

Inchmarnock

Isle of Bute, Argyll



A peaceful and historic private island estate in the Firth of Clyde

Inchmarnock, Isle of Bute, Argyll

Rothesay 5 miles, Glasgow airport 37 miles, Glasgow 46 miles, Edinburgh airport 85 miles

Features:

The Port House - a 4-bedroom house located on Bute offering modernised living accommodation with shorefront location and fine views to Inchmarnock and the Kintyre Peninsula.
Includes a garage/boat shed and exclusive use of a slipway at The Port House

Slipway, small private harbour and a general purpose and agricultural shed, with cattle handling facilities including a cattle crush and 5 handling pens on Inchmarnock

A range of uninhabited and redundant traditional stone farmhouses and steadings providing potential for residential development and/or tourism/leisure opportunities, subject to planning

An in-hand farm with a fold of pedigree Highland cattle

About 168 acres of grass leys/permanent pasture, 366 acres of rough grazing and extensive areas of native woodland

Existing wild sport in the form of woodcock shooting and wildfowling plus extensive potential to establish driven game shooting

About 4.75 miles of coastline combining shingle beaches with rocky outcrops. Opportunities for sea fishing, lobster/crab potting, sea kayaking, kite surfing, sailing and other water sports

Important habitats for a range of native flora and fauna including a grey seal colony

A range of boats, farm machinery/equipment and household contents available including the option to acquire 'the Marnock' - a bespoke ferry commissioned by the previous owner for transporting vehicles and livestock

About 662 acres (268 ha) in total

For sale as a whole



Situation

Inchmarnock occupies an extremely attractive setting in the Firth of Clyde, about a mile off the west coast of the Island of Bute. It overlooks not only the island and 'Kyles of Bute' but also enjoys views to the southern Cowal Peninsula, Knapdale and the northern part of the Kintyre Peninsula, 'Goatfell' and the mountains of Arran, and, on a clear day, the coast of Ayrshire.

Access to the island from Bute is by boat. A concrete slipway from the west coast of Bute, overlooked by The Port House, provides the ability to launch a boat from Bute to a choice of three landing places on Inchmarnock. The main one of these is located by the farm building directly opposite The Port House. In addition, there is a mooring off the east of the island not far from there.

Although peacefully situated and apparently remote, The Port House can be reached by road from Rothesay, the main town serving Bute, in about 10 minutes and Glasgow in under two hours by car.

The Port House is situated towards the end of a private track which is accessed from a minor public road, less than a mile from the small settlement of Straad, 4 miles from Rothesay.

Situated on the island's east coast, Rothesay is a Victorian seaside town which was historically a popular holiday resort. It is reached by ferry from Wemyss Bay, which takes approximately 35 minutes, with onward links to Glasgow provided by rail. Rothesay has a range of

shops, a supermarket, restaurants and bars, three primary schools, a secondary school and a small hospital.

The closest airport with scheduled domestic and international flights is at Glasgow International Airport (36 miles) which, from Wemyss Bay, can be reached in around forty minutes under off-peak traffic conditions.

With its many islands, peninsulas and sea lochs, Argyll has thousands of miles of coastline and, as such, the sea is a feature of the working life and leisure time of its inhabitants.

The quality of sailing off the Argyll coast and Inner Hebrides is world renowned. Within close range of Inchmarnock, there are marinas at Rothesay, Port Bannatyne, Dunoon and Inverkip.

Arran is a beautiful island and a popular destination. The ferry port of Lochranza (with frequent sailings to Skipness on the northern Kintyre Peninsula) is about 5 miles from Inchmarnock and easily accessible in the estate RIB. There is a wealth of recreational, cultural and historic activities and interests on Arran with its accessibility from Inchmarnock being a particular attraction.

In terms of land-based activities, the most successful sporting club on the Isle of Bute is the Shinty Club. There is an amateur football club, a cricket club and three golf courses; an 18-hole, 9-hole and unusually a 13-hole course. Further afield there are internationally renowned golf courses at Loch Lomond, Royal Troon, Trump Turnberry and Prestwick.







