



RAERA
KILNINVER, BY OBAN, ARGYLL AND BUTE

Galbraith

RAERA KILNINVER, BY OBAN, ARGYLL AND BUTE

A UNIQUE AND SECLUDED RESIDENTIAL AND AMENITY ESTATE ON THE WEST COAST

Kilninver 0.5 miles Oban 9 miles Stirling 95 miles

About 143.77 Ha (355.26 Acres) in total

Charming and spacious traditional 5-bed house which has been tastefully modernised

Attractive two storey cottage which is currently split into 2 holiday let apartments

Useful traditional U-shaped steading, separate hay shed and further ancillary garden stores

Contiguous block of land providing an excellent mix of productive pasture ground, upland grazing and amenity woodland

Located in a private and secluded position with good links to surrounding settlements

Large areas of an ancient oak woodland providing a haven for wildlife

Situated in a rural yet accessible location close to local amenities and Oban

About 1.74 miles of single bank salmon fishing rights on the River Euchar

Panoramic views from hill top over the surrounding countryside towards Mull

Private river bank providing the ability for wild swimming and options to expand other wellbeing opportunities

Potential to expand the sporting, natural capital and environmental interests

FOR SALE AS A WHOLE

Galbraith

Suite C
Stirling Agricultural Centre
Stirling
FK9 4RN
01786 434600
stirling@galbraithgroup.com



SITUATION

Raera, a hidden gem, presents a unique opportunity to acquire a residential and amenity estate, gloriously positioned in one of the most scenic areas of the West Coast of Scotland. The property is located close to the village of Kilninver, about 9 miles to the south of town of Oban “The Gateway to the Isles”. Kilninver is a small village which is home to a well-regarded primary school, and is surrounded by rolling hills, open countryside and large areas of woodlands, making the area a haven for wildlife.

The picturesque coastal town of Oban is a popular destination within rural Argyll and offers a wide range of shops, restaurants, primary and secondary schooling, leisure centre, golf course and a number of professional services. The area is well connected by an excellent road network and the local train station operates on the famous West Highland Line to Glasgow. Oban Port operates regular ferry services to Mull and Outer Isles destinations with Connel Airport, a few miles to the north, offering regular flights to Colonsay, Coll and Tiree.

This area of Argyll is known for its stunning scenery, extensive wildlife and choice of outdoor pursuits including walking, climbing and cycling, as well as a wide range of water sports. The area is populated with lochs, rivers and canals to explore as well as numerous castles, distilleries, national parks and forests. The area is also a popular field sports destination, with a number of estates in the vicinity offering driven and walked up game and shooting, along with fishing on several reputable fishing rivers and sea lochs.

HISTORY

Raera has been in the current seller's family since 1934, and the property and surrounding area are steeped in history. The site of the historic Raera Castle which was built by the MacDougall Clan is located in an elevated position just to the east of the farmhouse and above the steep and rocky gorge of the River Euchar. The MacDougalls, who were based in Argyll, had a huge influence at the time of the Jacobites and often clashed with their neighbouring clan, the Campbells. In the end it was the Campbells who subsequently built the current farmhouse at Raera in the 1730s.

Over the years, Raera has also been used as a filming venue for various films and TV programmes. The waterfall scene in the 1969 film 'Ring of Bright Water' was filmed on Raera, and parts of the 1971 film 'Kidnapped' also featured areas of land forming the property. In more recent years, the ancient woodland at Raera Farm was featured on BBC Autumnwatch, and renowned wildlife photographer and filmmaker, Simon King, has been to Raera to capture the salmon jumping at the waterfall a short distance from the farmhouse.

The land abutting the River Euchar has been dramatically sculpted by large post-glacial river terraces, while the stretch of the Euchar below the house has an unusual river-cut gorge approximately quarter of a mile long and 80ft deep. Archaeological finds provide evidence of human habitation on the terraces from at least the Neolithic Period, while the discovery of Palaeolithic flint tools in the Euchar gorge and Peninsula Pool provide rare evidence of earlier phases of human activity.

