

The Islands of Sanda, Sheep and Glunimore Mull of Kintyre, Argyll & Bute



PLAY VIDEO



An iconic group of islands **off the Kintyre Peninsula** including seven houses, tavern, a pier, a slipway, a lochan and sandy beaches.

Summary of accommodation

Farmhouse with two reception rooms, five bedrooms, one bathroom and two WC's

Three homestead cottages (**Schoolhouse** – two bedrooms, **Pier Cottage** – one bedroom and **Glunimore** – one bedroom)

Three former lighthouse keeper's cottages (**Elephant Cottage** – two bedrooms, **Ship Cottage** – three bedrooms, **Keepers Cottage** – one bedroom)

Byron Darnton Tavern – Including a commercial kitchen, tap room, six WC's
Can accommodate 38 people | Full alcohol license

An abundance of wildlife, including important breeding grounds for colonies of puffin, storm petrel, manx shearwater

Two smaller islands included Sheep Island (31.72 Acres) and Glunimore Island (4.41 acres)

Sheltered bays | Sandy beaches and rocky shorelines | One pier and slipway providing access to both sides of island | Owned foreshore with opportunities for moorings

Land including rough grazing, permanent pasture and small blocks of woodland

Attractive loch providing drinking source for wildlife

Additional four bedroom house available for sale separately in Campbeltown

About 453.70 Acres in total

Distances

Campbeltown 13 miles by boat, Ballycastle 20 miles, Glasgow Airport 130 miles (from Campbeltown)

(All distances are approximate)



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80 Queen Street
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Situation

Sanda Island is situated off the tip of the renowned Mull of Kintyre Peninsula. It is 13 miles to the south of Campbeltown and 20 miles to the east of Ballycastle, Northern Ireland.

Sanda looks over the North Channel that separates mainland Scotland from Northern Ireland. On a clear day, to the south, the Antrim Hills are visible. Looking west to the mainland are the beautiful beaches on Carskiefy, as well as views to the north over the Isle of Arran.

Campbeltown is the main access point for Sanda by boat. The town has a wide range of services including several supermarkets, primary and secondary schooling, veterinary clinic, a medical centre, a leisure centre with a swimming pool and small cinema, the oldest in Scotland. It is also home to several whisky distilleries, including the famous Springbank. The town also has a large marina with berths for visiting yachts, a chandlery, marine fuelling station and lifeboat station.

For the outdoor enthusiast, there is a wide range of opportunities. This includes the internationally renowned Machrihanish golf course overlooking Machrihanish Bay. The Kintyre Way path stretches from Southend to Tarbet in the north, crisscrossing the peninsula for 89 miles.

Campbeltown Airport has direct flights with Loganair to Glasgow international up to 5 times per week. During the summer, there is a ferry between Campbeltown and Ardrossan, southwest of Glasgow. A fast boat service known as the Kintyre Express operates between Campbeltown and Ballycastle 4 days per week from April to October. Additionally, the service travels on to Islay, via Ballycastle.

Historical note

Sanda Island was a frequent rendezvous for warriors, saints, and smugglers.

The island has a rich, diverse history and has connections with the monks of Whithorn, Robert the Bruce, and the powerful Clan MacDonald.



In ancient times, the Danes frequently gathered at Sanda, their principal fortress, a mile distant at Dunavety. The Norwegian King Hacon visited in the 13th century, and a stone reportedly covered his remains in the graveyard.

Sanda was once in the possession of the monks of Whithorn in Galloway. The chapel is associated with the followers of St Columba and was probably visited by his follower, St Ninian, to whom the chapel is usually dedicated. The monks relinquished Sanda in 1493. The ruins of the chapel and graveyard are still visible.

The property

Sanda Island extends to about 453.70 acres in total, with a sheltered bay on the north protected by hills and rock escarpment on either side. Access by boat is at both ends of the island, with a pier to the farmhouse side and a stone slipway to the lighthouse side. From the main slipway in the northern bay, there are wonderful views towards the smaller islands of Sheep and Glunimore, both of which are included in the sale. The island also has a tarred helipad close to the road that connects the farmhouse and lighthouse cottages.



Houses

The island has seven residential properties, with four based at the northern end of the island and three next to the lighthouse at the southern end. In total 14 people can be accommodated at the northern end and 12 at the southern end of the island. The majority of the houses have been renovated by the current owners including installation of new double glazing, new shower rooms in the cottages benefiting from underfloor electric heating.

Sanda Farmhouse

Sanda Farmhouse overlooks the main bay. Of traditional construction, the accommodation is over two floors as follows:

Ground floor: entrance porch, hallway, dining room, sitting room (with open fireplace), WC, cloakroom, family bathroom (with separate shower), double bedroom, kitchen, study, utility room and back kitchen.



