



Galbraith

GLENSHELLISH FARM

STRACHUR, CAIRNDOW, ARGYLL & BUTE



Lot 1 and 2

GLENSHELLISH FARM, STRACHUR, CAIRNDOW, ARGYLL & BUTE

Attractive and compact residential and amenity farm on the West Coast of Scotland.

Strachur 3 miles ■ Dunoon 16 miles ■ Glasgow 60 miles

- Attractive 5-bedroom B-listed farmhouse with large area of garden ground
- Large range of traditional B-listed buildings set in a horseshoe formation
- Adaptable and useful range of modern outbuildings and yard area
- Productive areas of Grade 4 and Grade 5 grazing and silage ground
- Land and buildings with development potential (subject to obtaining the necessary planning consents)
- Located in a private and accessible location on the Cowal Peninsula
- Panoramic views over the surrounding countryside

About 66.57 Ha (164.49 Acres)

FOR SALE AS A WHOLE OR IN 4 LOTS

Galbraith

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 OnTheMarket





SITUATION

Glenshellish Farm is an attractive residential and farming unit situated in a scenic area of the Cowal Peninsula on the West Coast of Scotland, a short distance from the village of Strachur. The village of Strachur is located on the eastern banks of Loch Fyne and offers a range of local amenities such as a post office, churches, a hotel, pubs, a village hall and a local shinty club.

The picturesque town of Dunoon 16 miles to the south is the main town on the Cowal peninsula, and home to a busy ferry terminal which operates regular ferry services to Gourock, which take approximately 25 minutes. The town offers a wide range of shops, restaurants, schools, leisure centre, events hall, supermarkets, sports stadium, hospital, garden centre, golf course and holiday village.

The area is connected by an excellent road network and provides wider travel networks to Glasgow and beyond. The county of Argyll is known for its stunning scenery, extensive wildlife and choice of outdoor pursuits including walking, climbing, cycling and its wide range of water sports.

Glenshellish is located on the western periphery of the Loch Lomond & The Trossachs National Park, an area renowned for its scenic beauty and populated with lochs and rivers to explore as well as numerous castles, distilleries, and forests. The area is also a popular field sports destination with a number of landed estates offering fishing along with driven and walked up game shooting.

METHOD OF SALE

Glenshellish Farm is offered for sale as a whole or in 4 lots.



DESCRIPTION

Glenshellish Farm comprises of an attractive traditional B-listed 5-bedroom farmhouse, which adjoins an impressive range of traditional farm buildings set in a horseshoe formation, which may offer further development potential subject to obtaining the necessary planning consents. There are also several useful modern farm buildings and an area of productive pasture and grazing land extending to approximately 66.57 Ha (164.49 Acres) in total. The farmhouse and steading are situated towards the west of the holding, in an elevated position, with the property being accessed via a shared private road which is owned by Forestry and Land Scotland and leads from the A815.

HISTORY

Glenshellish Farmhouse and buildings were originally built in 1826 by David Napier the famous Scottish marine engineer and was used as his summer resort. Napier built the first iron steam passenger ship in the world on Loch Eck where he ran daily steamers. It is likely that the stables and outbuildings at Glenshellish Farm were used to house the horses that were used to convey the passengers from Loch Eck to Strachur Pier, hence the farmhouse and outbuildings being formatted within a horseshoe shape. In more recent times the property has been in the Seller's family ownership for over 60 years and was originally run as dairy up until 1999, and now the majority of the farm land has been let to local farmers on a seasonal basis for fodder and grazing purposes.

LOT 1: GLENSHELLISH FARMHOUSE, STEADING AND LAND EXTENDING TO 14.59 HA (36.05 ACRES)

Farmhouse

Glenshellish Farmhouse forms an attractive traditional stone-built B-listed property under a pitched slated roof, which enjoys panoramic views over the surrounding countryside towards the River Cur and hills to the north of the property. The farmhouse provides spacious family accommodation set out over three levels comprising a connecting kitchen and utility room, large dining room, lounge and a double bedroom with an ensuite modern bathroom which was installed in 2021 on the ground floor, with 4 double bedrooms and shower room on the first floor, and two further attic rooms on the second floor. The accommodation and room dimensions are set out in more detail within the floor plans contained in these particulars.