The current owners have tastefully modernised and extended the farmhouse during their ownership and have converted the nearby cottage into two highly sought after holiday apartments. The existing farming operation on Raera has historically centred on around 90 ewes plus followers, but latterly stocking numbers have been reduced to around 30 ewes plus 30 hogs which are grazed on the in-bye pasture and hill paddocks.



METHOD OF SALE

Raera Farm is offered for sale as a whole.

DESCRIPTION

Raera Farm is centred on a charming and immaculate traditional 5-bed farmhouse benefitting from a private area of garden grounds, with further accommodation provided by way of a 2 storey cottage which is currently split into 2 holiday let apartments. Located adjacent to the farmhouse there is a useful and adaptable traditional U-shaped steading, a modern-built hay store and several smaller store sheds. The residential property is surrounded by a contiguous block of productive pasture land and upland grazing, with a large area of mixed amenity and ancient oak woodland which in all extends to approximately 143.77 Ha (355.26 Acres) including roads, yards and buildings. The farmhouse and cottage are situated in private and secluded locations and benefit from views over the surrounding countryside. Raera is enclosed to the north and east by the River Euchar which is a beautiful spate river and includes a magnificent waterfall and is the perfect spot to see leaping salmon.

The property is accessed via a partially shared private road which leads off the B844 public road and crosses the River Euchar via a stone arched bridge. The farmhouse, cottage and range of buildings are all situated centrally within the holding, close to the eastern boundary and at the end of the private drive. The mix of pasture, grazing and woodland provides a haven for wildlife, including deer, otters, pine martens with buzzards and herons being common with occasional sightings of sea eagles.

Raera Farmhouse

The farmhouse is situated a short distance from the steep Euchar Glen and is surrounded by an area of open pasture ground and lies adjacent to the farm buildings. The property is of traditional stone construction with whitewash finish under a pitched slate roof and dates back to the early 1700s.





Throughout, the property has been tastefully modernised and was extended approximately 11 years ago with the addition of a sun room/kitchen area, to provide comfortable and spacious family accommodation over two levels, including a self-contained annex to east of the building. Details of the accommodation and room dimensions are set out in more detail within the floor plans contained in these particulars.

The garden grounds surround the property and include an area of lawn which is enclosed by flowers beds and rhododendrons providing a colourful backdrop to the house. There is an area of timber decking adjacent to the sun room on the west elevation, which offers space for alfresco dining whilst making the very best of the evening sun.

To the rear of the house, there is a private and enclosed walled garden which is mostly laid to lawn and a small orchard, fruit cage and vegetable patch. The garden is equipped with a useful modern greenhouse of glass and brick construction with a concrete floor whilst part of the adjacent steading is currently used as a garden store.

Raera Cottage

The cottage is situated to the southeast of the farmhouse and is currently split into two apartments which are let out as holiday accommodation. The property is brick-built under a tiled roof and has recently been redecorated internally and benefits from an elevated position with views to the north across the River Euchar and surrounding hills and countryside.

The property provides an additional source of income via holiday bookings which are fairly consistent throughout the year, with the 2-bed apartment achieving a rate of around £120 per night and the 1-bed apartment in around £90 per night.



