



INCHMARNOCK

Isle of Bute, Argyll



A PEACEFUL AND HISTORIC PRIVATE ISLAND ESTATE IN THE FIRTH OF CLYDE

Summary

Slipway, private harbour and general purpose shed with cattle handling facilities

A range of uninhabited and redundant traditional farmhouses and steading with residential and/or tourism opportunities, subject to planning

An in-hand farm with a fold of Highland cattle

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

Sporting opportunities including woodcock shooting, wildfowling and the potential to establish a driven shoot

About 4.75 miles of coastline, combining shingle beaches with rocky outcrops

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

Available Separately - The Port House (About 0.76 Acres)

A four bedroom house located on Bute offering modernised living accommodation with a 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

About 611 Acres in Total

Distances: Rothesay 5 miles, Glasgow airport 37 miles, Glasgow 46 miles, Edinburgh airport 85 miles
(All distances are approximate)

SITUATION

Inchmarnock is situated in a dramatic setting within the Firth of Clyde. The island boasts views over the ‘Kyles of Bute’ but also enjoys southerly views over the Cowal Peninsula, Knapdale, Kintyre Peninsula and even as far as ‘Goatfell’ and the mountains of Arran on a clear day. There is a concrete slipway on the west coast of Bute, overlooked by the Port House (available separately) which provides boat access to the island. There is a choice of three landing points on the island.

Whilst situated in a very tranquil setting, The Port House and slipway can be swiftly reached by road from Rothesay (4 miles) in about 10 minutes. Glasgow can be reached in under two hours via car and ferry.

The seaside town of Rothesay is situated on the east coast of Bute and has historically been a popular holiday destination. It is reached by ferry from Weymss Bay which takes about 35 minutes and up to 14 crossings a day during the peak season. Weymss Bay also has a train station with regular direct services to Glasgow city centre which take 1 hour. Rothesay has plenty of local amenities including a range of shops, a supermarket, bars, restaurants, three primary schools, a secondary school and hospital. Glasgow Airport is 36 miles away and can be reached from Weymss Bay by train in about 40 minutes.

With its many islands, peninsulas and sea lochs, the area surrounding Inchmarnock offers endless opportunities for outdoor pursuits. The Argyll coastline and Inner Hebrides offers world class sailing. Close to Inchmarnock, there are marinas at Rothesay, Port Bannatyne, Dunoon and Inverkip. The nearby Isle of Arran is a sought after holiday destination.

The ferry port of Lochranza (5 miles away) provides frequent sailings to Skipness on the northern Kintyre Peninsula and is also accessible via rib.

There are active sports clubs on Bute, including an amateur football club, cricket club and shinty club.

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 and pubs and restaurants to dine at throughout Argyll, there is a fantastically diverse range of activities within an hours drive 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 the 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 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.



INCHMARNOCK

Inchmarnock offers a unique opportunity to acquire an exceptional island. Extending to about 661 acres, the island includes a productive in-hand farm, a collection of traditional buildings offering development potential (subject to consent) and with further sporting, recreational and leisure opportunities going forward.

There is also the opportunity to acquire The Port House, an attractive shore property on the Isle of Bute, which complete with slipway overlooks the island and provides easy boat access.

The island is about 2.5 miles long and boasts about 4.75 miles of coastline with a mixture of rocky shoreline and sandy coves. The island has some lovely topography and reaches 60 metres above sea level at its highest point, offering stunning far-reach 360 degree views.

Despite its tranquil setting, Inchmarnock is also very accessible, with Glasgow city centre under 2 hours drive away.



LAND AND WOODLAND

The island extends to about 661 acres in total and includes about 102 acres of grass leys, 66 acres of permanent pasture and about 368 acres of rough grazing, interspersed with parcels of native woodland.

The soil composition varies across the island. At the northern end, mineral gleys is dominate and provides good ground conditions. In contrast, at the southern end of the island, the soils are freer-draining brown soils.

