

**UISKEN HOUSE AND CROFTS**

BUNESSAN, ISLE OF MULL, ARGYLL AND BUTE, (MUDDY PUDDLES CROFT)



# UISKEN HOUSE AND CROFTS, BUNESSAN, ISLE OF MULL, ARGYLL AND BUTE (MUDDY PUDDLES CROFT)

4 Crofts providing picturesque views to the Isles of Colonsay and Jura.

Ardchiavaig 0.5 miles ■ Bunessan 2 miles  
Craignure 32 miles ■ Tobermory 45 miles

**Acreage 110.56 hectares (273.21 acres)**

- 4 crofts, including Uisken House, a modern 2 bed cabin and static caravan.
- Assignment of Apportioned Common Grazing Land
- Land Classified as Grade 5(2) by James Hutton Institute with tree planting consent in part.
- Located in an extremely attractive elevated position.
- Undisrupted views to the south across Port Uisken, Isles of Colonsay and Jura.

**FOR SALE AS A WHOLE OR IN 5 LOTS**

**Galbraith**

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stirling@galbraithgroup.com

 **OnTheMarket**







### SITUATION

Uisken House and Crofts are located in an extremely attractive location to the east of Ardlanish Bay, sitting centrally to the southwestern coast of the Ross of Mull. The properties sit back slightly from Uisken Bay and are accessed direct from the adjoining public road. Uisken Bay is a beautiful bay located on the west coast of the Isle of Mull in Scotland. It's known for its scenic views, sandy beaches, and the surrounding natural landscapes. Uisken Bay attracts visitors for its tranquillity and is a popular spot for beach walks, birdwatching, and enjoying the coastal environment.

### DESCRIPTION

Uisken House and Crofts in total extend to 110.56 ha (273.21 acres) or thereby, accompanied by Uisken House, a 2-bed cabin (Jura View) and a further 2-bed static Caravan (Colonsay Cabin). The property also features a number of traditional ruins across the site along with an area of former common grazings which has been apportioned to the vendor.

In 2023 the Crofts were split into 4 separate crofts as follows: North Uisken (C2040), East Uisken (C9522), South Uisken (C9523) and West Uisken (C9524).

The current owners have run a successful holiday letting business from the property with both Jura View & Colonsay Cabin having high occupancy rates.

### METHOD OF SALE

Uisken House and Crofts is offered for sale as a whole or in 4 lots, with Common Grazing Assignment also available.

### LOT 1: UISKEN NORTH- 9.06 ha (22.38 acres) land, Uisken House, Jura View Cabin, Colonsay Cabin Caravan

#### Uisken House (requires refurbishment)

Uisken House is a traditional stone building with a rendered exterior under a mixed slate and tiled roof. The property is in need of a full renovation providing accommodation over two floors which currently comprise:

#### Ground Floor:

Utility, Kitchen, Hallway, understairs storage, Lounge, Bathroom and Entrance Hall.

#### First Floor:

Two Double Bedrooms, landing and storeroom.

#### Cabin (Jura View)

The property benefits from a two-bed cabin which provides a compact but well-presented accommodation over a single floor. The cabin comprises a kitchen/dining/sitting room, two bedrooms and a bathroom. The cabin has been furnished and let out on a short-term holiday basis, known as Jura View.

#### Static Caravan (Colonsay Cabin)

Lot 1 also includes a Static Caravan which is currently rented out as short-term holiday accommodation. The caravan comprises two double bedrooms, shower room, kitchen/diner with wood burning stove and a porch/utility room with access to external decking. The caravan has been furnished and used as a short-term holiday let, known as Colonsay Cabin.

#### The Land

The land within Lot 1 at Uisken known as Uisken North (C2040) extends to 9.06 ha (22.38 acres) of Agricultural Land Graded 5(2) by the James Hutton Institute. The land is predominantly used as pasture and rough grazing.

The property lies between 45m and 55m above sea level and features areas of deer fencing throughout.

### LOT 2: UISKEN SOUTH- 43.75 ha (108.12 acres)

The land within Lot 2 at Uisken South (C9523) extends to 43.75 ha (108.12 acres) of Agricultural Land Graded 5(2) by the James Hutton Institute. The land is predominantly utilised for rough grazing. The land ranges from sea level rising to 56m.







Jura View



Jura View



Jura View



Jura View





Colonsay Cabin



Colonsay Cabin



Colonsay Cabin



Colonsay Cabin



**LOT 3: UISKEN EAST- 7.22 ha (17.85 acres)**

The land within Lot 3 Uisken East (C9522) extends to 7.22 ha (17.85 acres) of Agricultural Land Graded 5(2) by the James Hutton Institute. The land is predominantly utilised for rough grazing. The land ranges from 18m to 32m above sea level.

