



Galbraith

ACHNASHELLOCH FARM
LOCHGILPHEAD, ARGYLL AND BUTE



ACHNASHELLOCH FARM, LOCHGILPHEAD, ARGYLL AND BUTE

An attractive compact farm with diversified attributes located near Lochgilphead.

Cairnbaan 1.1 miles ■ Lochgilphead 2.5 miles ■ Oban 34.4 miles

Acreage 48.32 Ha (119.40 Acres)

- 3 bed farmhouse & 2 bed holiday cottage and bothy
- Range of former agricultural buildings
- “The Dairy” Former Farm Shop
- Motocross track for events

FOR SALE AS A WHOLE OR IN 5 LOTS

Galbraith

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 OnTheMarket





SITUATION

Achnashelloch Farm is an excellent example of a diversified farm as it comprises permanent pasture, a former farm shop, holiday let and an area of land which has been converted into a motocross track. The land extends to a total of 48.32 Ha (119.40 Acres) and the property is situated in a rural yet accessible location, situated just off the A816 which is the main route between Oban and Lochgilphead. Achnashelloch farm is just 2.5 miles North of Lochgilphead and 34.4 miles South of Oban. Lochgilphead has a good range of amenities for shops, supermarkets, doctors, and schooling. Glasgow is 92.7 miles south east and provides a wide range of amenities, educational facilities and Glasgow airport which offers regular flights throughout the UK, Europe and beyond.

Primary Schooling is in the next village of Glassary, further primary schools, secondary and college education is provided in Lochgilphead. The Argyll College has 2 separate campuses in Lochgilphead offering a wide range of courses.

Agriculturally the surrounding area of Argyll provides an attractive location with breath taking scenery and a wide range of grassland and woodland. The farm is easily accessible as it is next to the main trunk road for Oban and Lochgilphead and within reaching distance of agricultural merchants and livestock markets.

DESCRIPTION

Achnashelloch Farm extends to a total of 48.32 Ha (119.40 Acres) of permanent pasture, conifer woodland and a motocross track. The land is split by the A816 dividing the residences and majority of the land to the east of the A816 and a large block of land to the west of the A816.

The farm benefits from a range of traditional agricultural buildings which some have been used for the purposes of livestock housing, workshop, office, stable and general-purpose storage.



Achnashelloch benefits from a handful of diversified attributes to include a self-catering holiday let, a former farm shop which sold local produce and the motocross track, all of which attract tourists to the area.

METHOD OF SALE

Achnashelloch Farm is offered for sale as a whole or in 5 lots.

Lot 1: Achnashelloch Farmhouse, Farm Buildings, Holiday Let, Former Farm Shop and surrounding area extending to 2.20 Ha (5.44 Acres) East of the A816.

Farmhouse

Achnashelloch Farm Farmhouse is a traditional stone-built farmhouse under a slated roof located in the centre of a range of traditional out buildings. The farmhouse offers spacious and flexible accommodation over two floors and comprises:

Ground Floor:

Kitchen, sitting room, W/C, lounge, conservatory, and dining room. The kitchen has a separate staircase that leads to an office & storeroom above the kitchen.

First Floor:

3 double bedrooms, family bathroom and additional W/C.

The Byre (Former Holiday Cottage)

The Byre holiday cottage is of traditional stone construction under a pitched slate roof providing accommodation over a single floor. The cottage comprises of:

Ground Floor:

Galley kitchen, sitting room, 2 bedrooms and a shower room.

The Dairy (Former Farm Shop)

The Dairy farm shop is of traditional stone construction under a pitched slate roof. This property was previously used as a holiday cottage but has recently been converted into a farm shop which sells local produce.

Farm Buildings

Achnashelloch Farm is well equipped with a range of traditional stone built out buildings and some slightly modern farm buildings. The buildings are situated in close proximity to the farmhouse, cottage and farm shop.

