



MacPhee & Partners

Croft 6, Airds Bay, Taynuilt, PA35 1JW



OFFERS OVER: £85,000

- Crofting Tenancy
- Desirable Location on Outskirts of Village
- Pasture, Rough Grazing and Woodland
 - Potential Business Opportunity
 - Charming Countryside Views
 - Around 6.02 Acres

Rarely available in Argyll, this bare land croft tenancy of 6.02 acres (2.436ha) has been in the current tenant's family since records began. Situated on the outskirts of Taynuilt village the croftland is a mixture of pasture, rough grazing and woodland, accessed via two shared access tracks, one of which leads directly from the Glasgow to Oban A85 trunk road and the other directly from the nearby unclassified A85 to Balindore road. The accesses are shown in blue and brown in the attached map.

At present, the croft is also the location for an off-grid glamping business and benefits from having local authority short-term letting licences in place for three glamping sites. More details can be found at www.daleycroft.com. In addition, the croft was recently used as the base for a Chilli Jam business which traded as West Coast Chillis and included the 'Crofters Blend' and 'Fire in the Glen' brands. Any purchaser interested in the business aspect would be at separate negotiation.

Potential Development

At present the croft is a bare land croft with no buildings or housing included, however there maybe the possibility of obtaining planning consent for a house on the croft, subject to all Local Authority and Crofting Commission consents - please note the current tenant has not explored potential development, and that any offers made on the croft, subject to planning, would not be considered or accepted.



Croft Tenancy

A prospective assignee should note that 6 Airds Bay is regulated by the Crofting Commission and is registered on the Crofting Commission's Register of Crofts – registration number A0002 - and the Registers of Scotland's Crofting Register – registration number C10215.

This means that the successful assignee is agreeing to abide by certain duties with regard to the croft land. These duties are:

- A duty to be ordinarily resident on, or within 32km (20 miles) of your croft.
- A duty to cultivate and maintain your croft or put it to another purposeful use.
- A duty not to misuse or neglect your croft.

Further information on being a crofter can be found at www.crofting.scotland.gov.uk

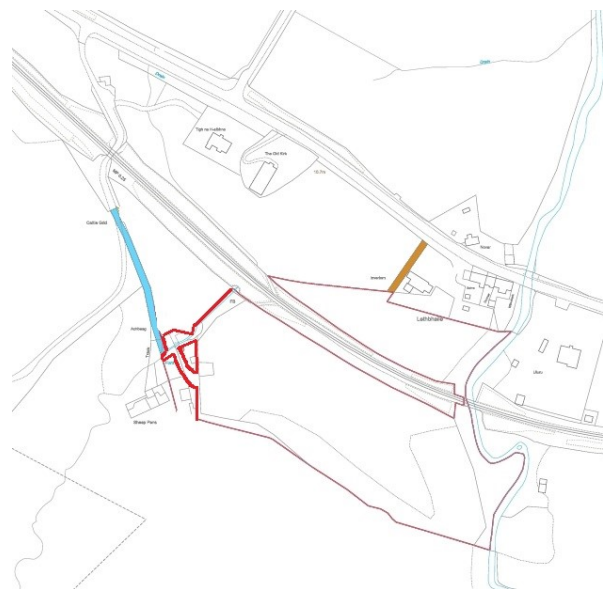
Travel Directions

From Tyndrum on the A82 travelling North, take the first left on to the A85 signposted Oban. Proceed on this road for around 24 miles to the village of Taynuilt. As you approach the village at the 30mph signs, take the first on the right, signposted Balindore. Follow the road ahead, crossing the railway line, and the croft is located on the left hand side, after Achdacailin and Achbeg.

 **what3words** **kingdom.watches.behalf**

Title Plan

The area outlined red indicates the title for sale.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a

bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).