



PLAY VIDEO

Eilean Loch Oskair, Lismore, Oban, Argyll & Bute



A rare opportunity to **acquire an Island Croft**, located off the northwest coast of the Island of Lismore in an area of great historical note and with views to the north towards Ben Nevis and to the south, Mull and the Morvern peninsula.

Summary

- Sheltered anchorage | 1km of shore frontage
- A rare opportunity to create a haven of tranquillity
- Perfect for camping and rewilding
- Accessible by boat and helicopter

About 9.98 Acres

Distances

Port Appin 5 miles, Glencoe 14 miles, Oban 20 miles, Fort William 24 miles, Glasgow Airport 97 miles
(All distances are approximate)



The Estates Office Oban
The Old Bank, Argyll Square
Oban
PA34 4AZ
theestatesofficeargyll.com



Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
knightfrank.co.uk

Sophie Handley
01631 705480
info@theestatesofficeargyll.com

Tom Stewart-Moore
0131 222 9600
tom.stewart-moore@knightfrank.com

Situation

Eilean Loch Oskair lies off the north west coast of the Island of Lismore within the Firth of Lorne. The Island lies in one of the least explored areas of the west coast. Access can be taken from the public slipway at Port Appin or from a private jetty at Port Ramsay on the Island of Lismore for which the owner will have an informal arrangement in place.

As a croft the Island has the ability to support not only livestock, but also produce food. Services and provisions require to be brought from either Lismore or the mainland.

Lismore is one of the most historic Islands in Scotland, being one of the first major Celtic Christian areas, established in Scotland with close association with Saint Moluag a compatriot of Saint Columba and who staff is still held on the island by the Baron of Bachuil. In the 19th century, the Island population exceeded 1,000, however the population is now around 200, but thriving. The Island supports a village store with post office, as well as a passenger ferry and a vehicular ferry, a heritage centre and village hall that hosts many community activities.

From Lismore with your own boat, you can either land at Port Appin or Oban. Port Appin has renowned hotels and restaurants and a well-stocked community village store as well as a craft shop, motor garage and an active community. There are a number of moorings which are operated by a local Moorings Association and there may be the opportunity to secure a mooring.

Oban is the principal town of North Argyll and the ferry journey from Lismore takes approximately 45 minutes on either foot or by vehicle. The town has a wide range of supermarkets, as well as a number of other national retailers and many local retailers. The town is the principal Caledonian MacBrayne ferry port serving the Inner Hebrides and some of the Outer Hebridean Islands, as well as it being a terminus for the railway service from Glasgow.

In addition, there is an airport 6 miles to the north of Oban which operates regular passenger flights to some of the Inner Hebrides and is also available for private aircraft and helicopters.

Crofting

Eilean Loch Oskair is a registered croft which is a tenure peculiar to Scotland and forms an integral part of life in the Highlands and Islands.

The crofter must not neglect their croft and have a duty to maintain and manage it for a useful purpose. The Island offers the opportunity to participate in the unique heritage of Gaeldom and possibly rewild the Island or farm in a manner in sympathy with nature. The Island offers the opportunity to rear stock, as there is a water supply from a spring.



Planning

Eilean Loch Oskair lies within the Lynn of Lorn National Scenic Area, and is identified as being within a Remote Countryside Area in the Argyll and Bute Local Development Plan (A&BLDP) (February 2024).

In Remote Countryside Areas, the A&BLDP only allows for limited development, which in the case of Eilean Loch Oskair will likely be restricted to agriculture, aquaculture, or another recognised countryside activity.

The option of using the island for tourism, which would normally be considered as another recognised countryside activity has already been explored, and the local planning authority decided not to support the proposal (Planning application ref: 22/02100/PP).



An innovative design solution was put forward for siting a low impact off-grid, and sustainable, building on the highest part of the island. However, after careful examination, and consideration by councillors at a local review, it was concluded that this building would not be in-keeping with the landscape character of the area.

The above decision does not preclude further proposals coming forward in future proposing buildings, or other structures, on the island, but does set the bar high as to how these should be sited on the island, and how they should appear. This would equally apply to anything proposed on the island, and taking advantage of agricultural permitted development rights, which require prior notification to the local planning authority before erection, or installation.

What3words

///celebrate.meatball.defers

Sporting Rights

The sporting rights are let on a lease.

Solicitors

MacArthur Legal, Boswell House, Argyll Square, Oban, PA34 4BD

Tel: 01631 562215 Email: sandy@macarthurlegal.co.uk

Local Authority

Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll, PA32 8XW

Tel: 01546 605522

Entry

Date of entry is available by arrangement with the seller.

Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank

(tel 0131 222 9600).

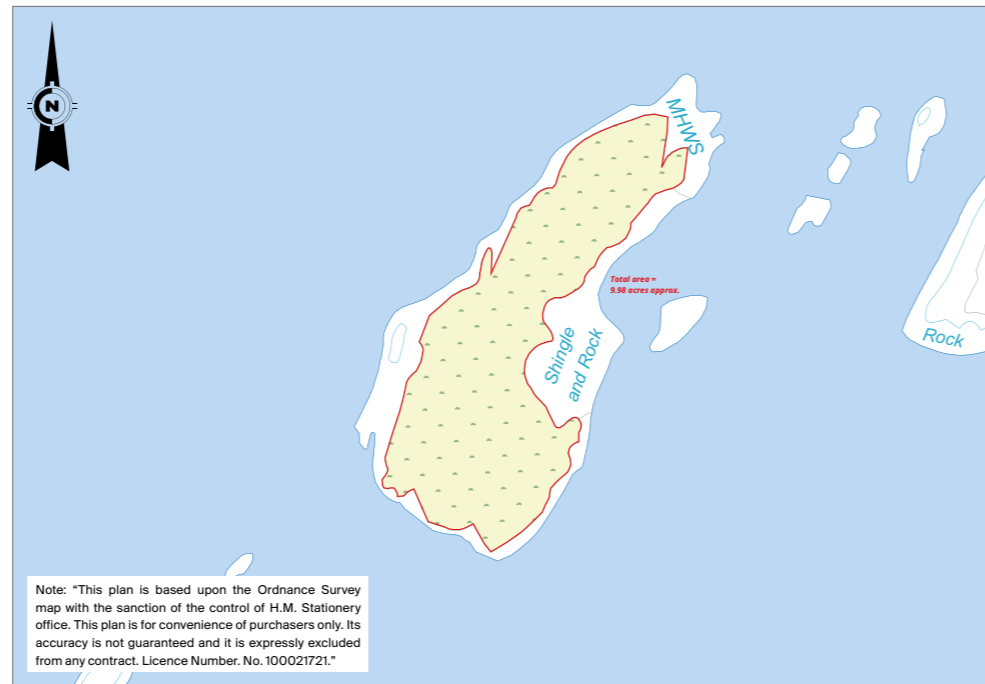
Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds.

This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Asking Price

Offers over £125,000



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.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale 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.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

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