The farm buildings comprise:

Range of Traditional stone under slate outbuildings comprising:

- General Purpose Store
- Workshop
- Barn
- Stable
- Bothy
- Office
- Store

Livestock Shed (31m x 9m)

Steel portal frame construction, concrete block walls, fibre cement roof and box profile clad. The property has open feed barriers on one side of the building.

General Purpose Storage Shed (9m x 8.5m)

Steel portal frame construction under a corrugated steel roof and clad sides with an earth floor.



Old Dutch Barn/Silage Pit (13.8m x 6m)

Steel frame construction with corrugated iron roof and sides and concrete floor.

The Land

The land within Lot 1 extends to 2.20 Ha (5.44 Acres) of predominantly rough grazing land in and around Achnashelloch Farm steading. The land is classified as Grade 5(3) by the James Hutton Institute, this indicates that the land is predominantly suited for grazing purposes. The land sits between 27m and 32m above sea level. Lot 1 Achnashelloch is subject to a right of access in favour of Barr-nan-craobh. This right of access can be noted on the sale plan between points A and B.

Lot 2: Land extending to 12.39 Ha (30.62 Acres)

The land within Lot 2 extends to 12.39 Ha (30.62 Acres) of grazing land. The land is classified as Grade 5(2) and Grade 5(3) by the James Hutton Institute, this indicates that the land is predominantly suited for grazing purposes with limited silage ground. The land sits between 17 m and 69m above sea level. The land within this lot is predominantly down to grassland, with the addition of a woodland plantation being situated to the south of this lot. The fields are a good size and can be accessed directly from the A816.

Lot 3: Land at Forest Lodge extending to 4.15 Ha (10.25 Acres)

The land within Lot 3 extends to 4.15 Ha (10.25 Acres) of grassland. The land within this lot sits within a singular ring-fenced parcel and has been classified as Grade 5(2) by the James Hutton Institute. The land sits between 21m and 42m above sea level. The land has been recently utilised for the purposes of livestock grazing and cropping.

Lot 4: Land extending to 12.88 Ha (31.83 Acres)

Land within Lot 4 extends to 12.88 Ha (31.83 Acres) and is split into two by the A816. There is a small land parcel extending to 0.96 Ha (2.37 Acres) which sits east of the A816 and west of the unclassified road leading to Bridgend. The remainder of the land within this lot sits west of the A816 in a long block. The land is predominantly utilised as permanent pasture and rough grazing. The land within this lot sits between 6m and 20m above sea level across the site. All of this land within this lot has direct access from the A816 or unclassified public road.

Lot 5: Land extending to 16.70 Ha (41.27 Acres)