Modern Store Shed (21.11m x 9.37m)

Of steel portal frame construction under a tin roof, with stone and block walls and a concrete floor.

Former Silage Pit/Slatted Shed (27.5m x 14.9m)

Of concrete frame construction under a corrugated roof with shuttered concrete walls and a concrete floor. There is a raised slatted floor along one side of the building which was historically used as calf pens.

Lean-to (27.5m x 9.12m)

Of concrete frame construction under a corrugated roof with block walls with a slatted floor and a central concrete feed passage.

The Land

The land within lot 1 extends to approximately 14.59 Ha (36.05 Acres) in total including roads, yards and buildings and surrounds the farmhouse and steading to the south, east, and west. The land comprises of a mix of permanent pasture and grazing land which is currently utilised for grazing livestock, with a small area of amenity woodland to the east of the farmhouse and steading. The farmland has been predominately classified as Grade 4.2 and 5.3 by the James Hutton Institute. All fields benefit from an excellent level of vehicle access directly from adjacent Forestry and Land Scotland access roads. The land rises from approximately 30m above sea level at its lowest point at the north east boundary of Lot 1, to approximately 94m above sea level at its highest point near the southern boundary with the adjacent woodland plantation.

Garden Ground

The property benefits from an attractive and large area of garden ground which surrounds the property to the front of the house and is mostly laid to areas of lawn enclosed with number of flower beds and shrubs providing an abundance of colour. The garden is sheltered by several mature broadleaved trees, and there is also a greenhouse and a small pond towards the east of the garden. The farmhouse can be accessed via a separate drive which leads to the front of the farmhouse where there is a gravel area providing ample parking. There is a cobbled courtyard which included a partially paved patio area to the rear of the property.

Garage (5.97m x 5.37m)

Located to the east of the farmhouse there is a double garage, of rough-cast brick walls under a pitched corrugated sheet roof with a concrete floor.

Farm Buildings

Glenshellish Farm is well equipped with a range of useful traditional and modern outbuildings which lie immediately to the south and west of the farmhouse. The buildings comprise:

Traditional Range Buildings

Adjoining the farmhouse to the east and west and extending south, there is a range of traditional B-Listed buildings which are set in a unique horseshoe courtyard formation and are of traditional stone construction under pitched slate roofs with a concrete floor. The buildings enclose an original courtyard which has a cobbled floor, and the buildings are split into various stores, former milking parlour, byre and a coal bunker. The layout and structure of the buildings may present future opportunities for conversion either as part of an extension to the existing farmhouse, or development to other forms of alternative use, subject to obtaining necessary planning and listed buildings consents. The layout and dimensions of the traditional buildings are set out in more detail within the floor plans contained in these particulars.



LOT 2: LAND EXTENDING TO APPROXIMATELY 41.79 HA (103.26 ACRES)

The land in Lot 2 extends to approximately 41.79 Ha (103.26 Acres) and comprises a contiguous block of temporary and permanent grassland. The land is situated to the north of the farmhouse and steading and stretches to the south east and is bound to the north by the River Cur, and to the west by the Glenshellish Burn. The land has been predominately classified as Grade 4.2 and 5.1 by the James Hutton Institute and is generally level in aspect rising overall from approximately 21.5m above sea level at its lowest point towards the south east to approximately 31.5m above sea level at its highest point towards the west of the parcel of land. An area of the land towards the south west forming field 8 on the sale plan falls within the Loch Eck Site of Special Scientific Interest (SSSI). The land to the west of Lot 2 has historically been cut for hay and silage with the land to the east predominately used for grazing. The land benefits from access into each enclosure via the Forestry and Land Scotland access road which bounds the subjects to the south.

LOT 3: LAND EXTENDING TO APPROXIMATELY 4.23 HA (10.45 ACRES)

The land in Lot 3 extends to approximately 4.23 Ha (10.45 Acres) and comprises a contiguous block of pasture ground which is currently utilised for grazing and lies immediately to the east of the residential properties at Glenbranter. The land is bound to the east and south by the River Cur and Glenshellish Burn respectively and is accessed via the internal forestry road which falls under Forestry and Land Scotland ownership. The land has been predominately classified as Grade 4.2 by the James Hutton Institute and sits approximately 28m above sea level at its lowest point towards the south and rises to approximately 35m above sea level at its highest point towards the north of the enclosure. There are several areas of mixed amenity woodland which split the land into 3 different enclosures and there are a number of mature trees along the river bank providing an attractive backdrop and shelter to the enclosures.