With many islands to explore, mountains to climb, lochs to fish, pubs and restaurants to dine at throughout Argyll, there is a fantastically diverse range of activities within a drive of an hour or so of The Port House.

Historical note

Inchmarnock is steeped in history dating back as far as 3,500 years ago. The earliest evidence of its habitation comes from the discovery of a local Bronze Age woman, the Queen of the Inch, by a farmer ploughing in the 1960s. She was discovered in a stone cist on the northeast of the island, wearing a jet black lignite necklace and with a flint dagger. These items now form part of an exhibition in the National History Museum in Rothesay, alongside a reconstruction of her face which depicts how she might have looked.

The island takes its name from a settler in the 7th century, a holy man named Saint Ernán, who established a monastery. The current owner commissioned a five-year archaeological project, focussed around the remains of a chapel at Midpark. This uncovered an array of artefacts, including carved stones and the largest collection of inscribed slate in the British Isles.



In the 8th century the island was subject to Viking raids and possession, and it is believed that victims of the Battle of Largs in the 13th century were buried on the island, which was later restored as a Christian settlement.

Fast forward to the 17th century and the island was purchased by the Stuart family who were the Earls of Bute at that time. A surveyor for Bute Estate described Inchmarnock as ‘a delightful retirement, can supply all the necessaries in life within itself, and would be a proper habitation for one in love with a hermitical life.’ This is a description which remains fitting in modern times.

For a period Inchmarnock was rumoured to be popular amongst smugglers with its shingly beaches being easily accessible and its woodland and craggy shoreline ideal for the concealment of contraband. Legend also has it that during the 19th century a notorious alcoholic from Bute was banished to Inchmarnock to live alone (and without alcoholic refreshment) in order to overcome their addiction. Legend does not go on to relate whether or not this strategy was successful!

During the second world war, the island was used as part of Bute’s training ground by the armed forces in preparation for D-Day. Having been subject to live artillery fire, mortar bomb craters pock marked the island and are still evident in places.

With a population that at one time numbered 41 residents, the island was divided by Bute Estate into three farms, logically named; Northpark, Midpark and Southpark. The walled boundaries of the individual holdings remain. The final permanent resident of the island – a Bute farming tenant –





left the island in 1986 and, two years later, the island was sold.

The current owner purchased the island in 2019 with the previous owners having been in occupation since 1999. It had been fallow from a farming perspective since the mid 1980s and had receded to its native state. During the previous ownership, Inchmarnock was transformed to the point where it now combines the best of its natural heritage with a commercial in-hand suckler beef farm. This was achieved through reclaiming and enclosing fields of grass leys and pasture and establishing a herd of Highland cattle, which have in turn aided in opening up Hazel and Birch woods and encouraged plant life. This has impacted positively on the range of wildlife seen on and around Inchmarnock, including the largest herring gull colony in the Clyde estuary.

Description

In conjunction with The Port House, Inchmarnock is an exclusive island estate that combines an attractive shorefront house with a 660-acre island including a range of vernacular buildings providing development opportunities, a productive in-hand farm with associated facilities and a wealth of sporting, leisure and recreational opportunities. Its location offers magnificent views in every direction and, whilst peacefully situated, it is under 40 miles and less than two hours' journey time from Glasgow city centre.

Measuring approximately 2.5 miles in length from north to south, half a mile in width at its widest point and with about 4.75 miles of coastline, the highest point on the island sits 60 metres above sea level.

The individual components of the estate are described as follows:





The Port House

Situated overlooking Inchmarnock and originally comprising a pair of semi-detached traditional cottages, the house was converted and extended at the turn of the millennium to form a comfortable holiday home to complement the island.

The accommodation is spacious and allows for modern living, split over two floors. On ground floor there is an open plan kitchen (upgraded in 2021), dining room and sitting room; utility room, WC, and bedroom with an en-suite bathroom. On the first floor there is a principal suite with Juliette balcony and en-suite shower room, two further bedrooms, a box room and a family bathroom. With the majority of services upgraded, fixtures and fittings installed, and interior decoration dating from circa 2000, the house is in good condition throughout and has been well maintained throughout the period since including some redecoration in 2019. The property is now maintained for use by the vendor's family and friends; however, it was previously utilised commercially as a holiday let.