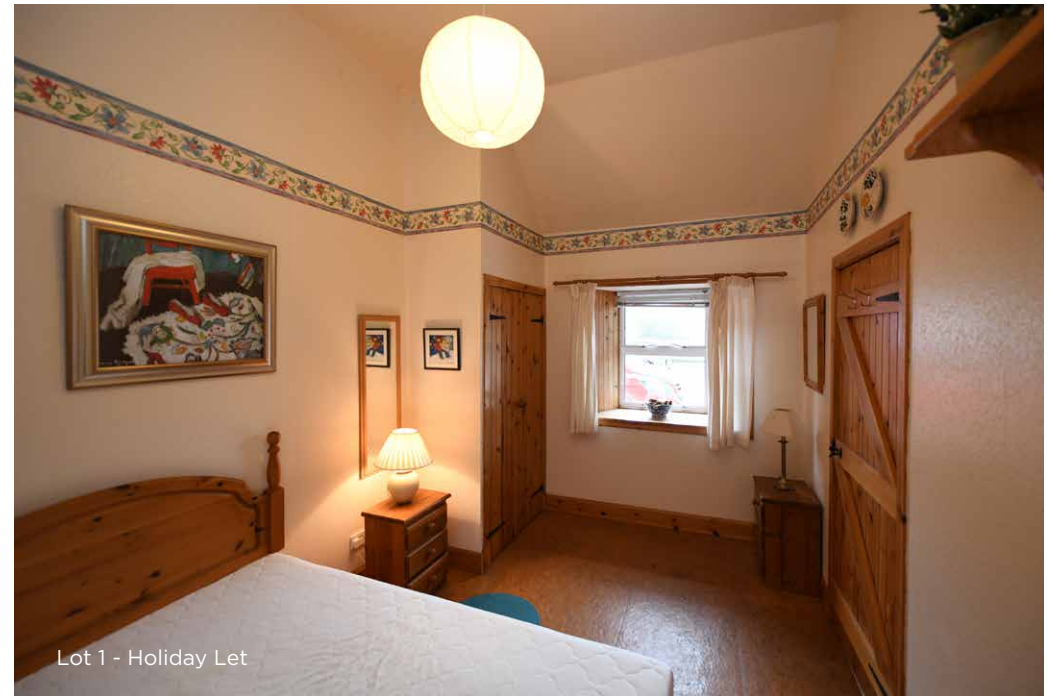
The land within Lot 5 extends to 16.70 Ha (41.27 Acres), a large area of this land is currently utilised for motocross events with a track in situ, however we are of the opinion this could be easily returned to agricultural productivity. The remainder of the land within this lot is down to grassland. The fields are a good size and can be accessed directly from the A816 with the addition of access from the farm steading.

The land can be classified as follows:

Land Type	Hectares	Acres
Permanent Pasture/Ploughable	42.96	106.16
Woodland	2.00	4.94
Motocross Track	1.16	2.87
Other	0.52	1.28
Total	48.32	119.40

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax / Rates	EPC
Achnashelloch Farmhouse	Mains	Septic Tank	Mains	Electric	Band F	G09
The Byre (Holiday Cottage)	Mains	Septic Tank	Mains	Electric	Band B	G20
The Dairy (Former Farm Shop)	Mains	Septic Tank	Mains	Electric	£1,750/yr	C38





Lot 2



Lot 3

Achnashelloch Farm shop is currently has a rateable value of £1,750 per annum and is registered on Scottish Assessors under reference number 01/03/A43261/0157.

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

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

BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2024 for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

HISTORIC SCOTLAND

No parts of the property are subject to any historical or scheduled monuments.



Lot 3

LOCAL AUTHORITY

Argyll and Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cameron House
Albany Street
Oban
PA34 4AE

MINERALS

The mineral rights are included in so far as they are owned.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixture and fittings within the property are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Achnashelloch 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

From Lochgilphead at the roundabout take the second exit onto the A816 towards Oban. Continue on the A816 for 2.8 miles, once you have passed Ach nabreac Woodland, Achanshelloch farm entrance is the next entrance on the right-hand side.

From Kilmartin, head south on the A816 towards Lochgilphead. Continue on this road for 5.2 miles, once you are past the settlement of Bridgend, Achanshelloch will be located on the second road on the left-hand side.



POST CODE

PA31 8RE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///playing.rivals.harp

SOLICITORS

McCash & Hunter
25 South Methven Street
Perth
PH1 5PE

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.