LOT 4: LAND EXTENDING TO APPROXIMATELY 5.96 HA (14.73 ACRES)

The land in Lot 4 extends to approximately 5.96 Ha (14.73 Acres) and comprises 2 separate enclosures which are situated to the south of and adjacent to the A815. The land comprises a mix of pasture and grazing ground with several small areas of amenity woodland. The land has been predominately classified as Grade 4.2 by the James Hutton Institute and is partially bound to south by the River Cur. Overall the land rises from approximately 24m above sea level at its lowest point on the south east parcel to 28.5m above sea level at the northern parcel. The enclosures are accessed directly via field gates which lead from the A815.

CLAWBACK

The missives of sale will be subject to the Purchaser(s) granting a standard security in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over Lots 1, 2, and 4 being obtained subsequent from the date of entry for a period of 30 years. Lot 3 is specifically excluded from any clawback terms.

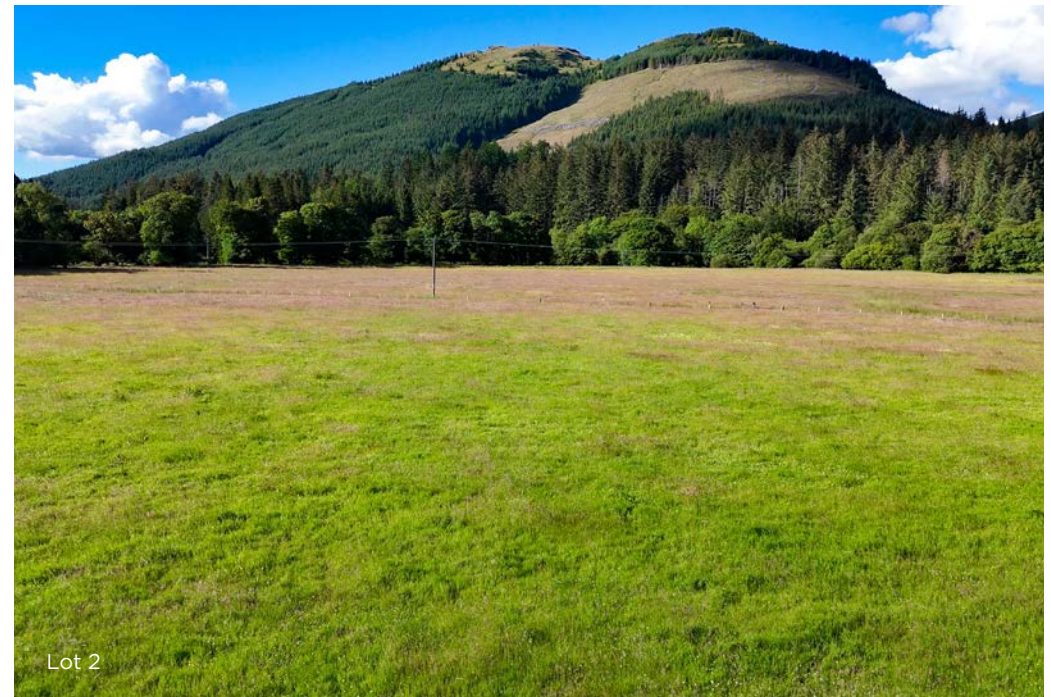
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Glenshellish Farmhouse	Mains	Septic Tank	Mains (single phase)	Oil Central Heating. Electric Aga (Kitchen) Wood burning Stove (Lounge)	Band E	E

Lots 2, 3 & 4 only benefit from natural source water supplies.

IACS

All the farmland is registered for IACS purposes.