The land is primarily suited to grass production, with some occasional arable cropping. The island enjoys the influence of the Gulf Stream, providing a mild climate. This has enabled the island to grow both barley and potatoes on the best ground. The ground is all currently in grass.

There has been significant investment made in infrastructure over the past two decades. All the fields are full stock-proofed and there are a network of tracks throughout the island providing vehicular access.

The network of traditional drystone dykes are a striking feature on the island. Many date back to the 18th century and they have been well maintained and provide shelter for livestock.

The southern third of the island, together with its eastern and western shores, has the majority of woodland on the island. This is predominantly made up of birch, alder, oak, hazel and rowan. These woodlands provide shelter for livestock, are home to wildflowers in the summer months and provide important habitat for wildlife.

There is no commercial woodland or purpose-planted shelterbelt on the island, although some ancient hawthorn hedgerows remain. The southern third of the island, along with much of its eastern and western fringes, is naturally wooded, dominated by native species including birch, alder, rowan, hazel, and oak. These woodlands contribute significantly to the island's visual appeal, provide valuable habitats for a wide range of wildlife, and offer natural shelter for livestock.



FARMING SYSTEM

A low input in-hand and self-sustaining farming business is operated by the owner with stock management undertaken by a self-employed contractor who farms himself on Bute. The farm is certified organic and consists of a fold of 35 Highland cows and followers. Cattle are outwintered and the cows calve in the spring months. Young stock is generally sold privately for finishing at around 10 months old. Water is available for springs and lochans and shelter from the elements is provided within the extensive birch and hazel woods which fringe the island.

FARM BUILDING

Livestock and machinery are transported between the island and Bute by ferry, the Marnock. The Marnock was specifically commissioned by the previous owners and 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 an inventory of machinery and equipment which are available separately.

There is a general purpose shed (30m x 55m) located on the eastern shores of the island next to the slipway and small harbour. The shed includes a useful lean-to (10m x 55m), which houses a cattling handling system, complete with crush and holding pens. There is also a gravity fed private water supply.



REDUNDANT HOUSES AND BUILDINGS

The island has three principal buildings known as Northpark, Midpark and Southpark. Together they include two attractive former farmhouses and a range of three traditional stone steadings, each offering development potential.

Northpark includes a two-storey former farmhouse (vacant since 1986), together with a range of smaller outbuildings. Northpark commands wonderful elevated easterly views whilst getting shelter from the prevailing winds. Northpark offers a wonderful opportunity to create a principal residence together with associated accommodation, subject to planning consent. Whilst no planning has previously been applied for, a potential borehole site was identified nearby following a devining survey commissioned by the previous owner.

Midpark and Southpark are situated to the south of the slipway and adjoin one another. These buildings are more low-lying but equally offer further development potential.

SPORTINGS, AMENITY AND WILDLIFE

In addition to its agricultural potential, the island provides a unique haven for sporting and wildlife interests. During the winter months, it attracts migratory woodcock and geese, while the varied topography and areas of native woodland present an exciting opportunity to develop a driven shoot. Two existing ponds further enhance the sporting and conservation appeal.

The island boasts an abundance of wildlife, including a resident population of grey seals, as well as both red and roe deer. A rich variety of migratory bird species also frequent the area throughout the year. The surrounding waters are equally impressive, supporting diverse marine life such as dolphins, harbour porpoises, basking sharks, and occasional sightings of several whale species.

With approximately 4.75 miles of shoreline, the island offers excellent opportunities for fishing, both from the shore and by boat. This includes mackerel and pollock fishing as well as potting for both crab and lobster.



THE PORT HOUSE

(Available by separate negotiation)

The Port House is situated on the western shoreline of the Isle of Bute, enjoying direct views across to Inchmarnock Island. Originally a pair of semi-detached cottages, the property has been thoughtfully converted to create a comfortable and modern holiday home that complements its unique island setting.

The accommodation is both spacious and well-appointed, with the majority of services having been upgraded since 2000. Internally, the focal point of the house is the recently upgraded dining kitchen, which flows seamlessly into the dining room and sitting room. These principal living areas all benefit from attractive coastal views.

