

# The Ulva Peninsula and the Isle of Danna

Tayvallich, Argyll



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# A spectacular estate featuring the tip of a majestic peninsula and adjoining island which incorporates a variety of nationally important terrestrial and marine ecosystems

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The Ulva Peninsula and the Isle of Danna, Tayvallich, Argyll

Tayvallich 3 miles, Lochgilphead 17 miles, Oban 46 miles, Glasgow airport 92 miles, Glasgow city centre 96 miles

## *Features:*

### *Lot 1 – The Ulva Peninsula (about 444 acres/180 hectares)*

A small peninsula connected via an isthmus to the larger and very spectacular Tayvallich peninsula. Includes a traditional 1½-storey 3-bedroom house with useful range of outbuildings; open native woodland, rough grazing and marshland with managed livestock grazing on an in-hand basis; frontage to both *Linne Mhuirich* and Loch Sween including two small islands and the site of a former jetty

### *Lot 2 – The Isle of Danna (about 811 acres/ 328 hectares)*

An outstandingly scenic island estate including two existing dwellings; a spacious boathouse with two stone jetties for sea access; well-equipped range of farm buildings and the site of a collection of redundant buildings/derelict dwellings with a majestic position and potential for exciting development/conversion, subject to planning. In-hand land comprising permanent pasture, rough grazing and both enclosed and open mixed-species woodland. Incorporating 5 small islands and approximately 8.6km of coastline, the island includes extensive natural capital alongside existing agricultural use and potential for traditional field sports

*About 1,256 acres (508 hectares) in total*

*For sale as a Whole or in 2 lots*

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### *Introduction*

The Ulva peninsula and the Isle of Danna are situated at the southern tip of the outstandingly picturesque and ecologically important Tayvallich peninsula lying between the Sound of Jura and Knapdale on Scotland's west coast. With the wider area being recognised for its biodiversity and species of importance, Ulva and Danna are largely covered by the Ulva, Danna and McCormaig Isles Site of Special Scientific Interest (SSSI) and the Tayvallich Juniper and Coast Special Area of Conservation (SAC). Both areas are also surrounded by the Loch Sween Marine Protection Area (MPA).

With a predominance of grassland habitats, the Ulva peninsula and the Isle of Danna also contain many fragments of temperate Atlantic rainforest; an increasingly rare habitat in Scotland, and one of national and international importance. These can be highly biodiverse carbon sinks when in good condition. Restoring, connecting and monitoring these habitats is one of the current owner - Highlands Rewilding Limited's - main priorities, particularly through reducing browsing and grazing pressure to encourage natural regeneration. The coastal and marine areas are also extremely biodiverse and include nationally important marine priority areas including saltmarsh, mixed intertidal sediments and native oysters. They too have considerable worth as potential future natural capital generators of biodiversity and carbon credits.

### *Background*

The entirety of the Tayvallich Estate - extending to nearly 3,400 acres (1,400 hectares) was purchased by Highlands Rewilding Ltd ([www.highlandsrewilding.co.uk](http://www.highlandsrewilding.co.uk)) in May 2023 following an open market sales process through which the estate was offered for sale in 13 lots. Attracted by its unique combination of landscape, setting, widely varying terrestrial and marine ecosystems and the vibrant local community on the peninsula, Highlands Rewilding raised sufficient debt finance to secure a purchase of the entire estate to add to its portfolio of Scottish estates (Bunloit in Inverness-shire and Beldorney in Aberdeenshire). The purpose of their ownership of these estates was to enable and empower enlightened land managers and scientists to collaborate to demonstrate in practical terms how nature and community in synergy with one another can restore to health the beautiful but denuded landscapes and the fragile but resilient communities that exist on and in the vicinity of each of their estates.

The company's land management actions and objectives are science-led, aiming to accelerate nature-based solutions that can help fight the existential and related crises of climate meltdown, biodiversity collapse, and social inequality, whilst helping to rebuild local economies. Until recently, the whole of Tayvallich Estate was one of three current sites being managed as a multi-habitat open air natural capital laboratory, generating data that can reliably underpin credits in natural capital, so making the nature-recovery industry confidently investable.







The work at Tayvallich is rooted in the community, as the company aims to break new ground in consultation, partnership and involvement with the communities of which it is a part. Highlands Rewilding engages in a combination of land management activities: ecological restoration, regenerative agriculture, forestry management and regeneration, community engagement and recreational management, and carefully monitors outcomes including through experimental research.