**LOT 4: UISKEN WEST- 11.21 ha (27.70 acres)**

The land within Lot 4 Uisken West (C9524) extends to 11.21 ha (27.70 acres) of Agricultural Land Graded 5(2) by the James Hutton Institute. The land is predominantly utilised for rough grazing. The land ranges from 40m to 50m above sea level.

**LOT 5: Apportioned Common Grazing 39.32 ha (97.16 acres)**

Lot 5 extends to 39.32 ha (97.16 acres) of former common grazing which is classified as Grade 6(3) by the James Hutton Institute which has been apportioned to the vendor.

There will be an assignation of the Apportioned Common Grazing. The assignation is to be approved by the Crofting Commission. The land will not be assigned until offers are received for Lot 1.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Uisken House	Mains	Private Septic Tank	Mains	N/A	Band D	Vacant	N/A
Jura View (Cabin)	Mains	Private Septic Tank	Mains	Electric Heating	Band A	Holiday Let	D62 (Jan 2024)
Colonsay Cabin (Caravan)	Mains	Private Septic Tank	Mains	Electric Heating	N/A	Holiday Let	N/A

**IACS**

All the farmland is registered for IACS purposes and the farm code is 68/165/0069.

**NITRATE VULNERABLE ZONE (NVZ)**

The land at Uisken House and Crofts is not included within a Nitrate Vulnerable Zone.

**AGRI-ENVIRONMENT CLIMATE SCHEME**

There are no Agri Environment Schemes active on the land.

**BASIC PAYMENT SCHEME (BPS)**

No Basic Payment Scheme Entitlements are held by the seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to apply for Basic Payment Scheme entitlements should they wish to claim BPS.

**FORESTRY GRANT SCHEME**

A Forestry Grant Scheme Contract Ref 23FGS70935-001A was issued on 15th January 2024 for the planting of Native Broadleaf Trees over an area of 8.0Ha (19.76 acres). This area of land is included in LPID NM/38227/19141 as part of West Croft (coloured pink on the plan). The purchaser(s) will be responsible upon occupation of the subjects of sale to comply with all ongoing management requirements to maintain the woodland as laid down under Forestry Grant Scheme Contract for the remainder of the scheme. For further details, please contact the selling agent.

The applicants have had a large area of the croft surveyed for Peat Depth to include the 'Common Grazing' area, Lot 2 South and the area of land which is subject to the FGS Contract. Details are available from the selling agent.

**LESS-FAVoured AREA SUPPORT SCHEME (LFASS)**

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





## HISTORIC SCOTLAND

Dun a' Chiabhaig is situated within Lot 3 Uisken, on the southwestern boundary. The monument comprises a dun, a fortified settlement of Iron Age and is currently visible as upstanding remains. The dun is registered on Historic Scotland under reference SM7762. (<https://portal.historicenvironment.scot/designation/SM7762>).

## LOCAL AUTHORITY

Argyll and Bute Council, Kilmory, Lochgiphead, Argyll, PA31 8RT

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cameron House, Albany Street, Oban, PA34 4AE  
0300 244 9340 SGRPID.oban@gov.scot

## DEVELOPMENT CLAWBACK

The Purchaser of the property, or properties if sold in lots, will enter into a Development Clawback Agreement to be secured by a standard security in favour of the seller in terms that if a dwelling house is constructed pursuant to planning permission and the property (or that part of the property comprising the site of the dwelling house) is subsequently sold or otherwise transferred to a third party within 25 years from the date of purchase, there shall be paid to the seller 20% of the uplift in value as a result of the grant of planning permission for the dwelling house.

Should further applications be made within 25 years of the purchase for the construction of any additional dwelling houses or should planning applications be made for any commercial or any other development on the property (other than agricultural buildings suitable to the croft) requiring planning permission the purchaser will pay the seller 20% of the uplift of value of the site as a result of the grant of such planning consent, such payment to be due on planning permission being granted.

In regard to Lot 1, the development clawback payment will be due on the granting of planning permission for any development (other than agricultural buildings suitable to the croft) i.e. there will be no deferral of uplift pending subsequent sale in respect of planning permission for residential property.

## MINERALS

The mineral rights are not included in the titles.

## TIMBER

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

## SPORTING RIGHTS

Form part of the sale but are let to a third party for the rent of £1 per annum when requested by the Landlord.

## FIXTURES AND FITTINGS

All fixture and fittings within Jura View & Colonsay Cabin are available by separate negotiation.

## INGOING VALUATION

The purchaser(s) of Uisken House and Crofts 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 conclusion 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 Craignure head south on the A849, continue for 29.3 miles until you reach Bunessan. Turn right at the Argyll Arms Hotel, continue for a further 0.5 and take the second road left towards Uisken. Continue for 1.8 miles, the entrance to the residential properties will then lie on the left-hand side. The residential properties are located 0.19 miles off the main road.