The accommodation comprises:

Ground Floor: Entrance hall, kitchen, dining room, sitting room, WC, utility room, and a bedroom with en suite bathroom.

First Floor: Landing, principal bedroom suite with Juliet balcony and en suite shower room, two further bedrooms, a box room, and a family bathroom.

Previously operated as a successful holiday let, the property is currently used privately by the vendor's family and friends.

Externally, there is a patio area, a small lawn, and a parking area. Adjacent lies a useful garage/boat shed/workshop of steel frame construction, with box profile cladding and a concrete floor. To the rear, a small paddock is currently used for holding cattle being transported to and from the island.

In 2023, the vendors commissioned plans for a replacement off-grid house on the site of The Port House. While no planning application has been submitted, copies of the prepared plans are available from the selling agents upon request.



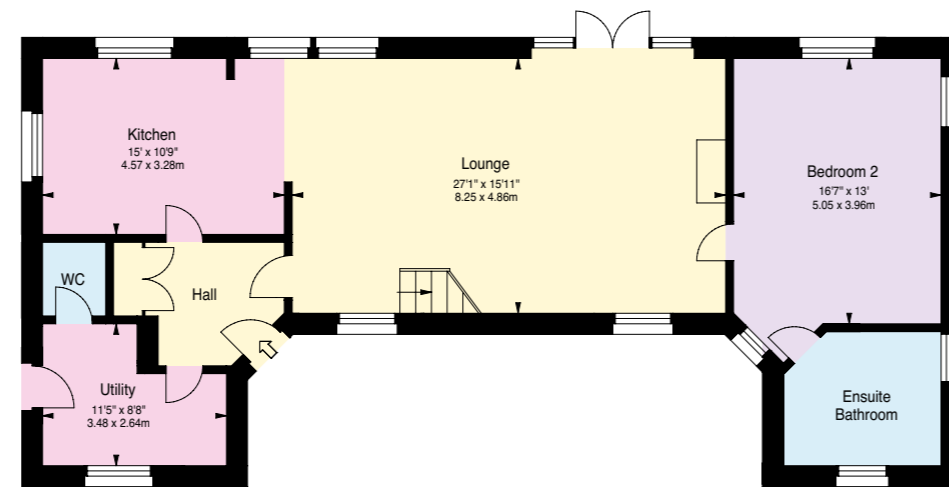


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

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 the Isle of Bute takes approximately 35 minutes. From Rothesay, head west on the B878/A844 towards the village of Straad. After about 3 miles, where the road turns sharply 90 degrees to the right, continue straight ahead onto a minor public road. You will reach the small settlement of Straad shortly afterwards. Take the track marked as a dead end; The Port House is the first house on the left as the track comes to an end. **What3words:** ///devoured.squad.possibly

Solicitors: Anderson Strathern Solicitors, 58 Morrison Street, Edinburgh, EH3 8BP. Tel: 0131 270 7700 Email:karen.craig@andersonstrathern.co.uk