Sanda Island, Mull of Kintyre Argyll & Bute, PA28 6RS

**Approximate Gross Internal Floor Area
352.41 sq m (3793 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

First floor: four bedrooms and single box room/study (access off two staircases).

Adjoining the farmhouse is a stone range of outbuildings, which includes a large store room, games room, and generator room.



Schoolhouse Cottage

Adjacent to the farmhouse, the Schoolhouse Cottage was originally the School House for the island, in 1928 the island had 38 inhabitants. and was refurbished. The accommodation is as follows:

Sitting room (with wood burning stove), kitchen, two bedrooms, and a large bathroom, The cottage has underfloor heating and an open fireplace.

A spiralled staircase leads up to a galleried landing with a porthole window.





Pier Cottage



Glunimore Cottage

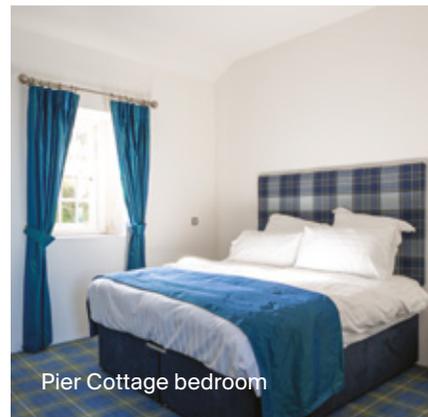
Pier and Glunimore Cottages

Situated close to the stone pier and looking out over the bay, each cottage includes: Sitting room (with wood burning stove), kitchen, bedroom, and bathroom.

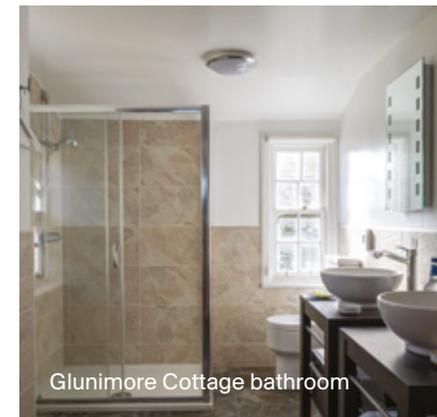
At the southern end of the island, next to the lighthouse, there are three cottages as follows:



Pier Cottage sitting room



Pier Cottage bedroom



Glunimore Cottage bathroom

Keeper's Cottage

This cottage is detached and has accommodation as follows:

Sitting room (with wood burning stove), kitchen, bedroom, and bathroom.

Byron Darnton Tavern

Situated between the farmhouse and School House is the Byron Darnton Tavern. It was opened for business in June 2003 and has been run as a bar during the summer months. It is built in the traditional style with exposed stone walls, natural slate flooring and three-penny shaped bar. It includes a commercial kitchen, bar, tap room, two WCs (male and female). The tavern/bar carries a full licence to sell alcohol. The tavern/bar can accommodate 38 people.

Sandbank House

The vendors also own a four bedroom house situated on North Shore Street in Campbeltown. It includes two garages. This property is available by separate negotiation, and further details including floor plans are available from the selling agents.



Elephant Cottage

This cottage is semi-detached and has accommodation as follows:

Sitting room (with wood burning stove), kitchen, two bedrooms, and bathroom.

Ship Cottage

This cottage is semi-detached and has accommodation as follows:

Sitting room (with wood burning stove), dining room, kitchen, three bedrooms, bathroom and two bathrooms.



Elephant, Ship & Keeper's Cottages



Elephant, Ship & Keeper's Cottages



Land

The land holding on Sanda extends to 453.70 acres in total. It reaches a high point of about 123 metres above sea level in the middle of the island on the eastern side. The land comprises of predominantly rough grazing with a lower-lying fertile section of pasture running through the centre of the island. A track provides quad access from the slipway to the south side of the island. There is an attractive sandy beach in the main northern bay. The varied terrain and topography throughout the island provides good shelter for deer.







Estate buildings

There are various traditional buildings used for storage. There is a slipway with boat shed and an additional pier at the southern end of the island.



Generator shed, billiard room and storage room (from left to right)



Farming

The island previously has a small in-hand farm with currently 55 black faced sheep. The island has a registered farm code and receives subsidy (see Agri-environmental schemes).