The layout and dimensions of the accommodation are as shown on the floor plans.



Externally it is harled and painted white, under a slate roof. To the rear of the house there is an outdoor paved area for dining, and a small lawn. There is also parking for several cars.

Beside the house and overlooking the concrete slipway (constructed by the previous owner during the renovation of The Port House to improve access to Inchmarnock), is a garage/boat shed/workshop of steel frame construction, with concrete floor, concrete panel walls and box profile cladding.

Included within the ownership, to the east, is an area of pasture currently used as a paddock, convenient for holding cattle when they are being transported from Inchmarnock for sale.

Planning Permission

In 2023 the vendors prepared to submit a planning application for a replacement off grid and sustainable dwelling on the site of The Port House. Although a planning application was not submitted, a majority of the preparatory work was completed. More information regarding the proposals for The Port House are available from the selling agents.





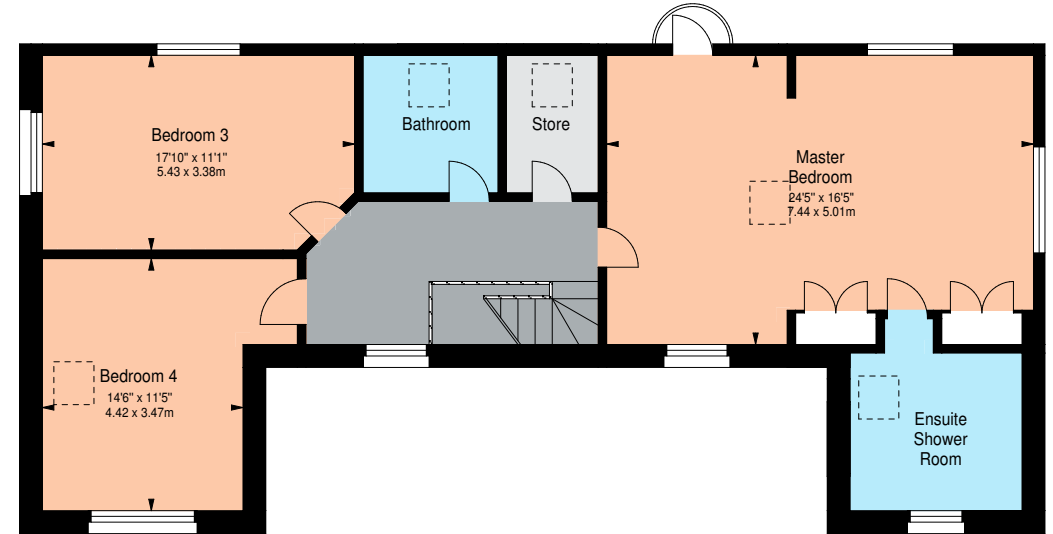
Floorplans for The Port House



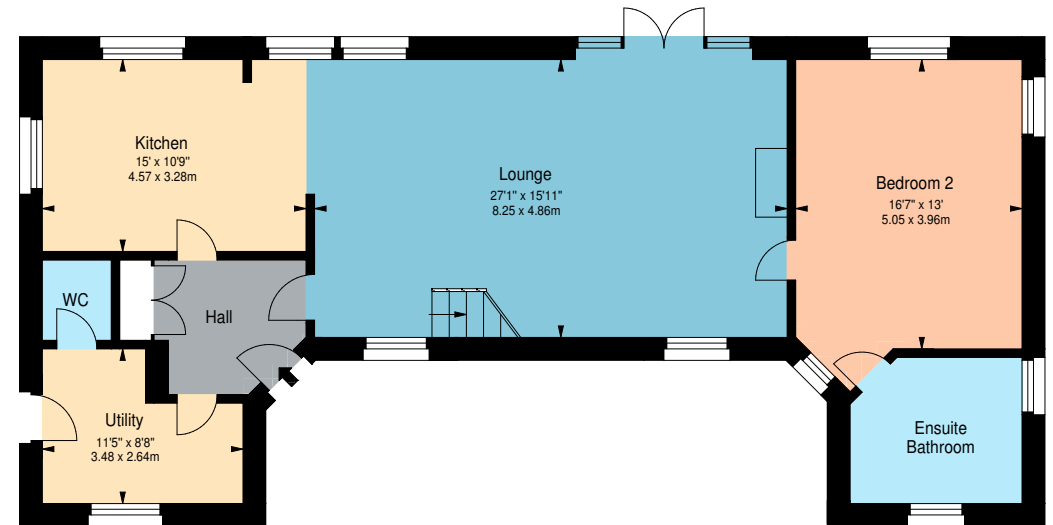
Approximate Gross Internal Area*:
2,256 sq ft / 209.58 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