NITRATE VULNERABLE ZONE (NVZ)

The land at Glenshellish Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE)

There are no Basic Payment Scheme Entitlements (BPSE) included in the sale as they belong to the existing tenants.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

HISTORIC & ENVIRONMENTAL DESIGNATIONS

The farmhouse and traditional range of farm buildings at Glenshellish Farm have been categorised as B-listed status by Historic Environment Scotland. Further details available from www.historicenvironment.scot

There is an area of the land towards the south west forming field 8 on the sale plan, within Lot 2, which falls within the Loch Eck Site of Special Scientific Interest (SSSI). Further details available from Nature Scotland Website <https://sitelink.nature.scot/map>

LOCAL AUTHORITY

Loch Lomond & The Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG
T: 01389 722600
E: info@lochlomond-trossachs.org

Argyll and Bute Council
Kilmory
Lochgilphead
Argyll and Bute
PA31 8RT
T: 01546 605522
E: enquiries@argyll-bute.gov.uk

SGRPID

Scottish Government Agriculture and Rural Economy
Cameron House
Albany Street
Oban
PA34 4AE
T: 0300 244 9340
E: SGRPID.oban@gov.scot

MINERALS

The mineral rights with exception of coal are included insofar as they are owned by the Seller.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

There is a 5 metre wide strip of land either side of the River Cur, which along with the Salmon Fishing Rights is specifically excluded from the title of Glenshellish Farm.

FIXTURES AND FITTINGS

No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The Purchaser(s) of Glenshellish Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

Follow the A82 towards Tarbert and then onto the A83. After approximately 12.5 miles turn left onto the A815 and follow this road for approximately a further 12.5 miles passing through Strachur. Turn right for Glenbranter and follow private Forestry and Land Scotland road until you cross the bridge over the River Cur, keeping left, Glenshellish Farmhouse and steading are located on the right.

POST CODE

PA27 8DJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Lot 1: <https://what3words.com/presenter.villager.comically>

Lot 2: <https://what3words.com/cabbages.clasping.standing>

Lot 3: <https://what3words.com/disco.forum.supposes>

Lot 4: <https://what3words.com/gushes.jolt.than>

SOLICITORS

AC White Solicitors

23 Wellington Square

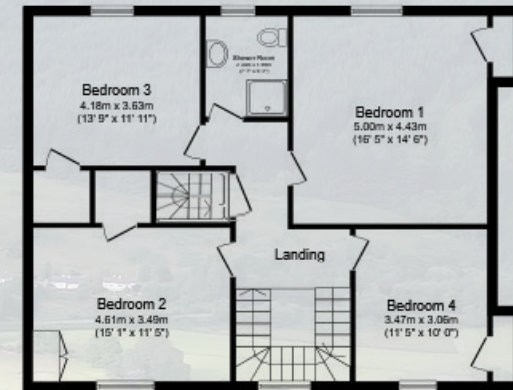
Ayr

KA7 1HG

E. mail@acwhiteayr.co.uk

T. 01292 266 900







VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the Seller and the Purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