In pursuing its purpose of nature recovery and community prosperity through rewilding taken to scale, the company is in the process of evolving from being a land owner to a data-led land-management services company. This process has already been successful in enabling Highlands Rewilding to sell c.1,700 acres at the northern part of Tayvallich Estate to the Barrahormid Trust with whom they have agreed a long term management contract in the form of an OSPREY Agreement ('Operating System Partnership for Rewilding') which enables the land management work and data compilation undertaken over the last two years to be continued for the benefit of the owner, the landscape itself and the local community.

In light of the commercial realities of loan finance repayment, achieving a sale of the Ulva peninsula and the Isle of Danna is of highest priority for the vendors but it remains their firm preference that the purchaser is an individual or organisation that recognises this magnificent landscape for the collection of precious gems that it is

and is keen to work in tandem with Highlands Rewilding Ltd in future to ensure continued management in accordance with the best principles and practices of nature recovery and community prosperity.

#### *Situation*

Situated at the head of the Knapdale peninsula in Argyll on the west coast of Scotland, the Ulva peninsula and the Isle of Danna sit at – and just off – the southern tip of the Tayvallich peninsula – a 'finger' of terrain which incorporates some of the most geologically and ecologically important landscape in Scotland and runs southwest for about 15 miles from Loch Crinan at the north end to the southern tip of Danna Island where Loch Sween meets the Atlantic Ocean in the Sound of Jura.

Rich with cultural history and the remnants of ancient civilisation – the cross and remains of the church at Keills at the southern end of the peninsula dates from the 8th Century and there are many more recent vestigial settlements throughout the peninsula, and the estate – the natural history of the Tayvallich peninsula is of particular importance as evidenced by the three different Special Areas of Conservation (SAC) and five different Sites of Special Scientific Interest (SSSI) to which the peninsula is subject.

Accessibility to the peninsula and to the subjects of sale is by means of a single track public road with passing places which leads southwest from Bellanoch on the Crinan Canal between Cairnbaan and Crinan. The village of Tayvallich

– a charming settlement and thriving community occupying the isthmus between *Loch a' Bhealaich* on the east side and Carsaig Bay on the Sound of Jura lies 7 miles from Bellanoch and 12 miles from Lochgilphead – the administrative centre of the region where Argyll & Bute Council is headquartered.

Tayvallich village includes a community-owned village shop and hotel with bar and restaurant. There is also a primary school in the village and an active Community Hall (a registered charity) which plays host to a variety of events throughout the year. The bay – *Loch a' Bhealaich* – which the village overlooks, provides moorings for a number of yachts and boats with Tayvallich being a popular base from which to explore the Inner Hebrides and the wider west coast of Scotland. Between March and September, a passenger service operates from Tayvallich to Craighouse on the Isle of Jura – another of Scotland's less frequented natural historical delights. Charter boats can also be hired from either Tayvallich or Crinan to enable further exploring and/or for wildlife watching or sea fishing.

An important centre of commerce, Lochgilphead provides a variety of retailers, suppliers and facilities including a supermarket, two garages/petrol stations a 9-hole golf course; and a Community Secondary School with a range of facilities including swimming pool, leisure centre, gym and several sports pitches.

The closest airport with scheduled internal and international flights is at Glasgow (90 miles) which can be reached in around 2½ hours under normal traffic conditions. Small, fixed-wing private aircraft can be landed at Oban airport which lies 44 miles and about 1½ hours' drive to the north.

In historical terms, the county of Argyll formed the major part of the kingdom of Dalriada, which is believed to have been settled by Gaels from Ireland with its capital at the fort of Dunadd near Lochgilphead. The county is strewn with remnant forts, castles and standing stones from this period which includes an ancient fort – *Dun Mhuirich* – a Scheduled Monument on the shore of *Linne Mhuirich* within Tayvallich Estate.

The quality of sailing off the Argyll coast and Inner Hebrides is of world-renown. With the estate's own boating facilities together with moorings in the bay at Tayvallich village and fully-equipped marinas further north at Kilmelford and Craobh Haven, as well as a boat yard in Crinan, Ulva and Danna are perfectly placed for sailing enthusiasts to explore much of the west coast. The Northern Irish coast lies less than 50 miles off Danna and is therefore also reasonably accessible – either for day trips or longer explorations given both appropriate weather conditions and vessel.