Cottage



Cottage



Cottage



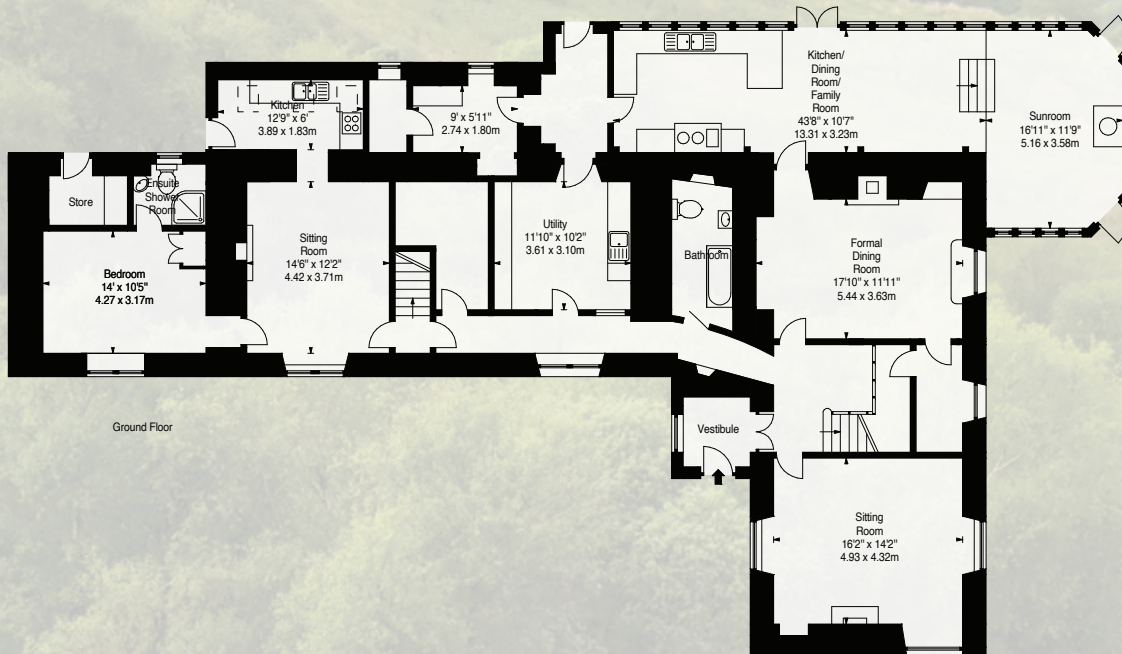
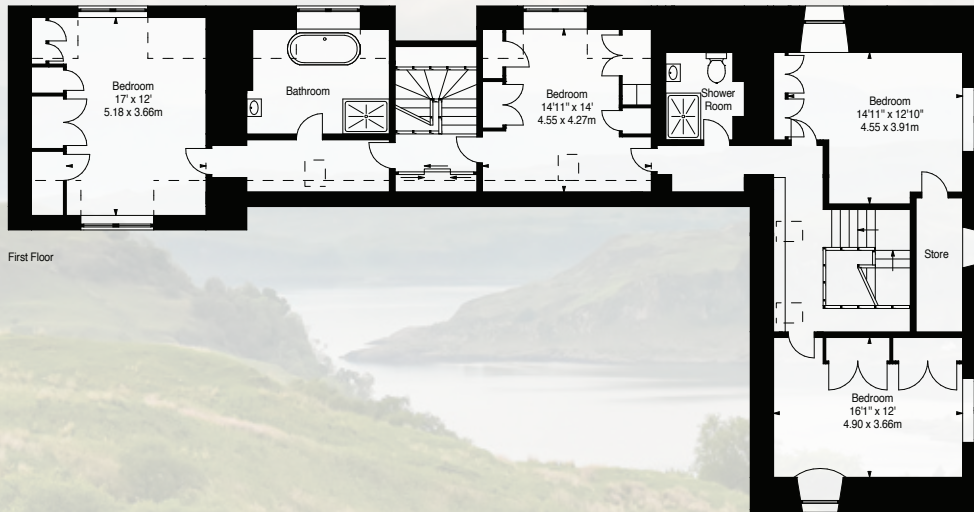
Cottage



RAERA FARMHOUSE

Approx. Gross Internal Area
4106 Sq Ft - 381.45 Sq M
Store: 11 Sq Ft - 1.02 Sq M

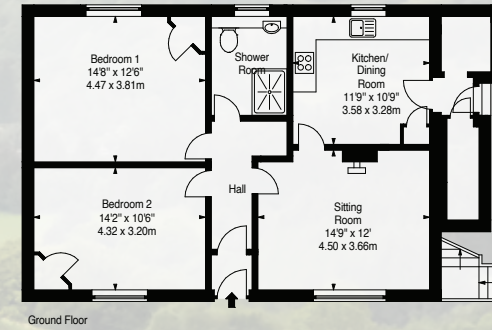
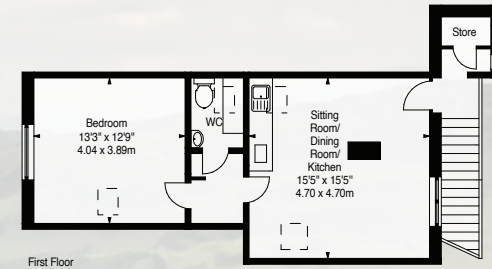
For identification only. Not to scale.