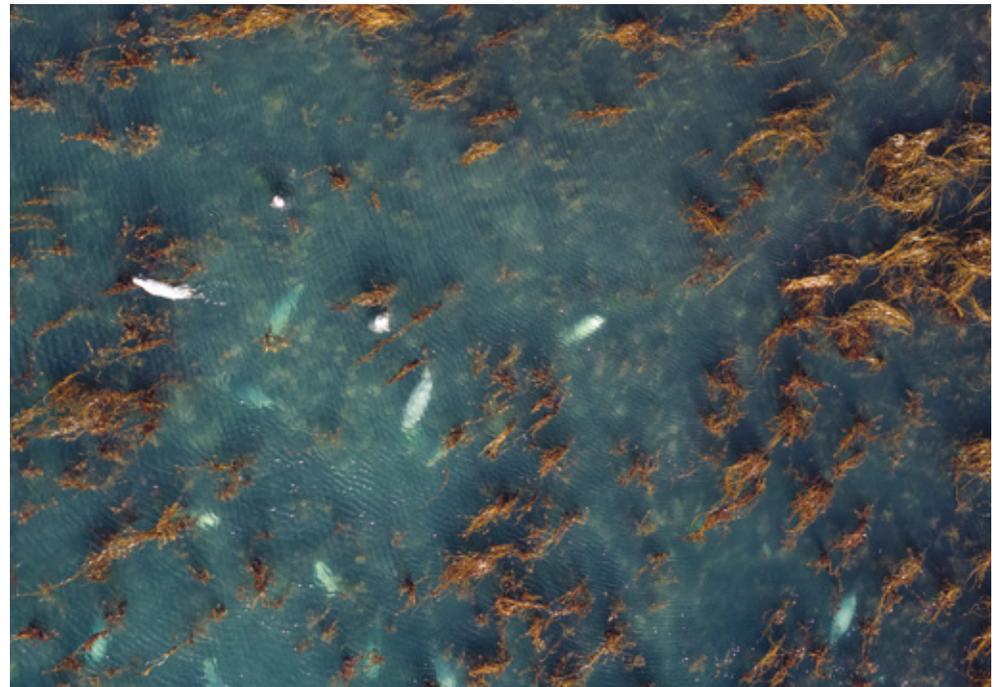


Wildlife

There is an abundance of wildlife on Sanda, Sheep, and Glunimore Islands. Sanda Island is designated as a Site of Special Scientific Interest (SSSI) due to its maritime cliff and nationally important breeding bird colony, the largest in Kintyre. This includes colonies of Puffin, Storm petrel, Razorbill, Manx shearwater, Kittiwake, Gulliemot, Great black-backed gull, Fulmar, Cormorant, Shag, and Black guillemot.

As well as deer, there is also a large colony of grey seals often seen bathing on the rocky foreshore. The surrounding sea presents an assortment of spectacles to the island on a regular basis. This includes pods of dolphins and large basking sharks cruising past during the summer months.







Other islands

The sale also includes the ownership of both Sheep Island (31.72 acres) and Glunimore Island (4.41 acres), situated just to the north and northeast of Sanda.

Rights of access/title conditions

The lighthouse and associated buildings and solar array are excluded from the sale at the southern end of the island. They are owned and maintained by the Northern Light House Board. They have a right of access and tie up a boat on the jetty, use the access track or alternatively land a helicopter. They have a right of servitude and access to the lighthouse and solar array for the purposes of inspection, maintenance, repair and renewal of equipment.

Electricity and water supply

Electricity is generated on the island by three diesel-powered generators.

The water supply comes from a spring at the northern end of the island. There is a new 10,000 litre holding tank, along with pump station which pumps water up the hill and then gravity fed to the houses.

Directions

The island is best accessed by boat from Campbeltown, Greenock (Glasgow), taking just under an hour. Alternatively, it can be accessed via helicopter.

What3words

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Services

Each of the houses is served by generator electricity, electric panel heating, private water supply and private drainage.

Laird

The sale comes with a Title. The owner of the Islands may call themselves the "Laird of Sanda".

Stamps and coins

Sanda Island is one of only a few Scottish Islands which print their own stamps. It is also possible to issue gold coins.



Sale of limited company

Sanda Island Limited, incorporated in Scotland with number SC374073, was set up in 2010 specifically to acquire Sanda Island. Since then it has owned and carried on the business of the estate. The preferred method of sale will be a disposal of 100% of the share capital of Sanda Island Limited.

Title

The title to the islands is registered in the Land Register of Scotland under title numbers ARG11320 and ARG18329.

Solicitors

Lindsays, Caledonian Exchange, 19A Canning Street, Edinburgh, EH3 8HE
Tel: 0131 229 1212 Email: MichaelYellowlees@lindsays.co.uk

Entry

Entry is available by arrangement with the seller. There are no tenants or habitants on the island. Only the owners use it.'