With two jetties and an exquisite, spacious barrel-vaulted boathouse at Port nan Gallan on Danna Island, the estate provides the opportunity for sea fishing, lobster and crab potting and a range of water sports. The sea fishing and lobster potting is of particular renown in the Sound of Jura.

Another gem of the area is the Taynish National Nature Reserve which is owned and managed by NatureScot and lies on the east side of Linne Mhuirich incorporating some of the most geologically and ecologically important landscape in Scotland. Lying just to the north of Ulva and Danna and renowned for its 'temperate rainforest' dominated by ancient oak woodland, there is a variety of waymarked trails enabling visitors to explore this magnificent Reserve.







### Current Land Use

The composition of the habitats at Ulva and Danna is summarised as follows:

Habitat	Area (acres)	Area (hectares)
Grassland	853	345
Woodland (mixed species)	205	83
Coastal habitats	94	38
Marine habitats	59	24
Heathland and Scrub	25	10
Mires, bogs and fens	13	5
Inland surface water	7	3
<b>Total</b>	<b>1,256</b>	<b>508</b>

### Grasslands

The underlying complex geology of the site and the unique influence of the oceanic climate combine to produce an exceptionally diverse mosaic of habitat types at Ulva and Danna, with a high species richness (more than 500 species of vascular plants have been recorded). This makes this one of the richest areas of conservation importance in the Argyll region which is recognized with the Ulva, Danna and the McCormaig Isles Site of Special Scientific Interest (SSSI) and the Tayvallich Juniper and Coast Special Area of Conservation (SAC).

Several areas of calcareous grassland occur within the mosaic of habitat types and reflect the distribution of underlying base-rich limestone. In patches of more acidic rock types, heath communities have developed and there are also areas of species rich acid grassland, as well as more improved neutral grassland. The area also supports internationally-important wintering populations of barnacle geese and Greenland white-fronted geese. The barnacle geese use the improved pastures

on the Isle of Danna as their core feeding zone, whilst the white-fronted geese range more widely, and use the saltmarsh communities to a greater extent. Very rare and internationally important Marsh Fritillary butterflies also thrive here in the damp acidic grasslands, wet and dry heaths, rush pastures and valley-bottom mires where there are plenty of their main foodplant, devil's-bit scabious. Carefully managed grazing is currently and will, in future be an important part of the management of these open areas.

### Coastal and Marine Habitats

The coastal environments of Danna and Ulva are extremely diverse and include nationally significant priority marine features such as saltmarsh, mixed intertidal sediments and native oysters. They have considerable worth as potential future natural capital generators of biodiversity and carbon credits. Saltmarsh are highly biodiverse supporting migratory birds, specialist plants, indigenous insects, juvenile fish and crustaceans. They act as

natural carbon sequestration sinks, storing carbon both in the plants and sediment. A hectare of salt marsh can capture two tonnes of carbon every year and store it for millennia if undisturbed. Mixed intertidal sediments act as nutrient sinks and biodiversity hotspots. The high nutrient levels and variety of grain sizes making-up the habitat accommodate a wide variety of species. The mud component within mixed sediments can contain substantial amounts of carbon. Native oyster are habitat forming ecosystem engineers with a set of extraordinary environmental services. A single oyster can filter over 200 litres of water a day removing excess nutrients and harmful particulate matter including microplastics. Oyster assemblages form biodiversity hotspots; a single oyster can have over 100 individual species attached to or living on its shell. The coastal habitats support an extensive list of species, including rich damselfly and dragonfly communities, marsh fritillary butterflies, wintering Curlew, breeding Oystercatcher, Redshank, Common Snipe and 1% of the British winter population of Whooper swans to name just a few.

### Woodlands

Ancient temperate rainforest woodlands, dominated by mature oak trees, also host a variety of other native species like birch, hazel, rowan, and holly, is the predominant woodland type on Ulva and the Isle of Danna. Due to the proximity to the Atlantic Ocean, these woodlands provide ideal conditions for rare oceanic bryophytes, including species at the northern edge of their range. In addition to the native







woodland, there is an area of productive woodland, which has been previously thinned. Plans to remove areas of non-native species have been drawn up so that these woodlands can be replaced with native species in line with those found in adjacent native woodlands.