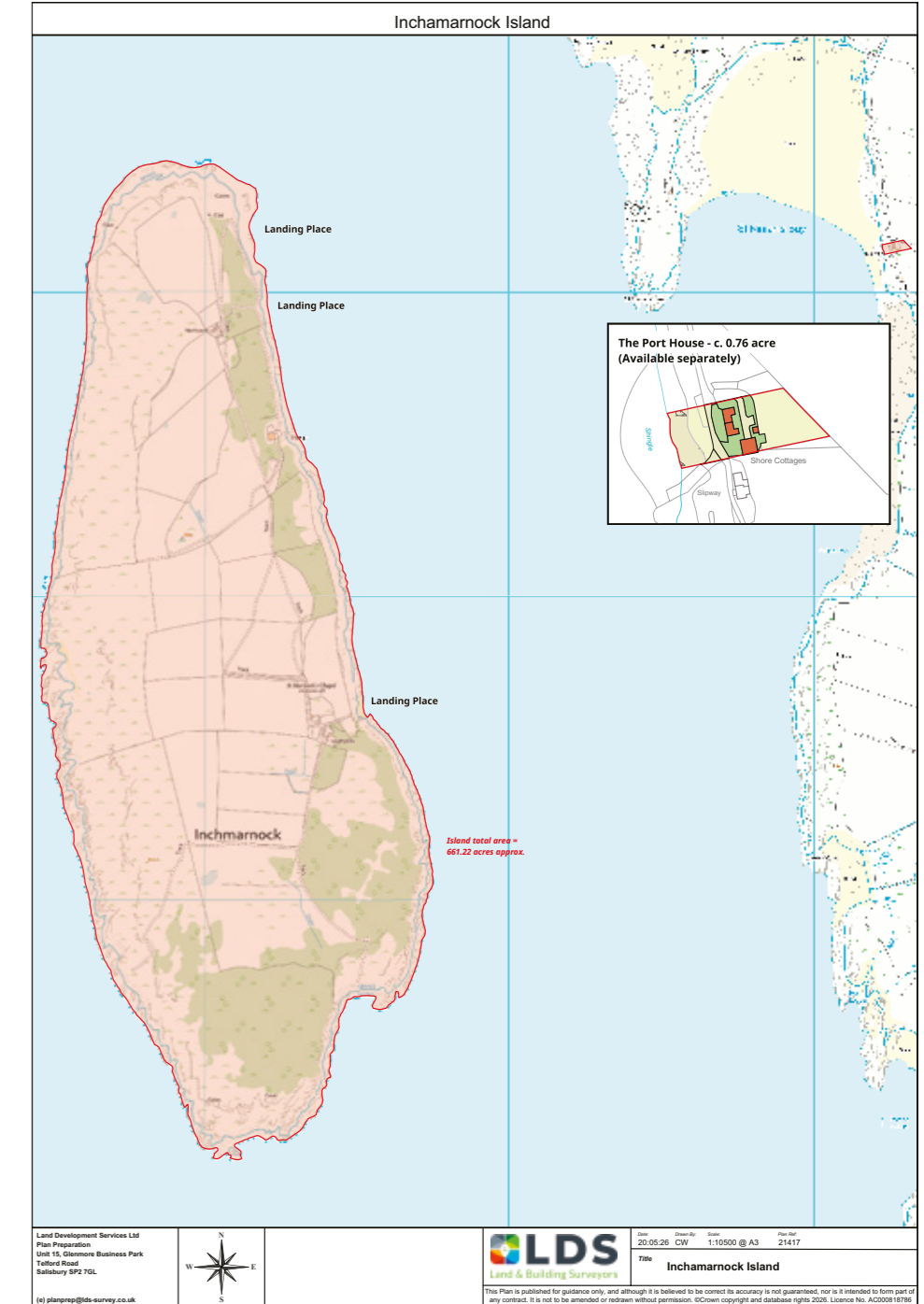
Local Authority: Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT. Tel: 01546 605 522

Agri-environmental schemes: All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID). There are 78.66 units of region 1 Entitlements and 123.62 units of region 3 Entitlements. Subsidies entitlements would transfer to the new owner from 2026, if the appropriate grant applications are made. The ground also qualifies for the Less Favoured Area Support Scheme (LFASS).

Entry: Entry is available by arrangement with the seller.

Moveables: 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, together with any other produce, as well as all oils, fuels, chemicals, fertilisers, sprays, seeds and sundry stores at cost. The purchaser will also be given the option to purchase the farm machinery, implements, equipment and livestock by separate negotiation. An inventory of the machinery and equipment (including The Marnock, the island's own ferry, and the estate RIB) and the livestock, will be made available on request from the selling agents.

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



Viewing: Strictly by appointment with the Joint Selling Agents Knight Frank (tel 0131 222 9600).

Rights of Access and Title Conditions: The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

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.