RAERA COTTAGE

Approx. Gross Internal Area
1349 Sq Ft - 125.32 Sq M

For identification only. Not to scale.



Farm Buildings

The farm is serviced by a range of traditional and modern farm buildings which are situated centrally within the holding and lie adjacent to the farmhouse. The traditional buildings form a U-shaped courtyard steading with several more modern buildings located to the west of the courtyard. The buildings comprise:

Traditional Steading

Located adjacent to the farmhouse garden and largely of traditional stone construction, under a mix of box profile, corrugated, pantile and slate roofs. The traditional buildings may present future opportunities for conversion and development to alternative use, subject to obtaining necessary planning consents. The traditional steading is split into the following:

Workshop/Store (10.2m x 5.9m)

Of traditional stone construction under a corrugated roof with a concrete floor.

Lean-To (4.11m x 2.48m + 2.10m x 2.09m)

Of traditional stone construction under a corrugated roof with a concrete floor.

Stable Block Store/Loose Pens (21.5m x 4.11m)

Of traditional stone construction under a slate roof with a concrete floor.

Former Cattle Courts (19.3m x 5.52m)

Of stone construction under a slate roof with a cobbled floor.

In addition to the traditional range of buildings there are several more modern buildings including:

Implement/Tractor Shed (8.63m x 4.15m)

Located within the courtyard area of timber frame construction under a mono-pitched box profile roof with a concrete floor.

Hay Shed and Lean-to Store (22.5m x 5.7m and 13.5m x 4.4m)

Located to the west of the traditional buildings and of steel portal frame construction under a corrugated roof with a concrete and stone floor.

Store Shed (9.07m x 2.90m)

Of timber frame construction under a box profile roof with box profile side cladding and a concrete floor.

Garden Store (3.7m x 2.8m)

Of brick construction under a box profile roof.



THE LAND

The land at Raera is situated in a contiguous block and extends to approximately 143.77 Ha (355.26 Acres) in total including roads, yards and buildings. The land surrounds the farmhouse, cottage and steading and provides an excellent mix of productive in-bye pasture, upland grazing ground and a mosaic of mixed amenity woodland including a large area of native oak woodland which extends to approximately 24.09 Ha (59.53 Acres).

The land has been classified predominately as Grade 5.1 and 6.3 by the James Hutton Institute and is of a northerly aspect rising overall from approximately 13m above sea level at its lowest point, adjacent to the bridge that crosses the River Euchar to approximately 184m above sea level at its highest point on the south eastern boundary. The hill tops of the land offer panoramic views over the surrounding countryside towards Mull.

The fields are accessed via a network of internal farm tracks with all the pasture fields benefiting from stock proof fencing with some of the fences having been replaced in recent years. The eastern and southern boundaries are enclosed by an adjacent neighbouring commercial woodland plantation. The farm currently carries in the region of 30 ewes plus 30 hogs but has historically had upwards of 90 ewes plus a small herd of cattle on the holding.



FISHINGS AND RIVERS

The subjects of sale include approximately 1.74 miles of single bank salmon fishing rights on the River Euchar which forms the principal beat between points A to B as outlined on the separate fishing plan. The River Euchar forms the northern boundary of the holding and although the fishings have not been regularly fished for a number of years, it includes some 21 named pools on River Euchar alone and a picturesque waterfall which provides the potential to see leaping salmon. The River Euchar is very much a spate river with the first runs of fish starting in early summer with the main runs occurring in July through to October.

The topography of the land either side of the rivers has created a number of impressive deep pools both upstream and downstream of the waterfall, which provide excellent salmon fishing and are ideal for wild swimming. The scenic nature and seclusion of the river and the abundance of woodland, wildlife and the peaceful setting on Raera may present future opportunities for wider wellbeing uses, subject to obtaining necessary planning consents.