First Floor



Ground Floor

Land and woodland

Extending to approximately 662 acres in total, the land included at Inchmarnock Island and The Port House includes about 102 acres of grass leys, 66 acres of permanent pasture and 368 acres of rough grazing, including native woodlands.

The soil composition at the north end of the island consists of mineral gleys and is therefore compact. The south comprises brown soil with both soil types being derived from slate.

The northern topography is characterised by ridged lowlands with gentle and strong slopes of a generally rocky nature. To the south, the land is more precipitous with a greater extent of woodland.

The agricultural land is classified by the James Hutton Institute as grade 4.2, which is capable of growing a narrow range of crops. It is most suited to growing grass with short arable breaks.

Aided by the Gulf Stream, the mild climate has enabled the best land to grow barley and even potatoes in recent years. At present, it is all sown in grass. With extensive investment in the infrastructure during the last 20 years, all of the field compartments are stock proofed and the galvanised gates are free swinging. The fields are accessible from a network of vehicular tracks. A particular feature of Inchmarnock is its many metres of drystone dykes which date from the 18th century. Unusually high in places to provide

protection from the prevailing wind, the previous owner undertook an extensive programme of repair and maintenance of these dykes and they are impressive.

There are no crops of commercial woodland on the island nor specifically established shelterbelts although there are some ancient hawthorn hedges. The southern third of the island, together with its eastern and western fringes, is clothed by naturally established woodland dominated by native species including birch, alder, rowan, hazel and oak. This is visually attractive, provides extensive habitat for a range of birds, mammals and assorted flora and is also of benefit to the cattle by providing shelter.

Farming system

An in-hand and self-sustaining farming business is operated by the owner and managed by a self-employed stockman/farm manager who lives locally on Bute.

The farm consists of a fold of Highland cattle. Currently in year three of an organic conversion scheme, stock numbers equate to around 60 cows and 2 bulls. Cattle are outwintered and the cows calve in the spring months. Young stock is sold privately for finishing at around 10 months old.

Cattle are naturally fed water from two lochans, one at Northpark and the other at Southpark. Shelter from the elements is provided within the extensive birch and hazel woods which fringe the island.





Livestock and machinery are transported between Inchmarnock and Bute by a ferry, The Marnock, which is docked on the island. The Marnock was specifically commissioned by the previous owner circa 25 years ago and was built by local firm Ardmaleish Boatbuilding Co Ltd, with the help of experienced naval architects. The ferry can carry a load of up to 26 tonnes and was refurbished by the current owners in 2021/22 for commercial use. It forms part of the inventory of vehicles, machinery and equipment which are available to a purchaser at a separate and additional sum.



Farm building

A general purpose shed utilised by the farming business is located on the eastern shore adjacent to the slipway and small harbour where the 'Marnock' is docked.

Built in the early 2000s, the shed measures approximately 30m x 55m, with an adjoining 10m x 55m lean-to, housing a well-equipped cattle handling system, complete with crush and five holding pens.

The six-bay steel portal frame shed consists of a concrete floor, concrete panel walls, box profile cladding and a fibre cement roof. Electricity is sourced from a 37kVA diesel generator which is housed in a separate building to the rear of the shed. There is also a private gravity fed water supply.

Beside the shed is an area of hard standing used for storage of baled silage.



Redundant houses and buildings

There are three ranges of redundant buildings on the island. Named Northpark, Midpark and Southpark, they include two attractively positioned farmhouses and three ranges of traditional farm steadings.

