



# GLENCRUITTEN ESTATE

Glencruitten, Oban, Argyll & Bute



# A DIVERSE AND ATTRACTIVE WEST COAST ESTATE ENJOYING AN ELEVATED POSITION WITH VIEWS OVER LOCH NELL

Offering a unique combination of residential, agricultural, forestry and sporting opportunities.

## Summary of accommodation

A traditional farmhouse with three bedrooms, set in an elevated position overlooking Loch Nell, together with a useful range of associated outbuildings

A prime lochside plot with detailed planning consent (ref no: 25/01726/PP) for the creation of an impressive four bedroom principal eco house with detached garage, enjoying outstanding views across Loch Nell

Land extending to about 399 acres permanent pasture, about 229 acres woodland and about 20 acres of miscellaneous ground

Glencruitten Wood replanted in 2019/2020 extending to 58 hectares of predominantly sitka spruce | A woodland creation area (Killiechoinich Wood) extending to about 16 hectares of predominantly sitka spruce | Interspersed pockets of native woodland

In-hand farm with a flock of about 70 Cheviots

Sporting opportunities, including deer stalking, rough shooting and wildfowling

Two attractive lochans and about 1km of shore frontage to Loch Nell

**About 650.17 acres in Total**

**Distances:** Oban 4 miles, Oban Airport 6 miles, Glasgow Airport 88 miles, Edinburgh 124 miles (All distances are approximate)

# SITUATION

Glencruitten Estate is situated in a very picturesque and secluded part of the West Highlands with superb views, yet conveniently located just three miles from Oban.

Oban, known as the “Gateway to the Isles”, is the main commercial centre for the West Highlands, and the seafood capital of Scotland, has an extensive range of services including 4 of the big supermarkets, specialist farm shops, the fifth oldest whisky distillery in Scotland, specialist and independent boutiques, health and beauty salons, restaurants and bars, primary and secondary schooling and a hospital with A+E services. An 18-hole golf course, designed by the famous architect James Braid, is on your door step. The ferry ports have regular services to the Inner Hebridean Islands including Mull, Iona and the Treshnish Isles. Oban airport is 6 miles away with daily flights to Coll, Colonsay, Tiree and Islay.

The local area is a fantastic base for exploring the West Coast of Scotland, with a great variety of outdoor activities available. Fishing, cycling, mountain biking, sailing, diving and golfing are all available nearby.

The area also has an abundance of wildlife including hen harriers, golden eagles, white-tailed eagles, otters and red squirrels.

Glasgow Airport (88 miles) provides regular flights to London and a range of national and international destinations.

# BACKGROUND

The estate has been in the current ownership since 1986 and historically formed part of a larger landholding. In recent years, Glencruitten Wood was felled in 2019 and has since been replanted, now extending to approximately 58.46 hectares. Adjoining this, Killiechoinich Wood, extending to 16 hectares, was established in 2017.

The estate is farmed in-hand, with a sheep flock managed by a contract shepherd. Killiechoinich Farmhouse has been let on a Short Assured Tenancy for the past 40 years, although it has recently been vacated.

Most recently, the owner obtained planning consent for the construction of a second dwelling on the estate, positioned in a secluded and private setting with views overlooking Loch Nell.

Glencruitten is a delightful and diverse amenity estate combining farming and sporting interests in a highly accessible yet private West Coast setting. The property offers excellent potential to create a striking principal lodge on the lochside, while the existing farmhouse and adjacent stone barns present an opportunity to be refurbished into an attractive holiday let or secondary accommodation.





