

Pennyghael Estate

Isle of Mull, Argyll & Bute



PLAY VIDEO



Pennyghael Estate

Isle of Mull, Argyll & Bute, PA67 6HD

An outstanding coastal, residential, sporting and amenity estate on the Island of Mull.

Craignure 18 miles, Fishnish 24 miles, Oban 40 minutes by ferry from Craignure, Glasgow (from Oban) 97 miles, Edinburgh (from Oban) 122 miles (All distances are approximate)

A beautifully positioned former Lodge in need of full restoration or replacement

Five estate houses and potential site for a new lodge

Estate office and range of buildings including garaging, kennels and deer larder

Land including 41.10 acres in-bye, 6,439.56 acres hill/rough grazing, 1,927 acres woodland and open ground

Exciting Red deer stalking with 5 year average of 25 stags and 38 hinds

Established pheasant shoot, excellent rough shooting and wildfowling

Sea trout and brown trout fishing on the Rivers Beach and Leidle and extensive hill loch fishing

407.94 Ha commercial woodland, 70.41 Ha native woodland, 301.77 Ha open ground and considerable woodland development potential

Potentially valuable carbon capture opportunities

About 8.7 miles of rugged coastline and cliffs with 241.93 acres of foreshore

For sale as a whole

About 8,710.15 Acres (3,524.94 Ha)

the
ESTATES OFFICE



Oban

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Situation

The Pennyghael Estate occupies a magnificent situation in an area known as the Ross of Mull in the southwest of the island. The Estate is accessed off the A849 Craignure to Fionnphort public road and has a seaboard to Loch Scridain to the North and the Firth of Lorne to the South. The Estate houses overlook Loch Scridain across to Ben More, Mull's highest mountain and only Munro. From the southern parts of the Estate, there are impressive views from the dramatic cliffs to Colonsay and Jura which lie to the south.

The Isle of Mull lies just off the west coast of Scotland and is the second largest island of the Inner Hebrides. Mull has a coastline of about 300 miles and a mild climate which is moderated by the Gulf Stream. As a result, there are very few frosts ensuring a wide variety of plants and trees thrive.

The local village of Pennyghael has a village hall, shop with post office and a hotel. The nearest primary school is in Bunessan (9 miles). Principal shops and facilities can be found in the island's capital, Tobermory which has a variety of shops, restaurants, a secondary school and a picture postcard harbour. There is a community hospital at Craignure. There are two golf courses on the island based at Craignure and Tobermory.

The Isle of Mull is well connected to the mainland, with a regular ferry service running from Craignure (12 miles away) to Oban and takes about forty minutes. The other two ferries services to the island include one from Tobermory to Kilchoan on the Ardnamurchan peninsula and from Fishnish serving the Morvern peninsula.

The town of Oban is the principal commercial centre for north Argyll and the Inner Hebrides and is known as the "Gateway to the Isles" and the seafood capital of Scotland. The town has a variety of shops, supermarkets, restaurants, a hospital and mainline railway station with regular services to Glasgow and sleeper services to London.

A private air-strip is located at Glenforsa, 30 miles away. On the mainland there is a public airport at Connel some 7 miles north of Oban. Glasgow Airport is 89 miles from Oban and provides regular flights to London and a range of national and international destinations.

The west coast is renowned for its sailing. As well as the sport available on the estate itself, salmon fishing, stalking and shooting can be rented on the surrounding estates. Sea fishing, scuba diving, hill walking and mountain biking are all popular pursuits on the island.