Situated, as its name suggests, towards the northern end of the island, Northpark comprises a two-storey former farmhouse (vacated in 1986) and several small stone buildings. With an easterly outlook, this site has significant potential as a new principal dwelling and associated buildings in the event of the new owner wishing to develop residential accommodation on the island. There are no existing planning consents nor has the vendor made any applications in this regard.

With the appropriate planning consent and the input of an architect, there is considerable scope for the development of this site which is both elevated with excellent views but in the lea of the prevailing wind.

Close to Northpark, a potential borehole site was identified following a divining survey instructed by the previous owner.

The dwellings and buildings at Midpark and Southpark directly adjoin each other as effectively one range/site and are also situated on the eastern side of the island, about half a mile south of the slipway.

With a more extensive footprint of redundant buildings but a lower lying setting, there is similar potential for residential development of this site – either as a principal dwelling serving the island or as supplementary accommodation.

With regard to the potential development of these sites and any others that may exist on the island, interested parties are advised to consult both the currently adopted Argyll & Bute Local Development Plan and to engage with the duty planning officer at Argyll & Bute Council.

Sportings, amenity and wildlife

Whilst the current owner's interests lie in farming, natural heritage and the cultural history of the island, there is significant potential for a future owner to develop traditional field sports.

The island attracts both migratory woodcock and wild geese during the winter months whilst the combination of topography, existing woodland, scrub vegetation and farmland with potential for game crop establishment offers clear potential to establish driven pheasant and partridge shooting. There are two existing ponds plus potential to create further ponds which can be fed to attract wild duck.



With about 4.75 miles of coastline, there are extensive opportunities for sea fishing (both from the shore and by boat) and lobster/crab potting.

The coastline is beautifully rugged with rocks and caves featured along its length. There are a number of shingle beaches across the island and one small sandy beach near Midpark.

The island is host to plentiful wildlife including both red and roe deer, a grey seal colony, otters and a variety of both resident and migratory birds. In the waters of the Sound of Bute off Inchmarnock, harbour porpoises are a frequent sight with basking sharks and various species of whale (including Orca) being occasionally seen.

The Firth of Clyde is particularly highly regarded for sailing and water sports. The current owner's RIB with 60 HP outboard engine provides the opportunity for extensive exploring of the islands and peninsulas of the Clyde estuary. There is also potential, subject to Crown Estate Scotland consent, to moor a yacht off the island and enable more extensive access to the Scottish west coast. The Crinan canal at Ardrishaig on the Knapdale Peninsula is 17 miles northwest of Inchmarnock. Its nine-mile passage provides access to the Sound of Jura and Firth of Lorne without having to sail round the Mull of Kintyre.





General

Directions

From Glasgow, take the M8/A8/A78 west for approximately 33 miles to Wemyss Bay ferry terminal. The ferry crossing from Wemyss Bay to Rothesay on Isle of Bute takes approximately 35 minutes. From Rothesay head west on the B878/A844 toward the village of Straad. After 3 miles, where the road turns 90 degrees right, go straight onto a minor public road. You will reach the small settlement of Straad. Take the track marked as a dead end; The Port House is the first house you come to on the left as the track terminates.

Viewing

Strictly by appointment with the selling agents, Strutt & Parker. Tel: 0131 226 2500.

Government Bodies

Argyll & Bute Council
Kilmory
Lochgilphead
Argyll PA31 8RT
Tel: 01546 605 522
www.argyll-bute.gov.uk

SGRPID

Scottish Government Agriculture and Rural Economy
Russel House
King Street
Ayr KA8 0BE
Tel: 0300 244 6300
SGRPID.ayr@gov.scot

Scottish Forestry
Perth & Argyll Conservancy
Upper Battleby
Redgorton
Perth PH1 3EN
Tel: 0300 067 6005
www.forestry.gov.scot

Scottish Natural Heritage
Great Glen House
Leachkin Road
Inverness IV3 8NW
Tel: 01463 725000
www.nature.scot

Listings and Environmental Designations

There are no listed buildings or environmental designations affecting Inchmarnock.

Timber and Minerals

All standing and fallen timber and the mineral are included in the sale insofar as they are owned.