Given the topography, there are a number of flow burns and streams which run off the hill into the River, and there may be the opportunity for the creation of a micro hydro scheme to be installed subject to obtaining the necessary planning consents. The subjects also include rights to fish on additional tributaries on the River Gallain between points B-C and River Oude between points D-E.

HISTORIC SCOTLAND

The site of Raera Castle has been designated as a scheduled monument and is located to the north east of the farmhouse. Further details available via Historic Environment Scotland website www.historicenvironment.scot

LOCAL AUTHORITY

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT T: 01546 605522

FIXTURES AND FITTINGS

White goods are included in the sale, but a number of the plant pots in the garden are specifically excluded from the sale. No other items are included unless mentioned in the sales particulars.

SERVICES, COUNCIL TAX, NON DOMESTIC RATES, AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax/ Rateable Value	EPC
Raera Farmhouse	Private	Septic Tank	Mains	Oil- electric under floor heating in kitchen	Council Tax Band F	E52
Raera Cottage (Split into a Ground & 1st Floor & Apartments)	Private	Septic Tank	Mains	Electric storage heaters	Rateable Value £4,050 *	Both Apartments have a rate of E47

* In addition to the non-domestic rates on the cottage, the current shooting rates for the Raera are set at £500 per annum and Fishings on River Euchar at £280 per annum. However, the sellers currently benefit from non-domestic rates relief through the Small Business Bonus Scheme.

A new fibre optic cable was connected to a pole within the subjects of sale, but it has not been connected to any of the buildings.

DIRECTIONS

From Oban head south out of the town on the A816/Soroba Road and continue on this road for approximately 7.5 miles. Then turn right onto the B844 just before Kilniver Primary School, and after 0.2 miles turn left with Raera Farmhouse being situated at the end of this private road.

POST CODE

PA34 4UT

WHAT3WORDS

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

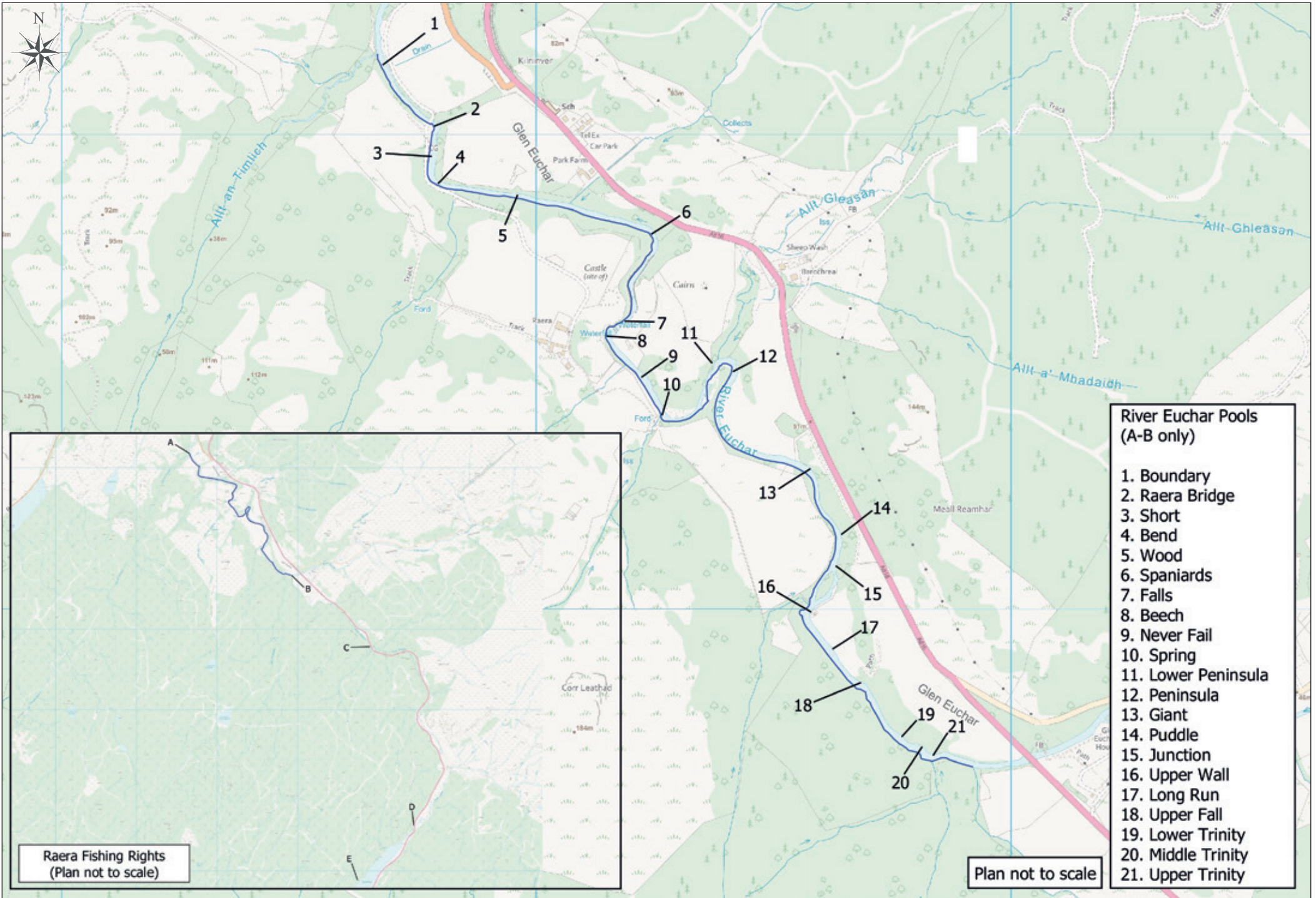
<https://what3words.com/package.scratches.opposites>