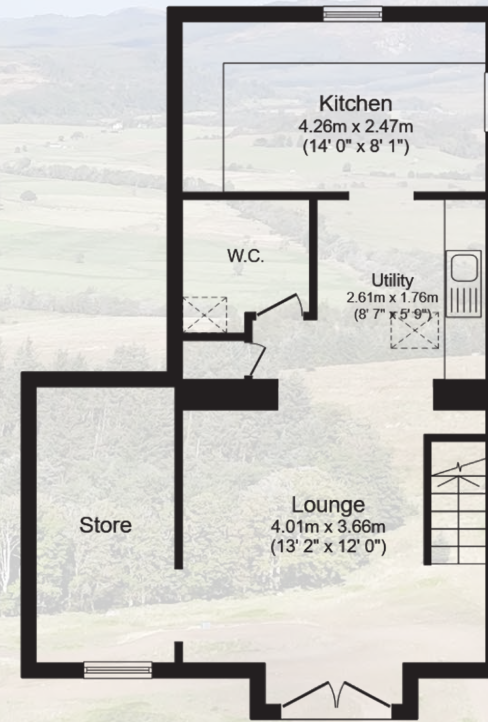
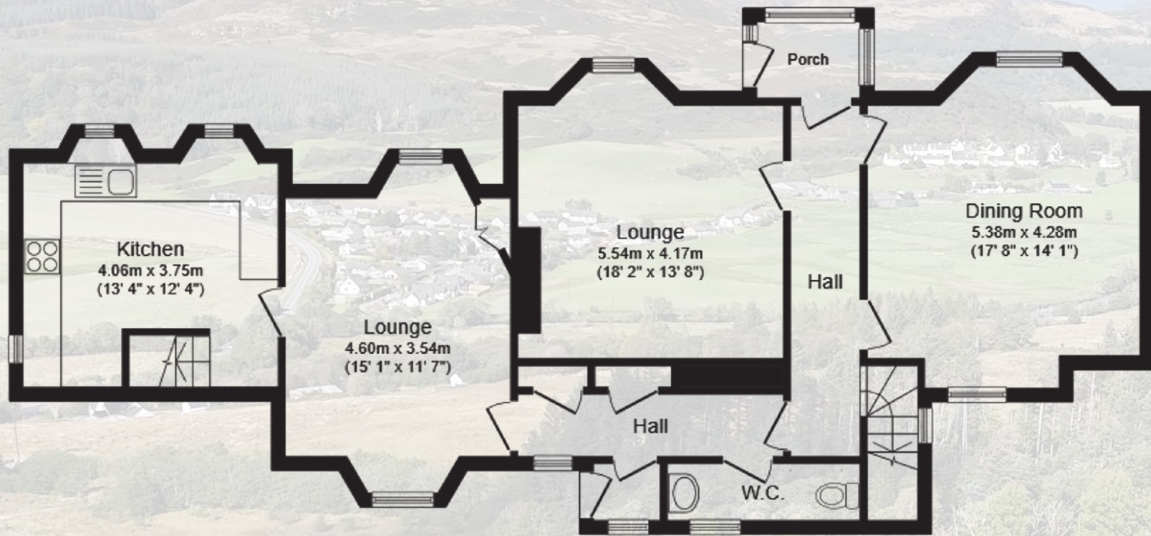
THIRD PARTY RIGHTS AND SERVITUDES

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.

