

LAND AT RHUNAHAORINE

Argyll & Bute



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT RHUNAHAORINE

TAYINLOAN, ARGYLL & BUTE, PA29 6XG

PRIME COASTAL DEVELOPMENT OPPORTUNITY
ON SCOTLAND'S WEST COAST OVERLOOKING
THE ISLES OF ISLAY, GIGHA AND JURA

- Exceptional waterfront site
- Extant planning consent for aquaculture uses within an established marine farming location
- Site suitability for redevelopment for leisure use, in a prominent coastal location
- Approximately 25.83 acres (10.45 hectares)

FOR SALE AS A WHOLE



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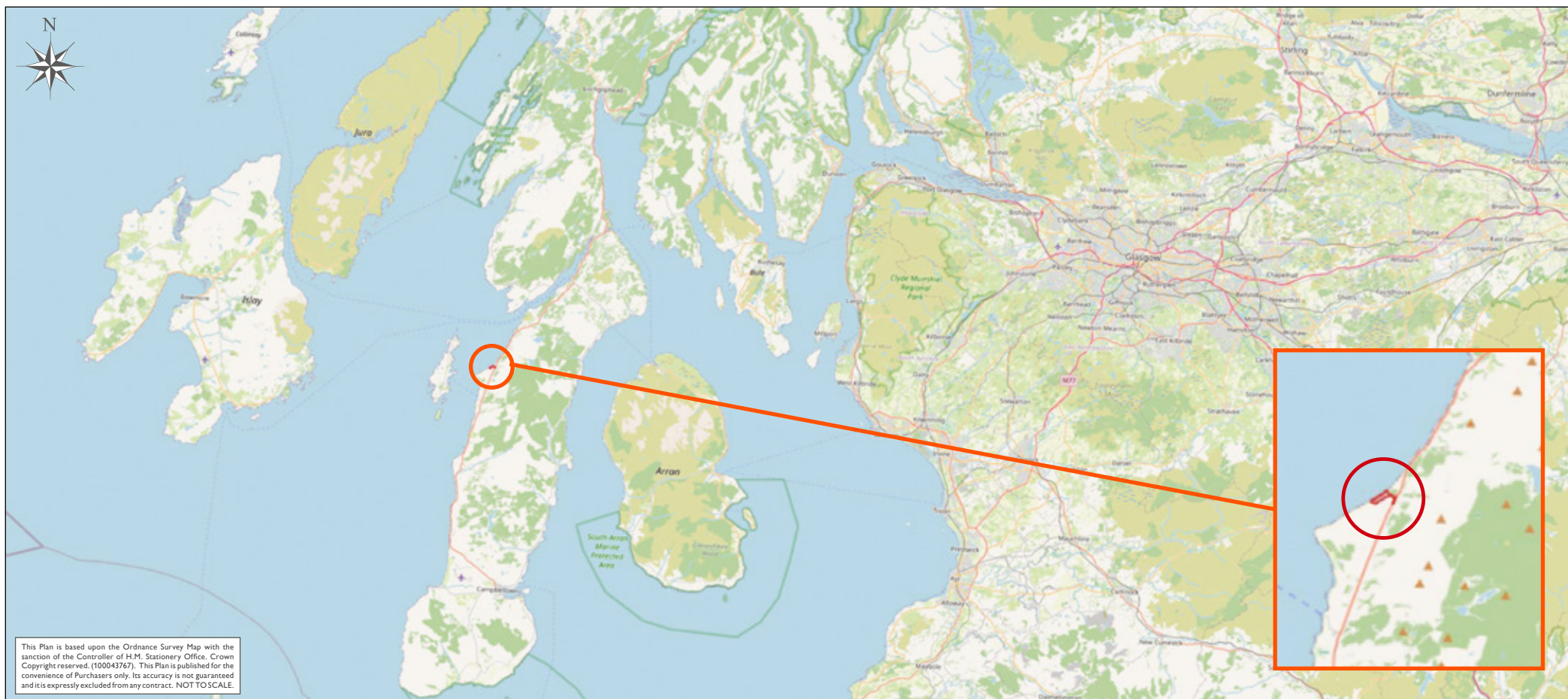
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LOCATION

The property occupies a prominent coastal headland on the west coast of the Kintyre Peninsula in Argyll & Bute, approximately 2.5 km north of Tayinloan. Situated directly off the A83, it enjoys a spectacular setting with far-reaching views across the Sound of Gigha towards the islands of Gigha, Islay and Jura. The surrounding area is characterised by productive agricultural land, open countryside and an attractive coastline of recognised environmental importance, while remaining well connected to the principal settlements of Tarbert to the north and Campbeltown to the south.