Beech Pool



Never Fail Pool



- River Euchar Pools (A-B only)**
1. Boundary
 2. Raera Bridge
 3. Short
 4. Bend
 5. Wood
 6. Spaniards
 7. Falls
 8. Beech
 9. Never Fail
 10. Spring
 11. Lower Peninsula
 12. Peninsula
 13. Giant
 14. Puddle
 15. Junction
 16. Upper Wall
 17. Long Run
 18. Upper Fall
 19. Lower Trinity
 20. Middle Trinity
 21. Upper Trinity

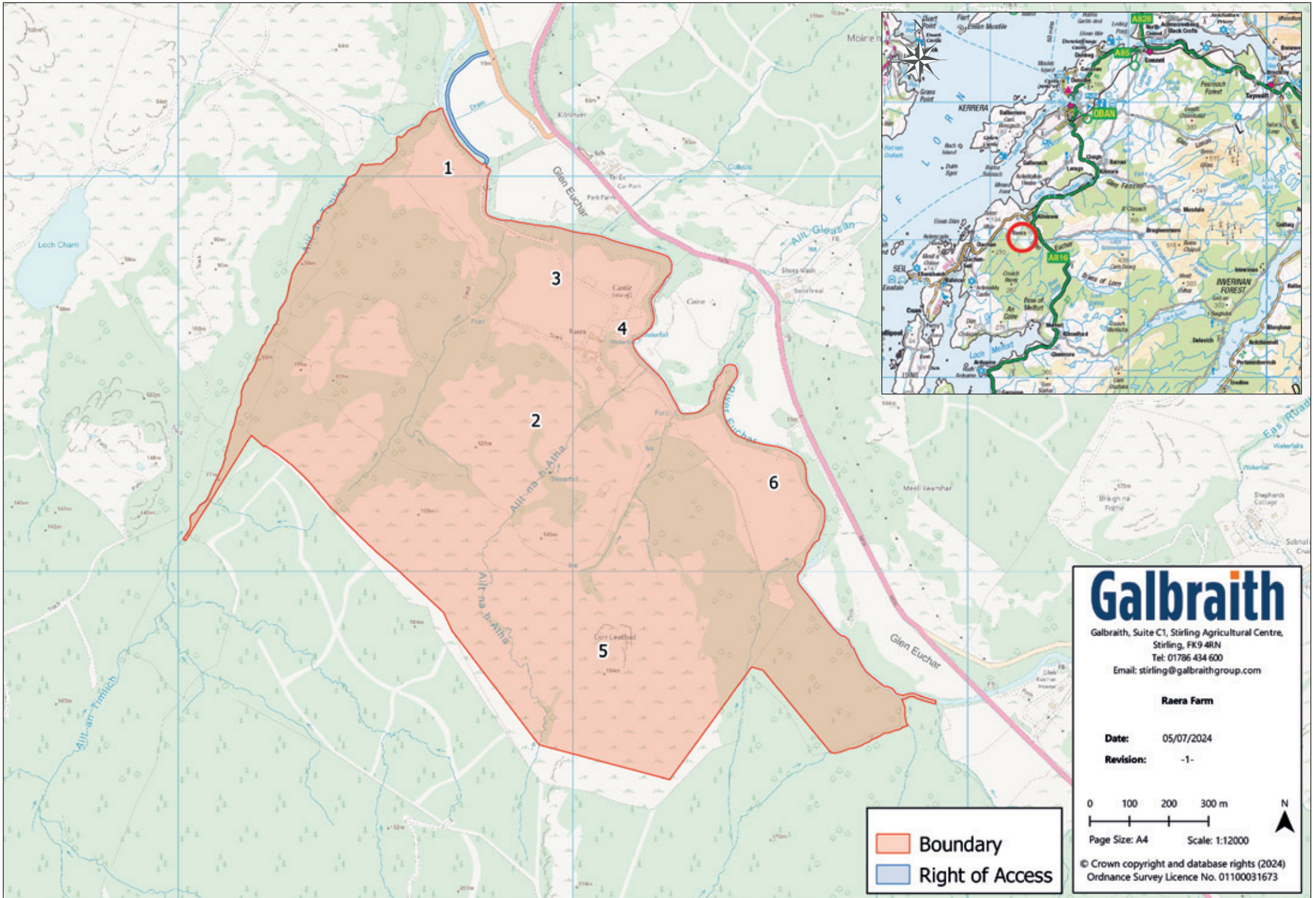
Raera Fishing Rights
(Plan not to scale)

Plan not to scale

RAERA FARM, KILNINVER, OBAN, ARGYLL & BUTE, PA34 4UT

FIELD NO	AREA		BPS REGION	PASTURE LAND		UPLAND GRAZING		WOODLAND		OTHER	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
1	4.69	11.59	1	4.59	11.34			0.10	0.25		
2	22.79	56.31	2			22.46	55.50	0.33	0.82		
3	8.35	20.63	1	7.62	18.83			0.73	1.80		
4	2.03	5.02	2	1.39	3.43			0.62	1.53	0.02	0.05
5	96.72	239.00	2			74.94	185.18	21.78	53.82		
6	6.89	17.03	1	6.34	15.67			0.53	1.31	0.02	0.05
Misc	2.30	5.68								2.30	5.68
TOTAL	143.77	355.26		19.94	49.27	97.40	240.68	24.09	59.53	2.34	5.78





Boundary
 Right of Access

Galbraith

Galbraith, Suite C1, Stirling Agricultural Centre,
Stirling, FK9 4RN
Tel: 01786 434 600
Email: stirling@galbraithgroup.com

Raera Farm

Date: 05/07/2024
Revision: -1-

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Page Size: A4 Scale: 1:12000

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IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

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

BASIC PAYMENT SCHEME (BPS) 2024

Any BPSE 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) for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser to transfer the right to receive the current Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

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

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 are included insofar as they form part of the title.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale. There are single bank salmon fishing rights on the River Euchar.

TIMBER

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

Scottish Forestry have advised that Phytophthora ramorum has been detected on larch trees within a very small part of woodland, to the east of the subjects of sale. A Statutory Plant Health Notice (SPHN) was issued on 21 November 2023, detailing the felling of all larch trees within a defined area must be complete before August 2026. Any purchaser(s) will be responsible upon occupation of the subjects of sale to complete and comply fully with the SPHN. Further details are available from the Selling Agents.

INGOING VALUATION

The Purchaser(s) of Raera 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.