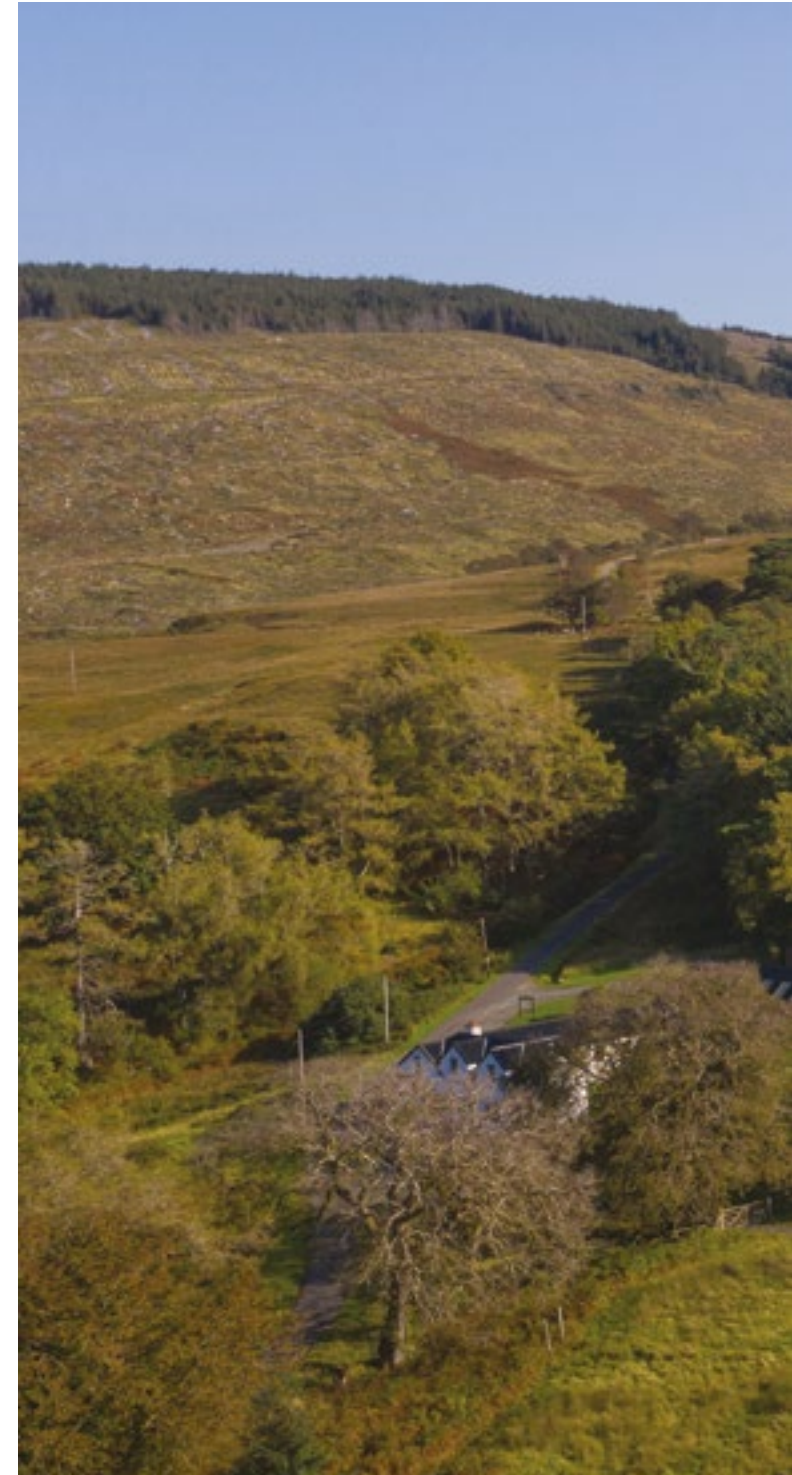
There is an abundance of wildlife on Mull with 123 different species of birds including the white-tailed sea eagle. Minke whales, porpoises and dolphins are among the sea life that can be found around the coastline.

There are many historic and archaeological sites to be explored on the island. The Estate includes a Fort along the foreshore at Killunaig known as An Dun.