The property lies within a peaceful rural landscape of low-density settlement and grazing land, approximately 16 miles south of Tarbert and 22 miles north of Campbeltown. Set on low-lying coastal ground adjacent to the sea, it benefits from an exceptional Atlantic-facing position within one of Scotland's most scenic coastal environments.

Access is obtained directly from the A83 Tarbert Road via a single-track hardcore lane, leading to double entrance gates which provide access into the property.

DESCRIPTION

Situated within an area long associated with salmon farming, the property extends to approximately 25.83 acres (10.45 hectares) comprising a former coastal fish farming installation. The predominantly level site has been largely cleared of its former operational structures, creating an attractive development opportunity with considerable scope for redevelopment, subject to planning and statutory approvals.

Located at the centre of the site is a substantial storage building extending to approximately 490 sq m (5,274 sq ft). Constructed of timber under a pitched corrugated sheet roof, the building provides useful storage accommodation. The vendor advises that all asbestos-containing materials have been removed from the site; further information and supporting documentation are available upon request.

The property benefits from extant planning permission under reference 16/03227/PP for the renewal of planning permission 13/02060/PP relating to the redevelopment of the site to accommodate a closed-containment recirculating aquaculture production facility, including staff accommodation, wastewater treatment infrastructure, associated access and parking arrangements, ancillary development works, and demolition of existing structures. The consent presents a significant development opportunity for a new operator to establish a modern aquaculture facility with supporting infrastructure already considered in principle through the planning process.





DEVELOPMENT POTENTIAL

The land has strong potential for low-density, nature-led tourism development due to its coastal setting, sea views across to Gigha, Islay and Jura, and proximity to the A83 corridor and Tayinloan ferry link.

Suitable alternative uses could include a holiday caravan or lodge park, making use of the flat coastal ground for touring pitches or static lodges, ideally designed as an eco-focused or premium coastal retreat.

Other viable options could include a glamping site (pods, cabins, or safari tents), a motorhome touring stopover park, or a boutique holiday village with beach access and nature-based amenities such as walking trails, wildlife viewing areas, or a small marina/boatyard-style leisure facility.

Given the scenic but remote context, developments that emphasise low visual impact, environmental integration, and outdoor recreation (e.g., kayaking, fishing, and wildlife tourism) would likely align best with planning policy in this part of Argyll & Bute.

A more niche alternative could be a wellness or retreat-style development, incorporating cabins or lodges with spa/sauna facilities targeting the “off-grid luxury” market, which is increasingly popular in west coast Scotland. However, all options would need to address access constraints, utilities provision, and coastal planning sensitivity.



GENERAL REMARKS

Services

The property benefits from a private borehole water supply. A three-phase mains electricity supply previously served the property but has since been disconnected, although the associated infrastructure remains in situ.

Drainage was previously by way of septic tanks, which have since been removed.

Directions

The postcode of the property is PA29 6XG.
what3words: ///possibly.transmits.factored

Local Authority

[Argyll and Bute Council](#)

3 Harveys Lane, Burnside Street, Campbeltown, PA28 6GE

Further Information & Viewings

All requests to view the property are to be made via the selling agent in order access can be arranged. All viewings will be accompanied.

Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property – whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-moneylaundering legislation.

These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

Tenure & Conditions of Sale

The property is held with Heritable (freehold) title under Land Registers of Scotland Title ARG14249.

1. Fixtures & Fittings Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
2. 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.
3. 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 nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: September 2026. Photographs taken: May 2026.