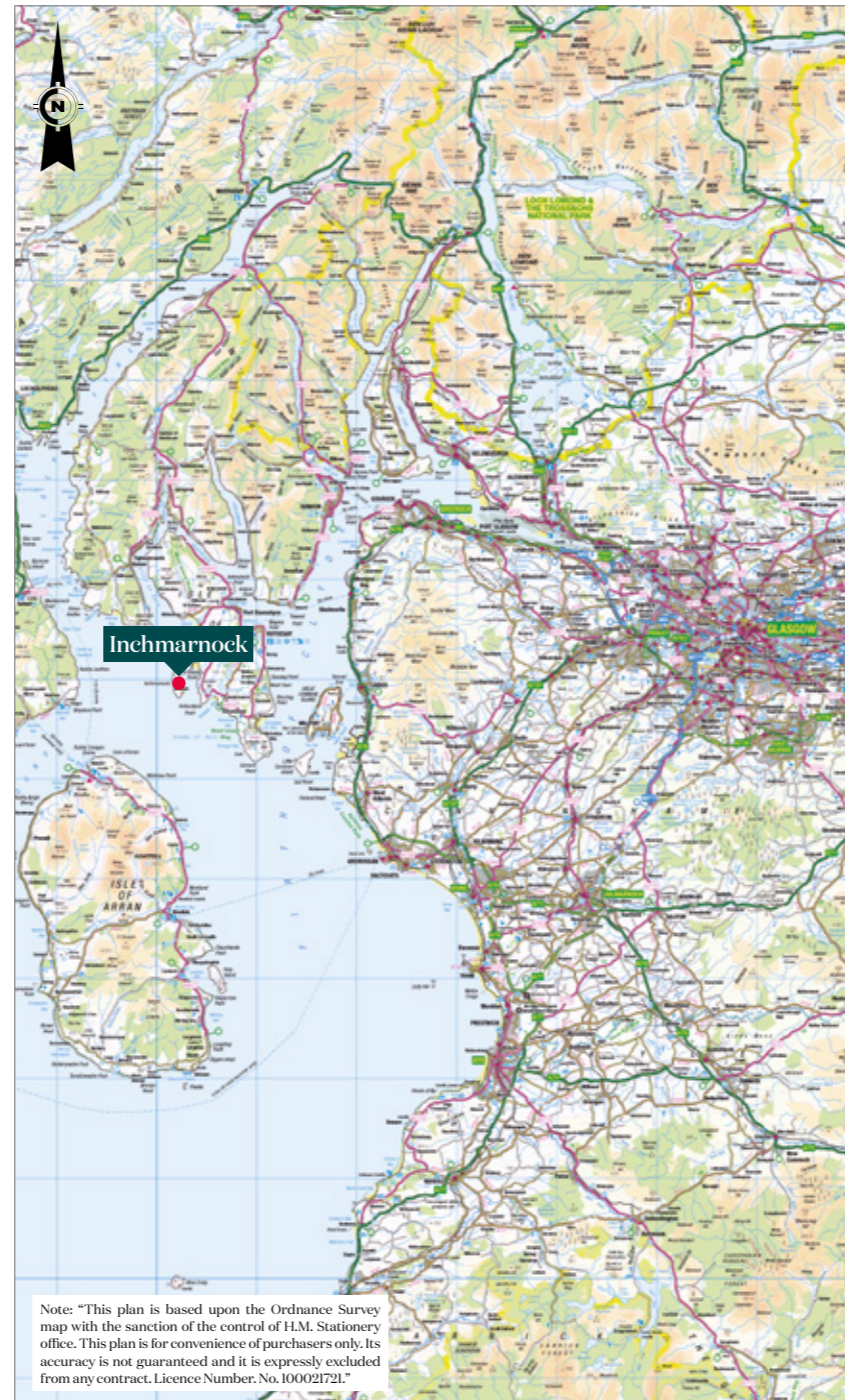
Conditions of Sale

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.



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