Historical Note

Pennyghael Estate has a rich historical background, passing through many hands over the years. Pennyghael means the Pennyland of the Gael, a land been valued by the penny or section of the penny. There is evidence of the communities living on the Isle of Mull from 400BC. By 600BC the land had been worked by farmers around the shores of Loch Scridain. There is even accounts of the Druids having a temple at Rossal which neighbours Pennyghael, however nothing remains of this today. The Norwegians and Danes also left their mark, leaving Norse names such as Ormsaig and Scobul. By 1390, the MacLean of Duart controlled many of the areas of Mull and Morven, the Pennyland of Ardmeanach, also Pennycross, Killuniag, Beach, Glen Leidle, Carsaig, Finacheg and Glen Cannel. In 1542, Archibald Mcllurray, circa 1510-1565 is the first to be named Laird of Pennyghael in any official documents.

During the 17th Century, disputes took place between the MacLeans of Duart and their principal creditors, the Campbells of Argyll. Brolass and other church lands were fought over. In 1645, Blaeu's map shows Gentlemen's homes at both Pennyghael and Carsaig, but it is doubtful if any of the old structures would have formed any part of the present house. In 1771 Sir Allan MacLean brought an action against the Duke of Argyll for the recovery of the Duart lands. He recovered just the lands of Brolass. In 1798 Sir Allan









MacLean's successors were bankrupt and the estate had to be sold. Money troubles were increasing for the McGilvrays of Pennyghael as with many of the landed proprietors of the time.

In 1801 the last landed McGilvray of Pennyghael finally sold the estate. The following year Pennycross bought the estate from the MacDougall of Lunga. In 1819 the estate was bought by the North West Company, Montreal, Canada and the estate comprised of Pennyghael, Pennycross, Killunaig and 3 parcels at Torrains. In 1840 the estate was purchased back by Alexander MacLean, 3rd of Pennycross. He called the house Pennycross House which remained until the MacLeans moved to Carsaig and took the name with them, leaving the house at Pennyghael to revert back to Pennyghael House.

In 1859, the estate was purchased by the Robertson family and remained with them until 1920 where the estate comprising Torrains, Killunaig, Pennycross and Pennyghael was purchased by the Pettigrews. The Pettigrews were responsible for adding the two wings to the house, however following the death of Mrs Pettigrew, the estate was again sold to Harold Flower and remained in his family for the next two generations.

It was then sold to the members of the band Genesis in 1985. The present owners bought the estate from Genesis in July 1997 and comprises of the ancient farms of Beach, Torrains, Killunaig, Pennycross and Pennyghael, together with parts of Glen Leidle and Kinloch.

Description

Pennyghael is a magnificent residential, sporting and coastal Estate situated in the southwest of Mull with frontage to Loch Scridain in the North and the Firth of Lorne to the south.

Situated at its core is Pennyghael House and gardens which is derelict but could be sympathetically restored. The Estate includes five houses additional, two of which are as used as holiday lets, as well as a potential elevated site to build a new lodge. Pennyghael has an Estate Office, as well as kennels and garaging for machinery and equipment. In addition, there is an agricultural building up on the hill by Torrains and a traditional steading by Killunaig House. The land holding extends to about 8,710.15 acres in total and includes 41.10 acres in-bye, 6,439.56 acres hill/rough grazing, 1,927 acres of mixed woodland and open ground, 241.92 acres foreshore and 60.57 acres roads/buildings/water/miscellaneous.

Pennyghael has multiple sporting opportunities including very exciting Red Deer stalking with a 5-year average of 25 stags and 38 hinds. The Estate runs a low-ground pheasant and partridge shoot which is combined with duck flighting and wonderful terrain for rough shooting for woodcock and snipe. In addition, there are wild goats and soay sheep on the hill. The rivers Leidle and Beach provide some good trout and sea trout fishing. There is also some fun trout fishing on the hill lochs along with good shore and sea fishing on the doorstep.