#### *Farming and Agriculture*

The Tayvallich peninsula has a mild Gulf Stream climate with average annual rainfall of about 1,800mm (71 inches). Comprising brown soils and mineral podzols and with an agricultural capability classified under Scotland's Soils national soil survey as comprising mostly grade 5.3 (land capable of use as improved grassland) and 6.1 (land capable of use as rough grazing with high proportion of palatable plants), the best of the land – which is grade 4.2 in classification (capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops and cereal) is at the south end of Danna Island.

The current farming system is based on the production of store lambs from a breeding flock of Scottish Blackface ewes together with the production of suckled calves from a herd of about 60 Beef Shorthorn crossed with Highland Cattle cows/heifers which are put to either a Beef Shorthorn or Whitbred Shorthorn bull.

As a result of the environmental importance of Ulva and Danna together with the various designations as Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC), the practical operations of the farm including location

and timing of grazing pressure together with any cultivations and/or mowing are carried out in close consultation with NatureScot with whom Highlands Rewilding has an excellent working relationship.

A shepherd/stockman is employed on a full-time basis occupying New Danna Farmhouse on a service occupancy basis. The principal range of buildings serving the farm is at New Danna on the eastern side of the island. As a result of the mild climate, the sheep lamb and the cattle calve outside with the latter being housed under cover on the estate between November and March each year. Whilst some of the fields are capable of growing crops of hay and silage, current practice (in accordance with agreed management in accordance with the environmental designations) is for winter fodder to be purchased elsewhere and brought in.

#### *Sport and Amenity*

The current owners are not proponents of traditional field sports in terms of reared or wild game shooting and/or wildfowling. However, it is recognised that Ulva and Danna were historically part of the larger Tayvallich Estate which was run as a sporting estate and that there is scope for both reared and wild game shooting at Ulva and Danna in the event of either or both properties being purchased by a new owner with different future management objectives to the current owners.

There is a population of three different species of deer (roe, red and sika deer) which are culled at present in accordance with the management objectives of the

SSSIs, rather than as a sporting quarry or source of income with the annual cull having been undertaken under the supervision of the estate manager.

The pair of jetties at Port-nan-Gallan together with an excellent boathouse provide access to the sea for craft of varying size. The opportunities for exploration – either of the local coastline by kayak or canoe or of the wider Inner Hebrides (and as far afield as the Northern Irish coast and its islands) by sailing boat or motorised craft – are virtually endless. The snorkelling, spear fishing, diving for shellfish, sea fishing by rod and line and crab and lobster potting to be enjoyed from Ulva and Danna is of world class and amongst the principal attractions of these properties.





### ***Lot 1 – The Ulva Peninsula***

***(about 445 acres/180 hectares)***

Extending to almost 450 acres and including an existing dwelling plus outbuildings/further development potential, mixed grade land including livestock grazing and saltmarsh together with over 5km of coastal frontage to Loch Sween, *An Grianan* and *Linne Mhuirich* together with two small islands and a stunning beach, this is a quite exceptional residential and amenity offering featuring substantial natural capital.

### ***New Ulva House***

A traditional 1½-storey traditional stone dwelling with a southerly outlook, Mhor Ulva has a secluded and elevated setting with access via a track which leads from the minor public road. The accommodation (as shown on the floor plans) includes 2 reception rooms and 3 bedrooms and is reasonably modernised and well-appointed. The house sits amid an enclosed garden and is situated close to a range of outbuildings. The house is occupied by the estate manager under a Service Occupancy.



### ***Buildings***

There are three buildings at New Ulva comprising a general purpose store (5m x 11m), former barn (6m x 15m), and a livestock shed (10m x 18m).

### ***Land/Woodland/Coastline and Islands***

Forming part of the in-hand farm currently operated by Highlands Rewilding Ltd across the whole of the original Tayvallich Estate, the land comprises rough grazing and salt marsh which is grazed on a sensitive and seasonal basis.

With around 2km of coastal frontage to three different bodies of water (*An Grianan*, *Linne Mhuirich* and Loch Sween), access to the sea is a particular feature of this lot. This includes Port Michael – a small bay lying on the shore of Loch Sween. This includes the remnants of a former stone jetty and a boat mooring.