# GLENCRUITTEN ESTATE

Glencruitten Estate extends to approximately 650 acres in total. From its south-western boundary along the attractive shores of Loch Nell, the undulating land rises to a high point of 153 metres at Cnoc Mòr, offering a fine balance of productive ground and scenic rural views. The Estate comprises of the following:

## KILLIECHONICH FARMHOUSE

Situated towards the western end of the estate, Killiechonich Farmhouse occupies an elevated position, enjoying attractive open views to the west and south across Loch Nell. The property is understood to date from circa 1900 and is constructed of traditional stone, painted white, beneath a pitched slate roof. The accommodation is over 1½ storeys as follows:

**Ground Floor:** Kitchen, living room, bedroom, hallway and bathroom.

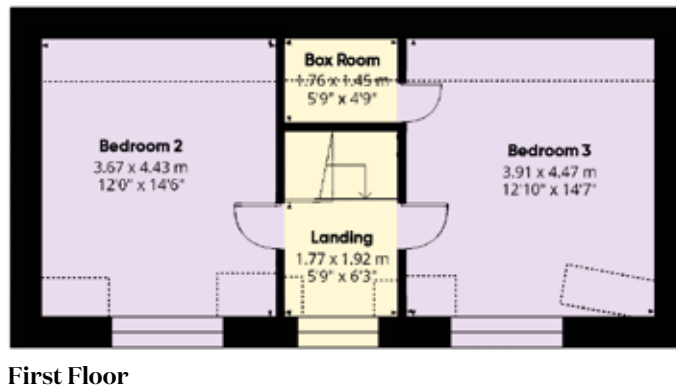
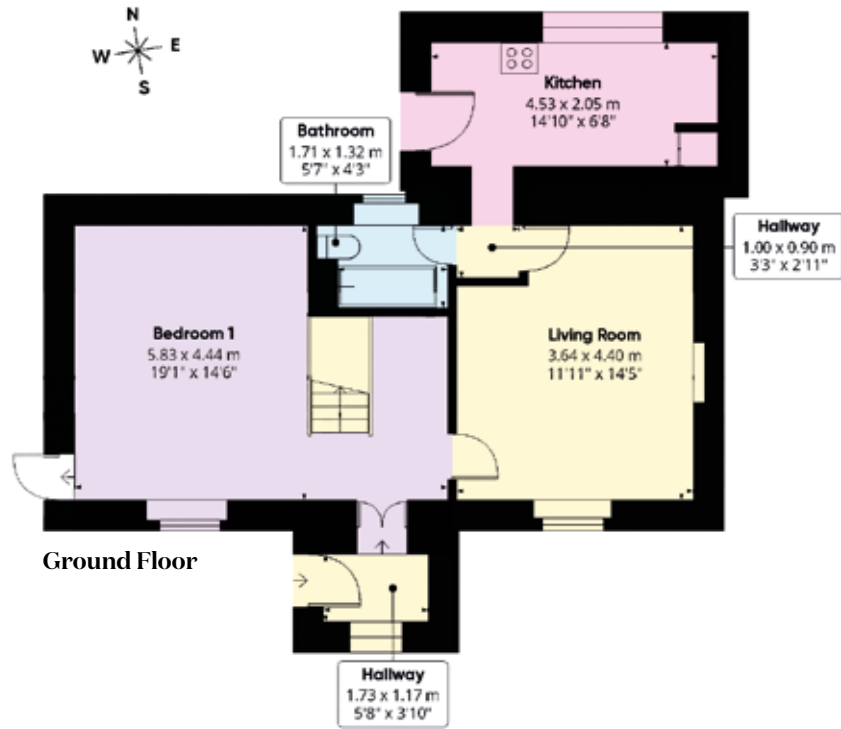
**First Floor:** Landing, two further bedrooms and a box room.

To the side, there is a useful outbuilding used as a store with a corrugated roof, and a couple of redundant traditional outbuildings which could have future development potential, subject to planning consent. The property has been let up until recently on a Private Residential Tenancy but is now vacant.



# Killiechonich Farmhouse, Glencruitten, Oban, Argyll & Bute, PA34 4QB

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



Approximate Gross Internal Area  
93.4 sq m / 1006 sqft

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.