The Estate includes 64.74 Ha sitka spruce, 343.20 Ha Mixed Conifer, 70.40 Ha mixed broadleaf and 301.77 Ha of open ground. There is potential for further creation of woodland.

Pennyghael includes about 5.3 miles of foreshore on the northern boundary and 3.4 miles of foreshore below the dramatic cliffs on the southern shore. The northern shore includes a floating pier and timber loading facility which is excluded from the sale. The seller is open to entering into an agreement to permit the purchaser of Pennyghael to use the pier and storage for future timber extraction, by further negotiations.

Whether it's sporting, creating a farming business, eco-tourism development, woodland creation, rewilding or natural capital, Pennyghael Estate offers a multitude of opportunities to buyers.

Pennyghael House

The former principal lodge is located at the eastern end of the Estate and accessed off the Carsaig road. The house is understood to have dated back to 1819 with extensions in 1920. The Lodge is C-listed and the accommodation over two storeys was as follows:

Ground floor: entrance hall, drawing room, sitting room, dining room, dining kitchen, utility room, gun room, boiler room, billiard room and cloakroom.

First floor: principal bedroom suite with two bedrooms, bathroom and dressing room, seven further bedrooms and 3 further bathrooms.

Second floor: two attic rooms.

The house remains derelict but offers an opportunity for a buyer to either restore the existing house or alternatively form a new house (subject to the necessary planning consents) on either the same site or elsewhere on the Estate. The house has gardens including some mature mixed woodland, rhododendrons and azaleas.

Keeper's Cottage

Keeper's Cottage is situated a short distance to the south of Pennyghael House and forms part of the Estate office courtyard.

The property is of stone construction beneath a corrugated roof and the accommodation is laid out over two storeys as follows:

Ground floor: sitting room (with wood burner), kitchen, dining room, W.C, bedroom, bathroom and study.

First floor: Two bedrooms and shower room.

The cottage is occupied by an Estate employee on a service occupancy basis.



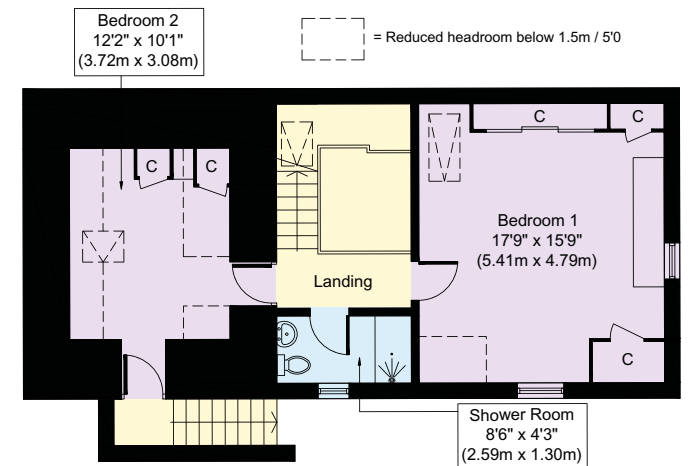
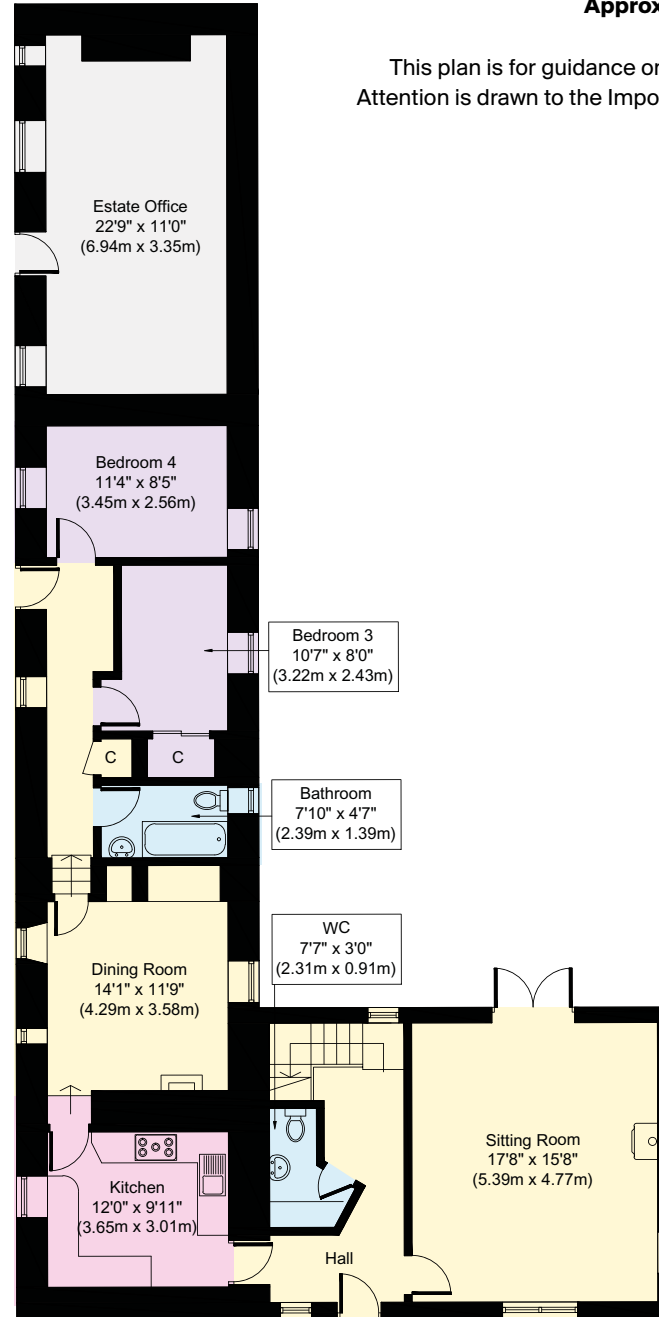