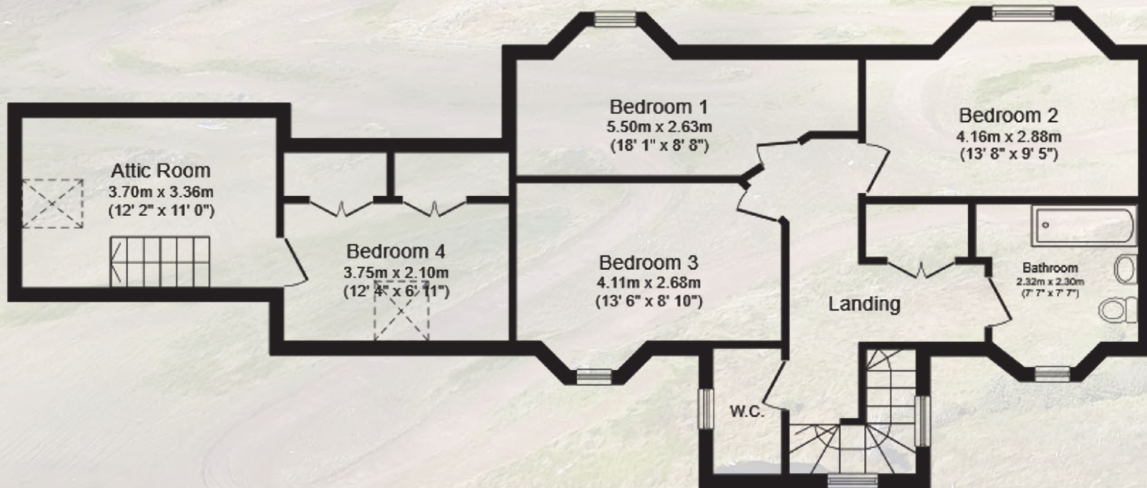
AMC PLC FINANCE

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 Alice Wilson in our Galbraith Ayr office on 01292 292533. Email: Alice.Wilson@galbraithgroup.com