# LOCH NELL PLOT

Detailed planning consent has been granted (as of 6th January 2026, planning ref no: 25/01726/PP) for the construction of an exceptional eco-friendly home, ideally positioned on the picturesque shores of Loch Nell. The thoughtfully designed single-storey dwelling has been carefully conceived to blend harmoniously with the surrounding landscape, ensuring minimal visual impact while maximising the natural beauty of its setting. The property will be constructed using low-carbon, sustainable building methods and to be heated using an air source heat pump.

The internal layout offers flexible, open-plan accommodation, designed to provide modern, efficient living. The proposed arrangement includes three well-proportioned bedrooms, complemented by spacious living areas that can be adapted to suit a variety of lifestyle needs. In addition, the property would include a detached garage.





# LAND

The land holding extends to about 650 acres in total, the majority of which sits in a single block. There is a small separate block of ground extending to 47 acres to the east of the main road surrounding Killiechonich Farmhouse and extending down to the shores of Loch Nell.

The land comprises of about 399 acres permanent pasture, about 12 acres of rough grazing, about 229 acres woodland and about 20 acres miscellaneous ground. The grazing land can be accessed from the eastern boundary via a track off the main road. There is also access from the northwestern corner, with a formal right of access over a neighbouring track (see sale plan). There are two attractive lochans within the land including Lochan a Bhuilg Bhith and Lochan Eilean. Below Killiechoinich Farmhouse and the plot, the Estate enjoys about 1km of shore frontage to Loch Nell.





# WOODLAND

The woodland at Glencuitten extends to approximately 92.67 hectares (229 acres). This includes Glencuitten Wood, occupying the north-western corner of the estate and extending to approximately 58.46 hectares. Felled in 2019, the woodland has been fully restocked in 2019/2020 comprising predominantly of Sitka spruce.

Adjoining to the east, Killiechoinich Wood extends to 16 hectares and was established in 2017. The scheme is primarily stocked with Sitka spruce, complemented by smaller areas of Norway spruce and pockets of native broadleaf species, adding both diversity and amenity value.

Importantly, the woodland creation scheme is currently progressing through carbon accreditation, offering the potential for verified carbon units which, subject to successful registration, will be available to an incoming purchaser.

Beyond the commercial crops, the estate benefits from attractive areas of native broadleaf woodland, interspersed across the holding and extending down towards the shores of Loch Nell, enhancing the natural character, biodiversity, and amenity appeal of the property.

# FARMING SYSTEM

The current owner currently runs a flock of about 70 Cheviots on the ground and these are managed by a Contract Shepherd. The ground is farmed in two main blocks. The flock will be made available to purchase.





# SPORTING AND WILDLIFE

Whilst the present owner does not currently undertake any active sporting activities, Glencruitten provides a haven for wildlife and offers excellent potential for sporting pursuits. The land comprises gently undulating ground, interspersed with areas of woodland that provide both shelter and amenity, together with attractive loch frontage and two smaller lochans. Sporting opportunities include rough shooting for woodcock and snipe, wildfowling, and deer stalking.





# GENERAL INFORMATION

**Directions:** Head for the centre of Oban, continuing south on the A816. Shortly past Argyll Square take the left-hand turn before the church signposted for Glencruitten and golf club. Continue along this road passing the golf club on the right. Follow the road around to the right and continue past Glencruitten House to a T-junction. Turn right signposted for Kilmore. Continue south on this road for about 1.5 miles and Killiechoinich Farmhouse is on your left. Continue further south on the same road for about 0.4 miles and the plot is situated immediately to the south of the Old Pump House on your left on the shore of Loch Nell.

From Edinburgh and Glasgow: Follow the A85 to Connell Bridge. Just after passing the bridge, turn left by the Oyster Catcher pub onto the A828 and then right onto the road signposted for Kilmore. Stay on this road for nearly 5 miles until reaching Killiechoinich farmhouse on your left.