At high tide, Ulva provides access to *Ceann an t-Sailein* – a shallow tidal estuary which leads to Loch Sween (on the east side), and *Loch Na Cille* (on the west side) which feeds into the Sound of Jura making this lot particularly attractive to those with maritime interests.



First Floor



Ground Floor





### ***Lot 2 – The Isle of Danna***

***(About 811 acres/328 hectares)***

Sometimes described as the ‘jewel in the crown of Tayvallich peninsula’, Danna is an island of more than 800 acres in extent which includes two existing residential properties; a functional range of farm buildings and a boathouse; the remains of an extensive farmstead with development potential on an exceptional site; mixed grade land including good quality pasture, rough grazing, enclosed stands of woodland/forestry, open native woodland and over 6km of coastal frontage including two jetties, several small islands and some stunning beaches.

### ***Existing Houses/Cottages***

#### ***New Danna Farmhouse***

A traditional 2-storey stone and slate farmhouse with superb

position overlooking the Sound of Jura. Lying beside the principal range of farm buildings, the house provides comfortable accommodation over two floors. The property is currently occupied under a Service Occupancy by the farm stockman.

### ***Port-nan-Gallan***

A 2-storey traditional house with spectacular position looking across *Loch na Cille* towards the island of Jura. The living accommodation is on the first floor and is accessible via an external stone staircase. As shown on the floor plans, the accommodation includes 2 bedrooms and the house has been recently vacated following a long term tenancy. It is habitable but in need of some renovation/modernisation. The ground floor of the building includes a spacious

boathouse – accessible via the gable end which opens onto the jetty and slipway. A particular feature of the estate overall and this lot in particular, this is a spacious building with gravel floor featuring an unusual barrel-vaulted ceiling. Adjoining the exterior of the main building is a further lean-to store. The boathouse is occupied by the vendors and therefore available to purchasers with vacant possession.

### ***Farm and Estate Buildings***

A range of traditional and modern buildings situated beside New Danna Farmhouse includes three steel portal-framed livestock sheds comprising a general purpose/sheep shed (13m x 36m), a cattle court (20m x 37m), and a cubicle shed (9m x 25m). In addition, there is a traditional stone steading building (6m x 11m). This is

the principal set of agricultural buildings used by the in-hand farming business and they are all available with vacant possession to a purchaser.

### ***Redundant Houses/Cottages***

#### ***Danna na Cloiche***

Situated 500m to the south of New Danna with access via a track accessible by 4WD vehicle only, this is the extensive remnants of a former farmstead featuring two dwellings and two ranges of farm buildings partially enclosing a courtyard. Having been uninhabited for many years, the two dwellings are substantially dilapidated but, in each case, their physical structure remains largely intact including the majority of roof timbers and slates. Lying at the northern and southern ends of the site, there are two ranges of former

farm buildings which are also in advanced state of dilapidation with the exception of two sections which have been partially re-roofed to provide shelter for livestock.

With its isolated setting and outstanding panoramic views, this site is considered to be well suited to residential development – perhaps as a single principal dwelling serving Danna Island; as a number of dwellings (for permanent or temporary use) or for some other form of functional use.

The vendors have not engaged in discussions with Argyll & Bute Council over the potential development of the site but advice received from independent consultants suggests that, with the appropriate approach to the planning application, this site offers huge potential for a visionary development of some form.

### ***Land***

Danna includes some of the best and most productive agricultural land which is enclosed as livestock proof and includes provision of drinking water.

### ***Islands and Coastline***

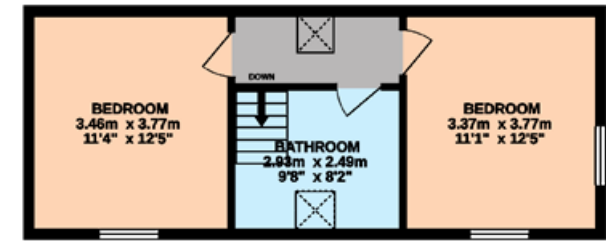
Lying off the coast of Danna are several small and uninhabited islands together with over 6km of coastline on Loch Sween, *Loch na Cille* and the Sound of Jura. There are two jetties at Port nan Gallan together with boathouse and mooring which enables boats of varying sizes to be kept on the island and used for recreation and exploration of the Argyll and inner Hebridean coastline – both far and near.