SOLICITORS

MacArthur Legal, Boswell House, Argyll Square, Oban, PA34 4BD

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual date 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, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

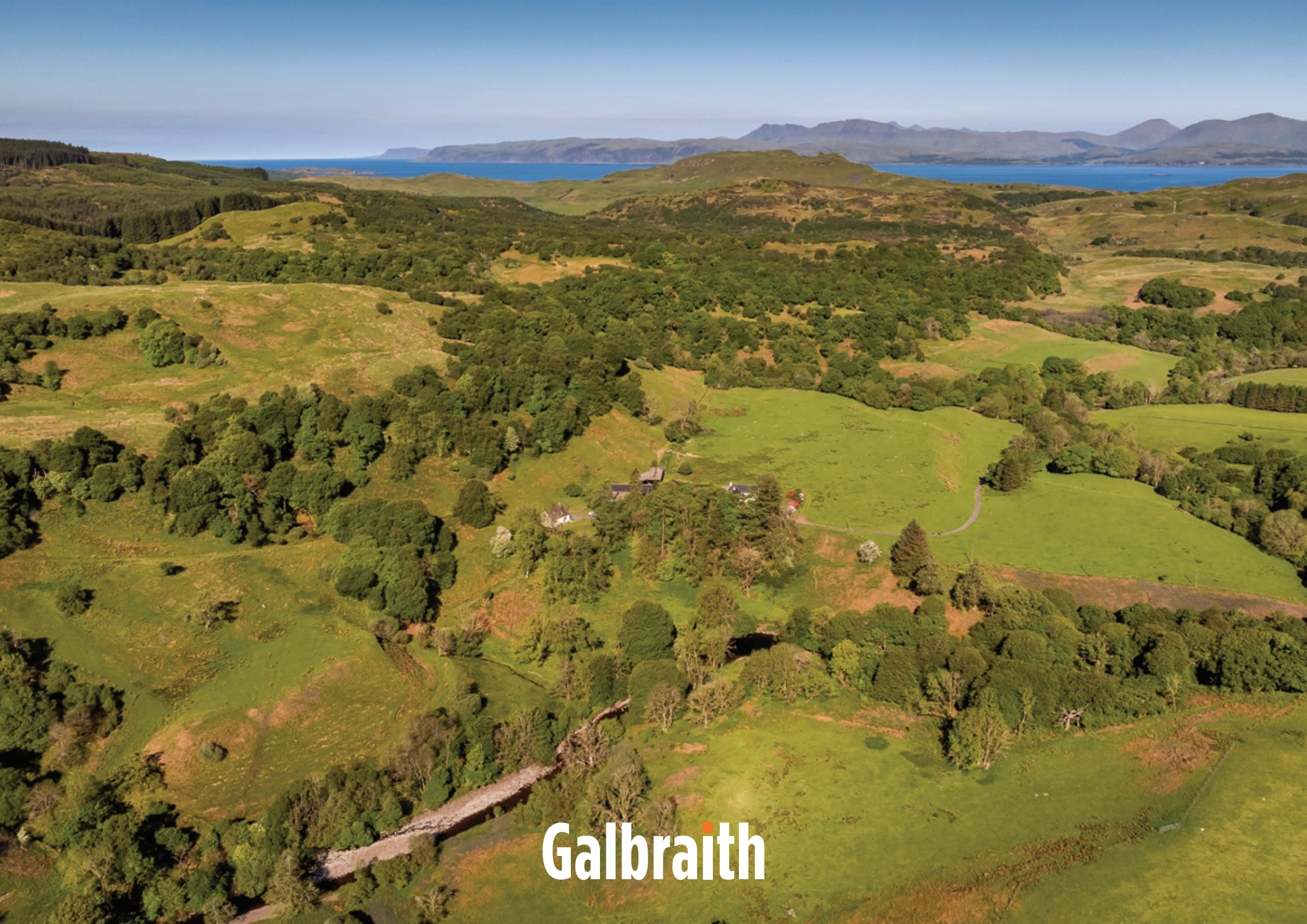
The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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: alistair.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 May 2024. 9. Brochure prepared August 2024.



Galbraith