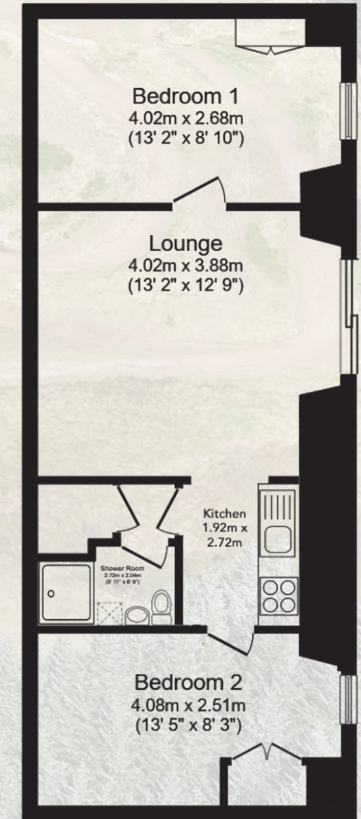




Former Farm Shop



Farmhouse



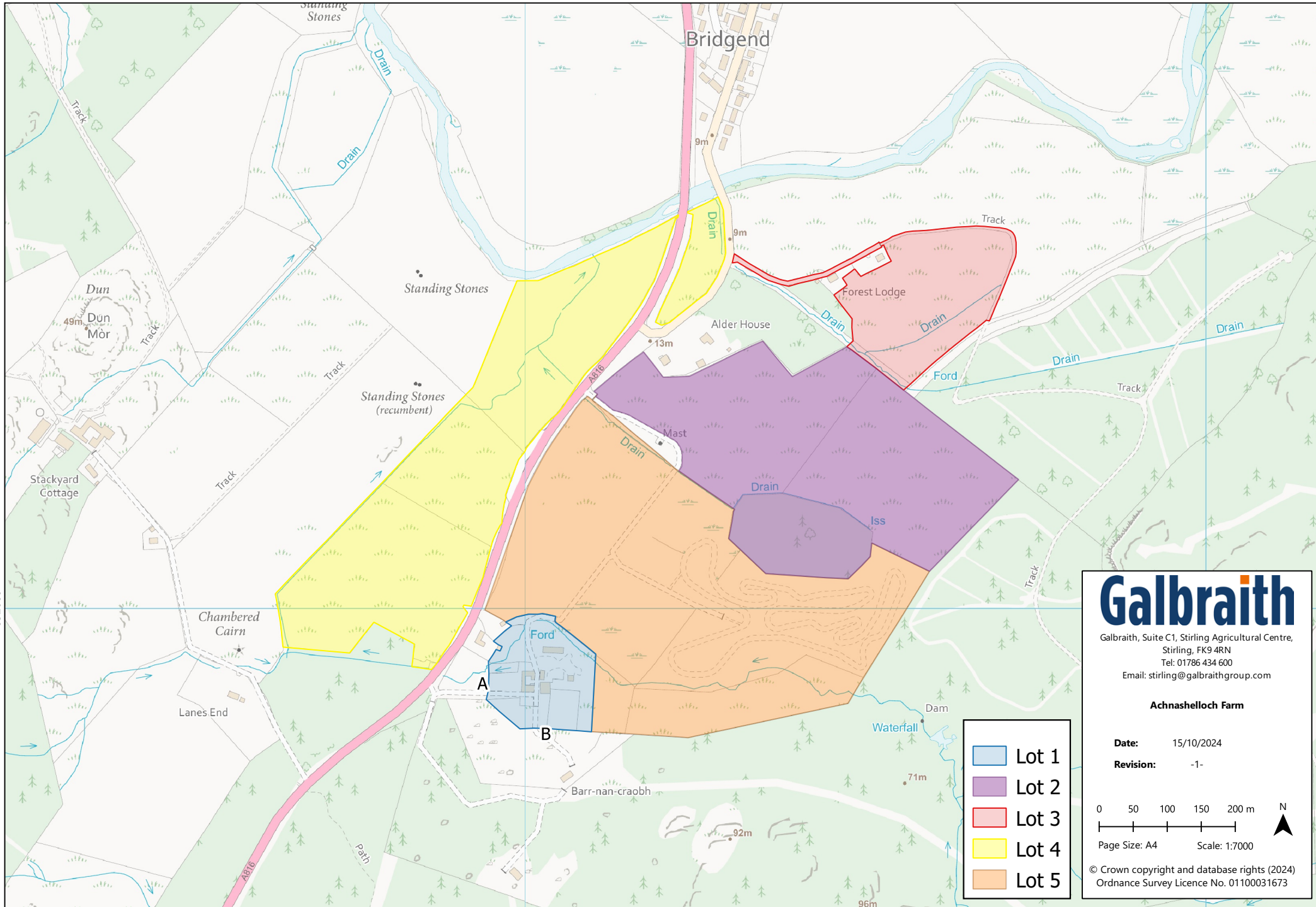
Holiday Let

Achnashelloch Farm, Lochgilphead, PA31 8RE

Achnashelloch Farm, Lochgilphead, PA31 8RE											
	AREA		BPS Region	PASTURE GROUND		WOODLAND		Motorcross Track		OTHER	
Field No	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
Lot 1											
1	1.00	2.47	2	1.00	2.47						
MISC	1.20	2.97	N/A							1.20	2.97
TOTAL	2.20	5.44		1.00	2.47	0.00	0.00	0.00	0.00	1.20	2.97
Lot 2											
4	5.27	13.02	2	5.27	13.02						
5	5.08	12.55	2	5.08	12.55						
6	2.00	4.94	2			2.00	4.94				
MISC	0.04	0.10	N/A							0.04	0.10
TOTAL	12.39	30.62		10.35	25.57	2.00	4.94	0.00	0.00	0.04	0.10
Lot 3											
7	3.71	9.17	2	3.71	9.17						
MISC	0.44	1.09	N/A							0.44	1.09
TOTAL	4.15	10.25		3.71	9.17	0.00	0.00	0.00	0.00	0.44	1.09
Lot 4											
8	0.96	2.37	2	0.96	2.37						
9	6.80	16.80	2	6.80	16.80						
10	5.12	12.65	2	5.12	12.65						
TOTAL	12.88	31.83		12.88	31.83	0.00	0.00	0.00	0.00	0.00	0.00
Lot 5											
2	14.00	34.59	2	12.84	31.73			1.16	2.87		
3	2.18	5.39	2	2.18	5.39						
MISC	0.52	1.28	N/A							0.52	1.28
TOTAL	16.70	41.27		15.02	37.12	0.00	0.00	1.16	2.87	0.52	1.28
TOTAL											
TOTAL	48.32	119.40		42.96	106.16	2.00	4.94	1.16	2.87	2.20	5.44

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 September 2024



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Achnashelloch Farm

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- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5



Lot 4

Galbraith



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