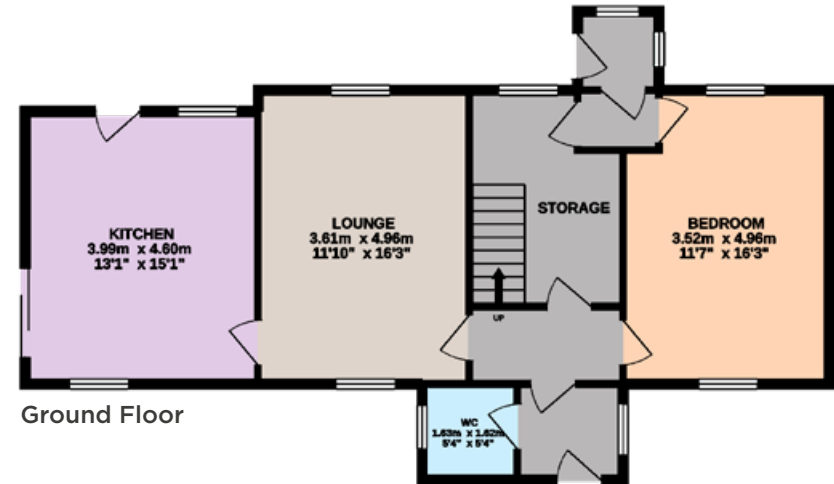
*New Danna Farmhouse and Buildings*



*Floorplans for New Danna Farmhouse*



First Floor

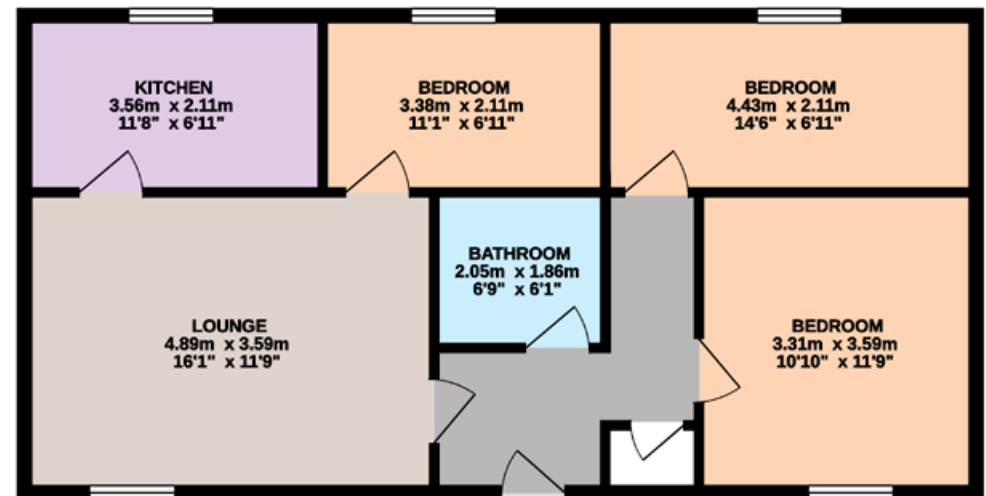


Ground Floor

*Port nan Gallan Cottage*



*Floorplans for Port-nan-Gallan*



Ground Floor



The southern shore of the island includes several very attractive sandy beaches and a further feature is *Rubha Bhreatanich* ('British Point' in Gaelic) – a small, semi-wooded peninsula extending north from the main island and lying between the open sea of Loch Sween on the west side and the estuary of *Ceann an t-Sailean* ('Head of Beams') on the east side.

#### *Sport/Amenity and Natural Capital*

Danna Island provides extensive potential for ecological enhancement/restoration including expansion of native woodland and restoration of wetlands.

For traditional field sports enthusiasts, there are red, sika and roe deer on the island offering stalking opportunities; there are two flight ponds close to Danna na Cloiche and potential for wild and reared game shooting.

The ability to access the sea and moor a boat enables almost endless sport, leisure or recreation on or in the sea.