Sporting Rights

The sporting rights are in-hand.

Household Contents/Livestock/Machinery and Equipment

The fitted carpets, curtains, white goods and light fittings within The Port House are included in the sale.

In addition to the purchase price, the purchaser will be required on the date of entry to pay an additional and separate sum for:

- Any additional growing crops
- Any cultivations
- All hay, straw, fodder, roots, silage and farmland manure and any other produce
- All oils, fuels, chemicals, fertilisers, sprays, seeds and sundry stores at cost.

The purchaser will be given the option to purchase the farm machinery, implements, equipment and livestock.

An inventory of the household contents, the machinery and equipment (including the ‘The Marnock’, the island’s own ferry and the estate RIB) and the livestock will be made available on request from the selling agents.

Farm Sale

The vendor reserves the right to hold an on farm roup or sale within two months of the date of entry.

Entitlements

The vendor has submitted an application to claim Basic Payment for the farming business. The Basic Payment Entitlement in respect of Inchmarnock is included in the sale.

The subsidy from the Basic Payment Scheme in relation to the 2025 farming year will be retained by the seller.

The land also qualifies for LFASS payment and the business is a member of the Scottish Suckler Beef Support Scheme.

Further information in relation to the Basic Payment Scheme can be obtained from the selling agents.

Farm Codes

The farm trades under the name of Marnock Ltd and is registered by the Scottish Government Rural Payments Inspection Directorate (SGRPID) with a Main Location Code of 72/277/0001 registered with SGRPID and a Business Reference No. 306160.

Residential Schedule

Property	Council Tax Band	Services	EPC Rating
The Port House	G	Mains water, gas central heating, private drainage and septic tank	E

Solicitors

Aberdein Considine
18 Waterloo Street
Glasgow
G2 6DB
Tel: 0141 227 8200
Email: pjennings@acandco.com

Managing Agent

Nick Wright
Stanley Wright
The Estate Office
Ulzieside
Sanquhar
DG4 6LA
Tel:01659 58697
Email: nick@stanleywright.co.uk

Rights of Access and Title

There is a right of vehicular access in favour of the vendor over the track leading from the minor public road to The Port House.

The slipway in front of The Port House is owned by Bute Estate. The vendor has the benefit of formal rights to use the slipway. These rights will be granted to the purchaser.

Prospective purchasers should be aware that as a result of freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish Countryside.

Asking Price

Offers over £2,000,000

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Employees

There are no employees to be transferred under Transfer of Undertakings (TUPE) legislation.

Closing Date

A closing date for offers may be fixed. The seller reserves the right to conclude a bargain for the sale of the property ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Financial Guarantee/Anti Money Laundering (AML)

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or appropriate form of reference from a bank which gives the seller the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

In addition, the offerer must supply certified copies of his/ her passport and confirmation of their residence in terms acceptable under AML legislation.

Entry and Possession

The date of entry will be by mutual agreement between the purchaser and the seller.

Health and Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Note if you require this publication in an alternative format please contact Strutt & Parker on 0131 226 2500.

Special Conditions of Sale

The purchaser of the estate shall within five working days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten percent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a material condition of the contract. In the event that such payment is not made timeously, the seller reserves the right to resile without further notice. The balance of the purchase price will be paid by Bankers Draft at the date of entry and interest at five percent above the Bank of Scotland base rate current from time to time will be charged thereon from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being of the essence of the contract, the seller shall be entitled to resile from the contract. The seller, in that event, reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore, he shall be entitled to retain in his hands the initial payment of ten percent herein before referred to

which shall be set off to account for any loss and expense occasioned to him by the purchaser’s failure and in the event of the loss and expenses being less than the amount of the said deposit the seller shall account to the purchaser for any balance thereof remaining in his hand.

The estate will be sold subject to all rights of way, rights of access, wayleaves, servitudes, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise, and whether formally constituted or not affecting the subjects of sale.

The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the vendors’ solicitor and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

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Over 50 offices across England and Scotland,
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Inchmarnock Island

Inchmarnock Island and the Port House, Isle of Bute, Argyll



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Not to Scale. Drawing No. T11983-02 | Date 30.05.25



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