotel-listed-35297826> - Please view link - unable to able to access data
2. <https://www.dailyrecord.co.uk/news/local-news/historic-dumfries-galloway-hotel-listed-35297826> - The Douglas Arms Hotel in Castle Douglas, Scotland, is set to be auctioned with a starting bid of £342,000. The hotel, located at the corner of King Street and St Andrew Street, is over 200 years old and began as a coaching inn. It has experienced several ownership changes in the past decade, including a community takeover attempt in 2017 after the previous owners went into administration. In 2021, Keezark Ltd, a sister company to Paymán Investments, acquired the property, and the community showed renewed interest in its future. The hotel has also served as a welcome hub for Ukrainian families who fled their country following the invasion. Most recently, it has been listed by an American real estate investment company called Carre, with bookings available through Carre Boutique Hotels. The Douglas Arms is the only hotel listed on the website.
3. <https://www.dailyrecord.co.uk/news/local-news/community-group-keen-take-over-23468109> - A community group in Castle Douglas is exploring the possibility of taking over the vacant Douglas Arms Hotel. The town's development forum has secured funding to assess the building's condition and potential uses, including transforming the upper floor into tourism accommodation while the community utilizes the ground floor. The forum is collaborating with the Castle Douglas Food Town Initiative on various ideas, such as establishing a cook school. The hotel's recent purchase by Keezark Ltd, a sister company to Paymán Investments, has sparked renewed interest in community involvement. The new owner, Na'ím Anís Paymán, expressed enthusiasm for community collaboration and plans to commence renovation works shortly, aiming to reopen the hotel for the Easter break, subject to restrictions.
4. <https://www.loopnet.co.uk/Listing/200-206-King-St-Castle-Douglas/19382941/> - The Douglas Arms Hotel, located at 200-206 King Street, Castle Douglas, is a substantial two-storey painted stone property under a pitched and slated roof. The hotel comprises 23 upper-floor bedrooms (with only 11 in use), a corner restaurant with a side lounge, a public bar accessed from St Andrews Street, two meeting/small function rooms, and a large 80-cover rear function suite (Stewart Room). Additionally, there is a private three-apartment manager's flat on the first floor. The property also includes a detached two-storey red brick building, which has been unused due to fire damage around 2006, and a sheltered, walled external seating/drinking area. Attached to the red brick building is a steel-framed industrial-styled canopied roof over approximately 15 car parking spaces, accessible via a pend off King Street or from the rear from Cotton Street.
5. <https://www.rightmove.co.uk/properties/150833627> - The Kings Arms Hotel, located at 31-33 St. Andrew Street, Castle Douglas, Dumfries and Galloway, is a well-established 10-bedroom town centre hotel. The property features a range of food and beverage facilities, including a beer garden, and offers spacious three-bedroom private accommodation. An adjoining two-bedroom flat is available in addition. The hotel has a turnover in excess of £500,000 (net). The Kings Arms Hotel is situated in the picturesque region of Dumfries and Galloway, attracting tourists and locals alike, including golfers, bikers, cyclists, hikers, and sightseers keen to take advantage of the area's outstanding natural beauty.
6. <https://www.zoopla.co.uk/for-sale/commercial/details/67964969/> - The Kings Arms Hotel, located at 31-33 St. Andrew Street, Castle Douglas, Dumfries and Galloway, is a well-established 10-bedroom town centre hotel. The property features a range of food and beverage facilities, including a beer garden, and offers spacious three-bedroom private accommodation. An adjoining two-bedroom flat is available in addition. The hotel has a turnover in excess of £500,000 (net). The Kings Arms Hotel is situated in the picturesque region of Dumfries and Galloway, attracting tourists and locals alike, including golfers, bikers, cyclists, hikers, and sightseers keen to take advantage of the area's outstanding natural beauty.
7. <https://www.heraldscotland.com/business_hq/23424697.scottish-hotels-royal-deeside-banchory-douglas-arms-put-sale/> - The Douglas Arms Hotel in Banchory, Aberdeenshire, Scotland, has been put up for sale after falling into liquidation amid surging energy prices. The property is being marketed by UK property firm Graham + Sibbald, who have been instructed by the liquidator of S J Inns Ltd. The hotel comprises eight letting bedrooms, a lounge bar-bistro, and a café bar. The sale follows challenging trading conditions, including the impact of the Covid pandemic and significant increases in energy costs, which made the business unsustainable, leading to its voluntary liquidation.