## General Remarks and Additional Information

### Travel Directions:

Postcode: PA31 8PQ  
What3words ///generally.stormy.  
search

**Viewing:** Viewing is strictly by appointment with Strutt & Parker Douglas Orr – 07920 813 225 / douglas.orr@struttandparker.com Murdo Nicoll – 07918 362 134 / murdo.nicoll@struttandparker.com

### Government and Other Regulatory Bodies:

Argyll & Bute Council – [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)  
Historic Environment Scotland – [www.historicenvironment.scot](http://www.historicenvironment.scot)  
NatureScot – [www.nature.scot](http://www.nature.scot)  
Scottish Government Rural Payments and Services – [www.ruralpayments.org](http://www.ruralpayments.org)  
Scottish Forestry – [www.forestry.gov.scot](http://www.forestry.gov.scot)  
UK Woodland Carbon Code – [www.woodlandcarboncode.org.uk](http://www.woodlandcarboncode.org.uk)  
Marine Scotland – [www.marine.gov.scot](http://www.marine.gov.scot)

### Listings and Environmental Designations:

Further information about the Listings and Environmental Designations affecting the estate can be found at:  
Environmental Designations – <https://sitelink.nature.scot/map>  
Historic Listings – <https://pastmap.org.uk/map>

**Timber and Minerals:** All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

**Sporting Rights:** The sporting rights are in-hand, included in the sale and available to the purchaser(s) with vacant possession.

**Moveable Items, Machinery, Equipment and Livestock:** The fitted carpets, curtains and white goods within any property belonging to the sellers are included in the sale. The vehicles, machinery and equipment together with the sheep flock, cattle herd, fuels, fertilisers, feedstuffs and stores associated with the in-hand farming business are available to a purchaser at a separate and additional price and by separate negotiation and/or independent valuation.

**Solicitors:** Brodies LLP, Inverness. Gary Webster (01463 214 409 / gary.webster@brodies.com).

**Rights of Access and Title:** The property will be sold with the benefit of, and subject to, all existing rights and burdens within the title.

### Residential Schedule:

Lot No	Property	Council Tax Band	Services	EPC Rating	Occupancy
1	New Ulva	C	Electric heating, mains electricity, private water, private drainage	F	Service Occupancy
2	Port nan Gallan Cottage	C	Electric heating, mains electricity, private water, private drainage	F	Vacant Possession
2	New Danna Farmhouse	C	Electric heating, mains electricity, private water, private drainage	F	Service Occupancy

**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:** Two employees of Highlands Rewilding Occupy houses within the subjects of sale.

**Closing Date:** In order for the vendors to determine which offers to accept, a closing date for offers is likely be fixed following an appropriate period of marketing/viewings. The sellers reserve 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 of the lots received. Whilst the vendors encourage offers received to align with the lotting strategy devised by their selling agents, any offers received for any part of the estate which do not correlate specifically with the lotting strategy will also be given due consideration following a closing date.



**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 or mortgage provider which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

In addition, the prospective purchasers must provide certified copies of their passport/alternative form of photographic ID together confirmation of their residence in terms acceptable to the selling agents under Anti Money-Laundering (AML) legislation.

**Entry and Possession:** The date(s) of entry will be by mutual agreement between the purchaser(s) and the sellers.

**Rural Housing Burden:** A rural housing burden will be applied to the existing residential properties within the subjects of sale. This is a title condition which protects affordable housing stock for local communities in perpetuity, where the property owner has full legal title. Allocation policies prioritise people with a need to live or work in an area, so housing stock is protected for local communities forever. Further information about rural housing burdens is available at [www.chtrust.co.uk/rural-housing-burden1.html](http://www.chtrust.co.uk/rural-housing-burden1.html)

**Health and Safety:** Given the potential hazards of a working estate which includes redundant buildings, we ask you to be as vigilant as possible when making

your inspections, for your own personal safety.

**Note:** If you require this publication in an alternate format please contact Strutt & Parker on 0131 226 2500.

**Planning & Development/ Building Control:** There are no existing consents for development nor any applications pending over any part of the subjects of sale.

Interested parties are encouraged to seek independent planning consultancy advice regarding the planning and development opportunities in respect of any of the lots offered for sale.

**Special Conditions of Sale:** The purchaser(s) 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 per cent 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 sellers reserve 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 per cent 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(s) 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 sellers shall be entitled to resile from the contract. The sellers, in that event, reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent herein before referred to which shall be set off to account for any loss and expense occasioned to them by the purchaser's failure and in the event of the loss and expenses being less than the amount of the said deposit the sellers shall account to the purchaser(s) for any balance thereof remaining in their hands.

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 sellers 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(s) 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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