### POST CODE

PA67 6DS

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///grid.coast.statement

### SOLICITORS

Jeremy Benfield, MacPhee & Partners, Airds House, Fort William, PH33 6BL.  
Tel: 01397 701000  
Email: JeremyBenfield@macphee.co.uk

### 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

Lot 1 Uisken North will be subject to an access right in favour of the apportioned common grazing for the purposes for carrying out crofting. 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.

### FINANCE

Any purchasers should be aware that Registered Crofts cannot be secured by financial institutions and therefore any potential purchaser must ensure that funding is available before any offers being made.

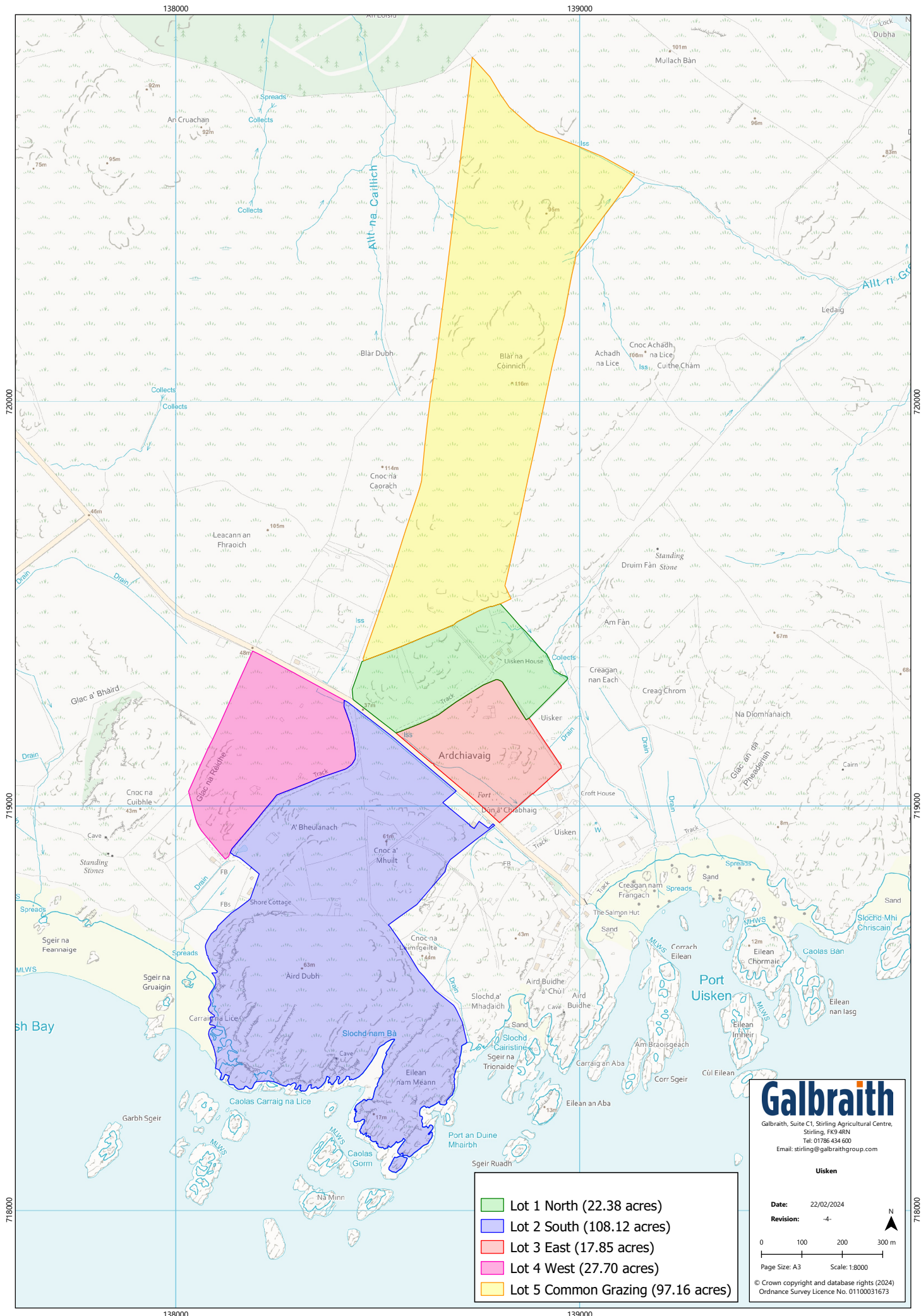
### IMPORTANT NOTES

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 January 2024.







- Lot 1 North (22.38 acres)
- Lot 2 South (108.12 acres)
- Lot 3 East (17.85 acres)
- Lot 4 West (27.70 acres)
- Lot 5 Common Grazing (97.16 acres)

**Galbraith**  
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**Uisken**

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