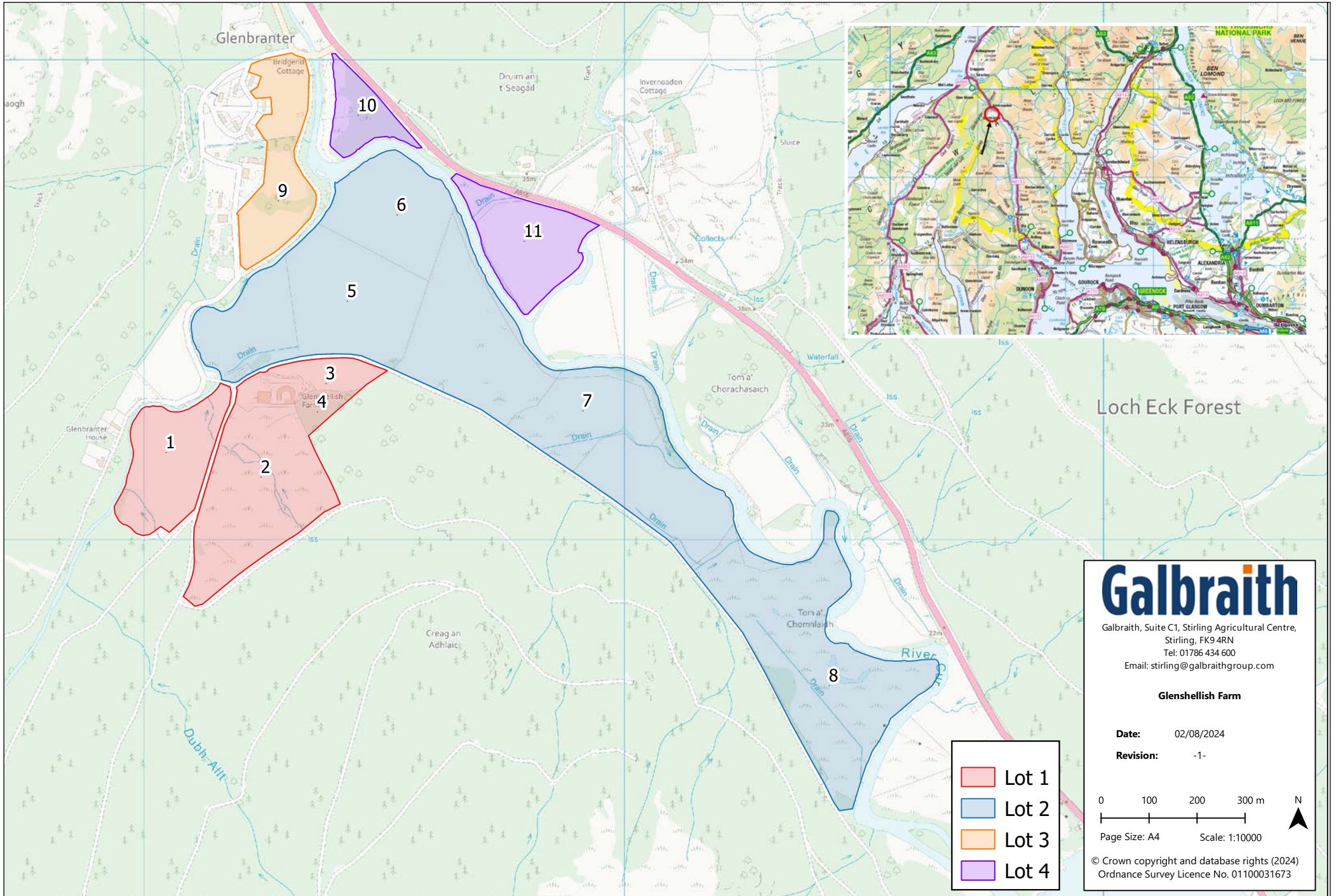
The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 435047. Email: Alisatir.Christie@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024. 9. Brochure prepared July 2024.



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Glenshellish Farm

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Revision: -1-

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- Lot 1
- Lot 2
- Lot 3
- Lot 4

GLENSHELLISH FARM, STRACHUR, CAIRNDOW, PA27 8DJ

Field No	Area		BPS Region	Silage Ground		Pasture Ground		Rough Grazing		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
Lot 1											
1	4.40	10.87	1			4.40	10.87				
2	7.66	18.93	2			7.09	17.52			0.57	1.41
3	1.06	2.62	2					1.06	2.62		0.00
4	0.67	1.66	Woodland							0.67	1.66
Misc	0.80	1.98								0.80	1.98
TOTAL	14.59	36.05				11.49	28.39	1.06	2.62	2.04	5.04
Lot 2											
5	9.49	23.45	1	9.49	23.45						
6	4.59	11.34	1			4.59	11.34				
7	15.93	39.36	1 & 2			15.91	39.31			0.02	0.05
8	11.78	29.11	1 & 2			11.65	28.79			0.13	0.32
TOTAL	41.79	103.26		9.49	23.45	32.15	79.44			0.15	0.37
Lot 3											
9	4.23	10.45	1			4.23	10.45				
TOTAL	4.23	10.45				4.23	10.45				
Lot 4											
10	1.80	4.45	2					1.80	4.45		
11	4.16	10.28	1&2			4.16	10.28				
TOTAL	5.96	14.73				4.16	10.28	1.80	4.45		
TOTAL	66.57	164.49		9.49	23.45	52.03	128.57	2.86	7.07	2.19	5.41



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