**Local Authority:** Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll, PA32 8XW, Tel: 01546 605522

**Entry:** Entry is available by arrangement with the seller.

**Planning:** The plot (see sale plan) has full planning permission granted on the 6th January 2026 (ref no: 25/01726/PP) for the erection of a single-storey 4-bedroom house and detached garage on the shores of Loch Nell. Details of the consent and all related documents can be accessed online via the Argyll planning portal using the reference number above.

## Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Killiechoinich House	Vacant	Mains electricity, two wood burning stoves, private (filtered) water supply and private drainage.	D	E

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

**What3words:** ///haircuts.glanders.froth (Killiechoinich Farmhouse)  
///gobbles.stems.impressed (Plot)

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

It should be noted that a formal right of access will be granted to the purchaser over a track owned by the vendor, providing access to the land at the north-western boundary.

**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 68/174/0072. There are about 170 units of region 2 Entitlements with a current unit value of €..... This may be subject to change. The Entitlements would transfer to the new owner from 2027, if the appropriate grant applications are made. The ground also qualifies for the Less Favoured Area Support Scheme (LFASS).

**Ingoing Valuation:** The sheep flock will be taken over at valuation.

**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.

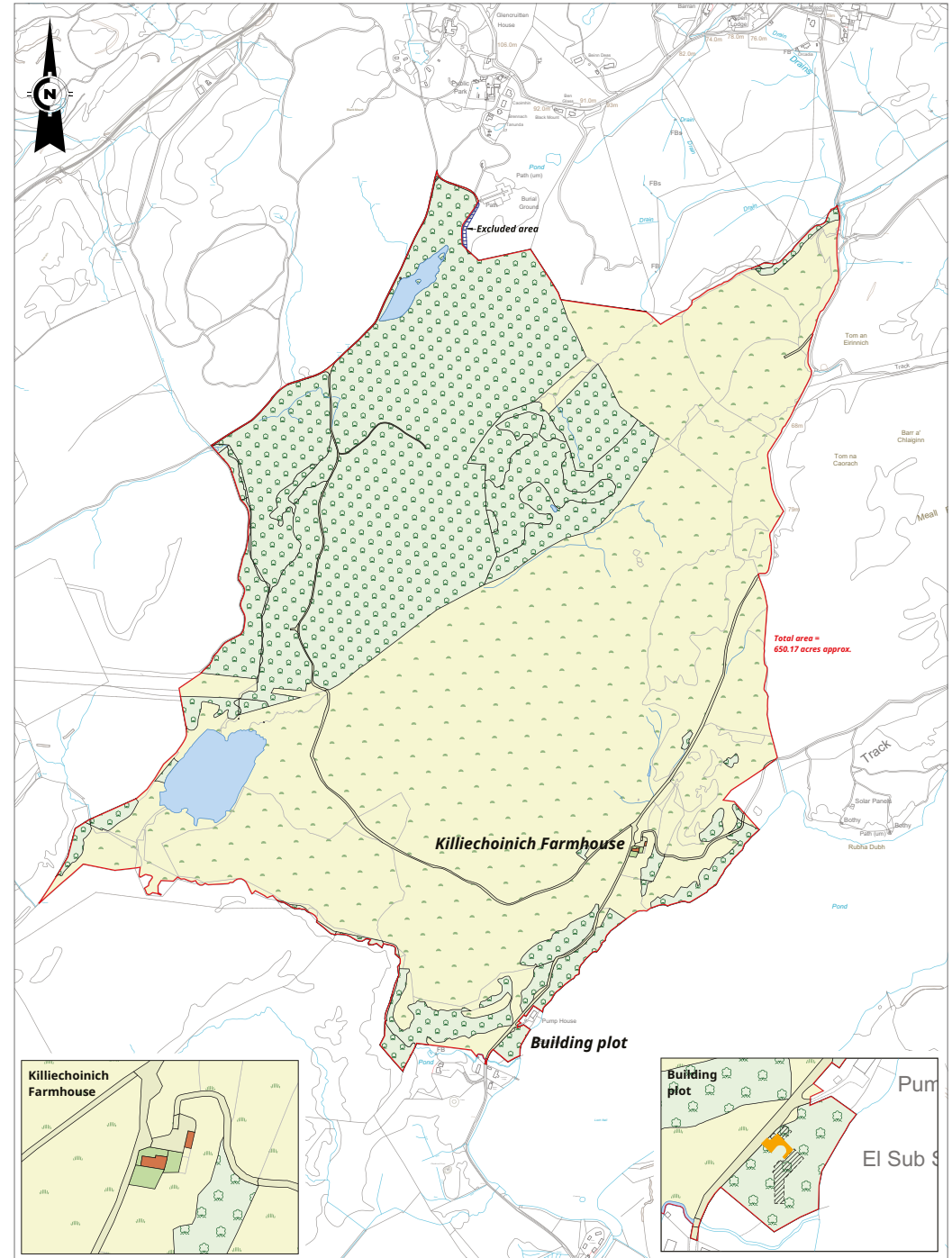
## Conditions of Sale

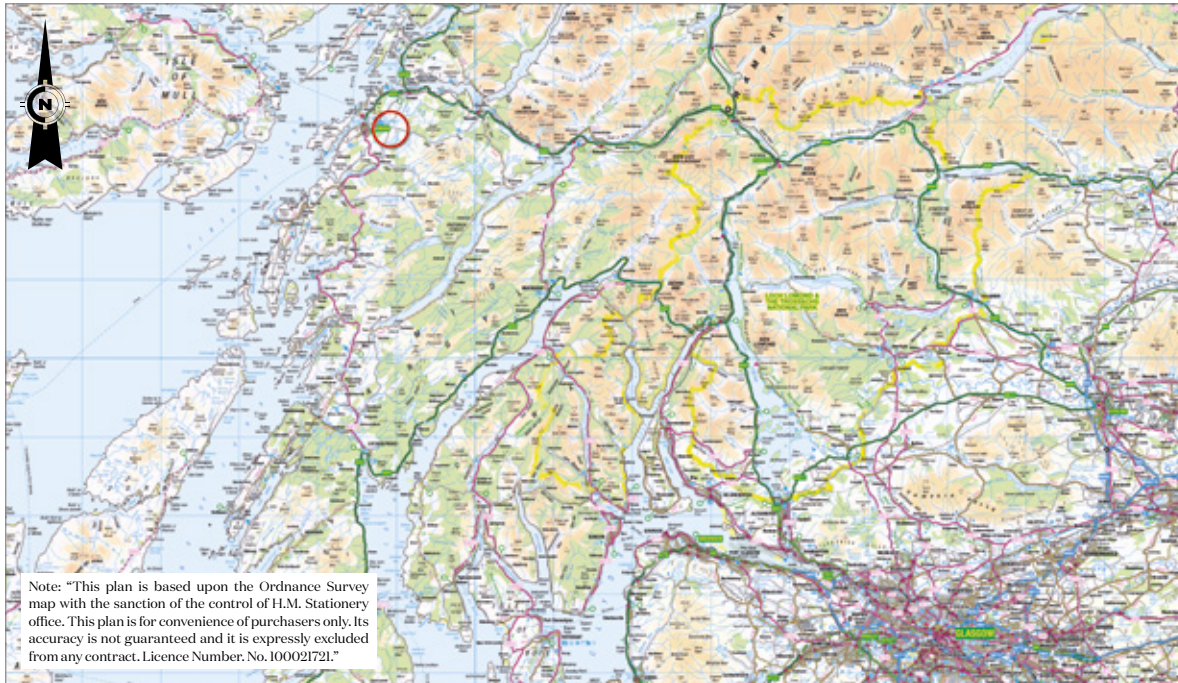
### 1. Title

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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