Fixtures and fittings

The fixtures and fittings are owned outright and are included in the sale.

Moveables

The fitted carpets and curtains are included in the sale of all of the houses. Additional items of furniture and estate machinery and equipment may be available by separate negotiation.

Agri-environmental schemes

All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the code 68/157/0054. There are 119.18 units of region 2 Entitlements. This equates to a payment of €4,309 in 2023. The single farm payment for this year will be retained by the vendor after which the units will be transferred to the purchaser.

Designations

Sanda Island is designated as part of the Sanda Islands Site of Special Scientific Interest (SSSI). The seas surrounding the island form part of the Clyde Sea Sill Marine Protected Area (MPA).

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.

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.

Property information

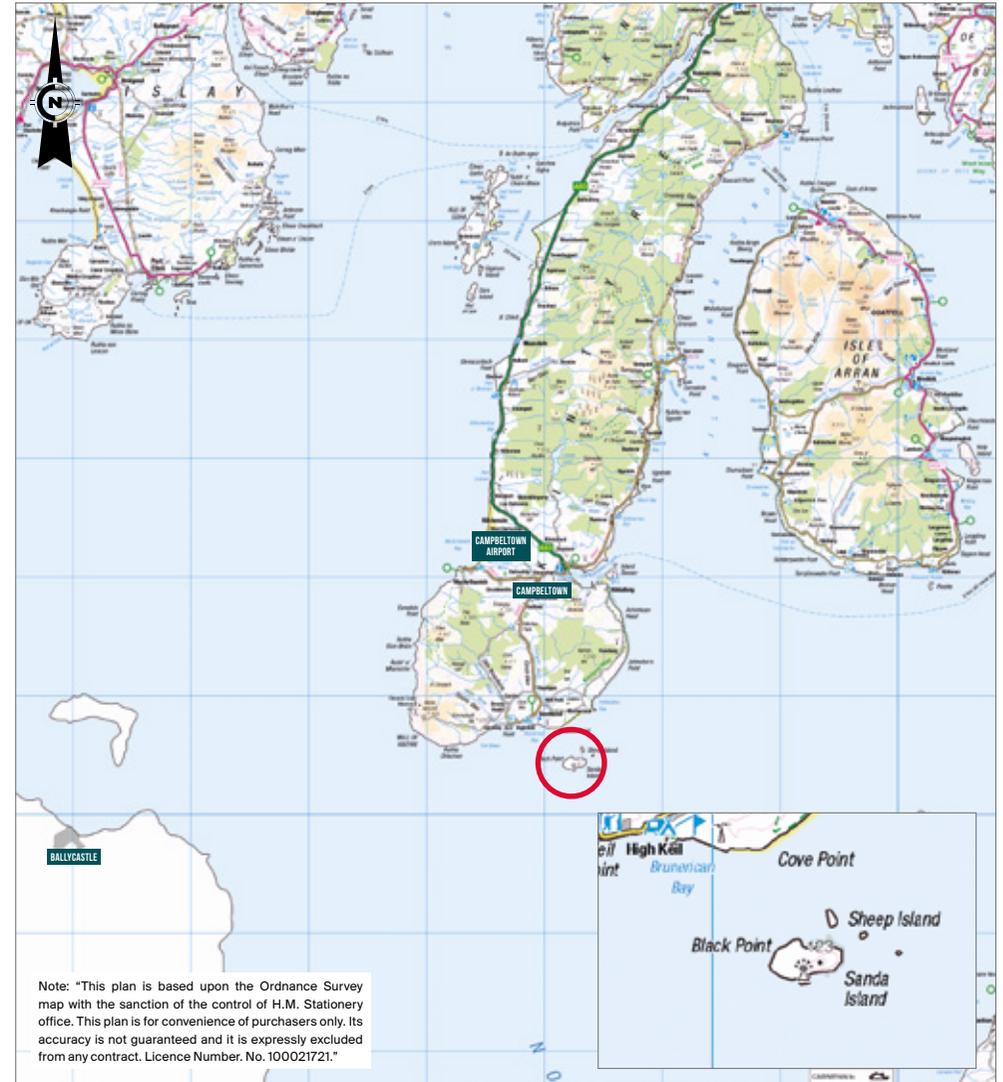
Tenure: Freehold

Local Authority: Argyll & Bute Council, Kilmory House Lochgilphead, Argyll, PA32 8XW

Tel: 01546 60552

Council Tax: Sanda Farmhouse: Band B

Offers over £2,500,000



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.

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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 April 2024. Photographs and videos dated September 2023. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