Keeper's Cottage

**Approximate Gross Internal Floor Area
184.6 sq m (1987 sq. ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

First Floor

The Old Post Office

The Old Post Office is situated within the village of Pennyghael with views overlooking the sea. The property is of stone construction beneath a pitched tiled roof. The accommodation is over two storeys as follows:

Ground floor: sitting room (with wood burner), kitchen, bedroom and shower room.

First floor: Two bedrooms and W.C.

There is a small garden area to the side. The property is let under a Short Assured Tenancy.



Killunaig Farmhouse

Situated in an elevated position overlooking Loch Scridain, the traditional farmhouse is of stone construction beneath a pitched slate roof. The accommodation is over two storeys as follows:

Ground floor: entrance porch, W.C, sitting room (with wood burner), kitchen

First floor: landing, principal bedroom with ensuite bathroom, two further bedrooms and family bathroom.

There is a large attractive walled garden to the front. The property is used as a holiday let.

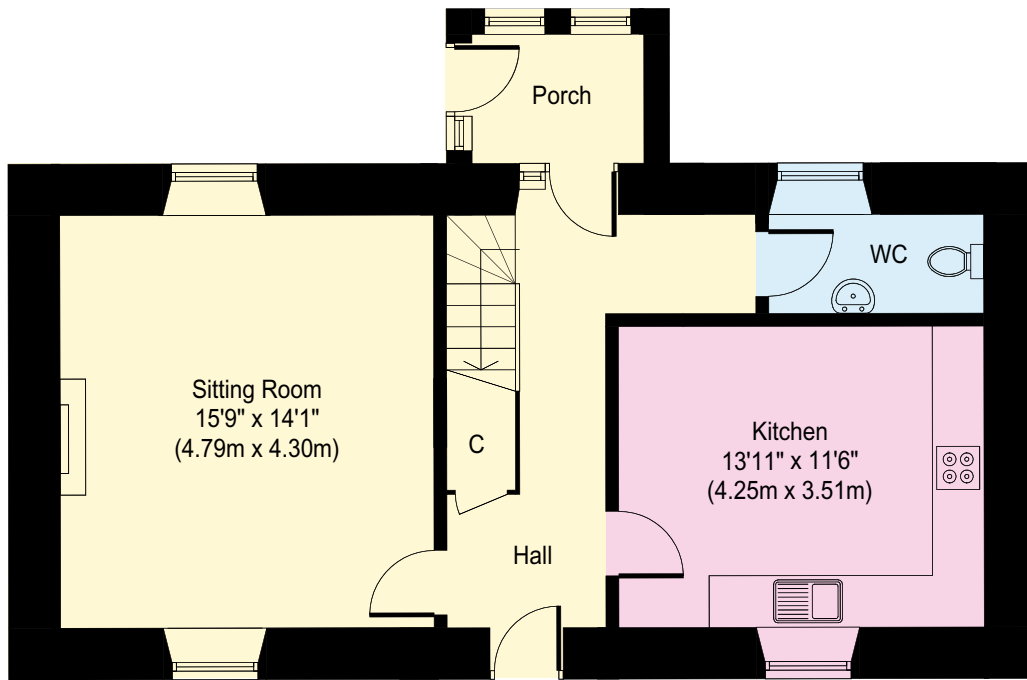




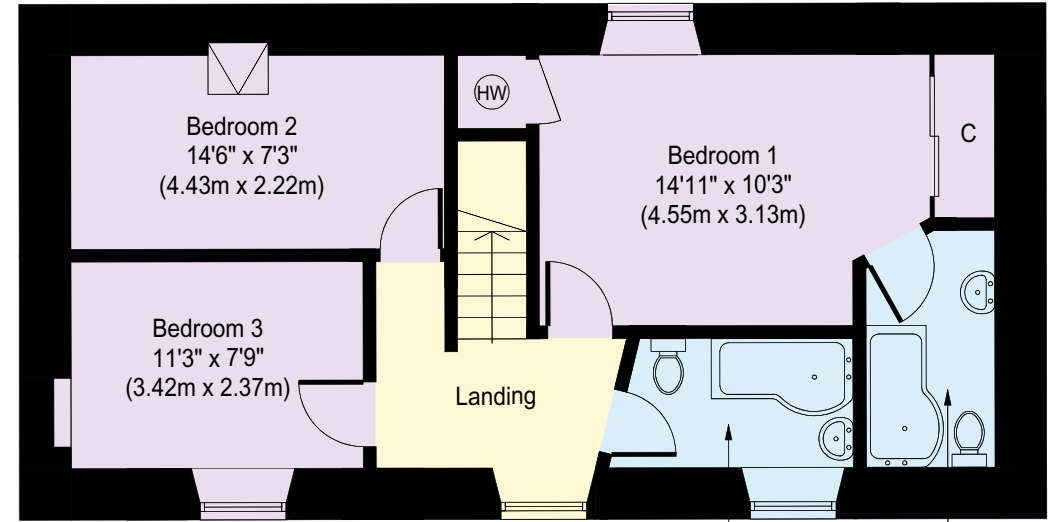
Killunaig Farmhouse

Approximate Gross Internal Floor Area
107.4 sq m (1156sq. ft)

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Ground Floor
Approximate Floor Area
601 Sq. ft.
(55.8 Sq. m.)



First Floor
Approximate Floor Area
555 Sq. ft.
(51.6 Sq. m.)

Bathroom
8'3" x 4'9"
(2.52m x 1.44m)

En-Suite
8'11" x 5'0"
(2.73m x 1.52m)





Killunaig Bothy

Attached to the farmhouse, the Bothy has single storey accommodation as follows:

Entrance porch, kitchen with living room, bedroom with ensuite bathroom, bedroom, family bathroom, a utility area and attached garage with a sauna/drying facility.

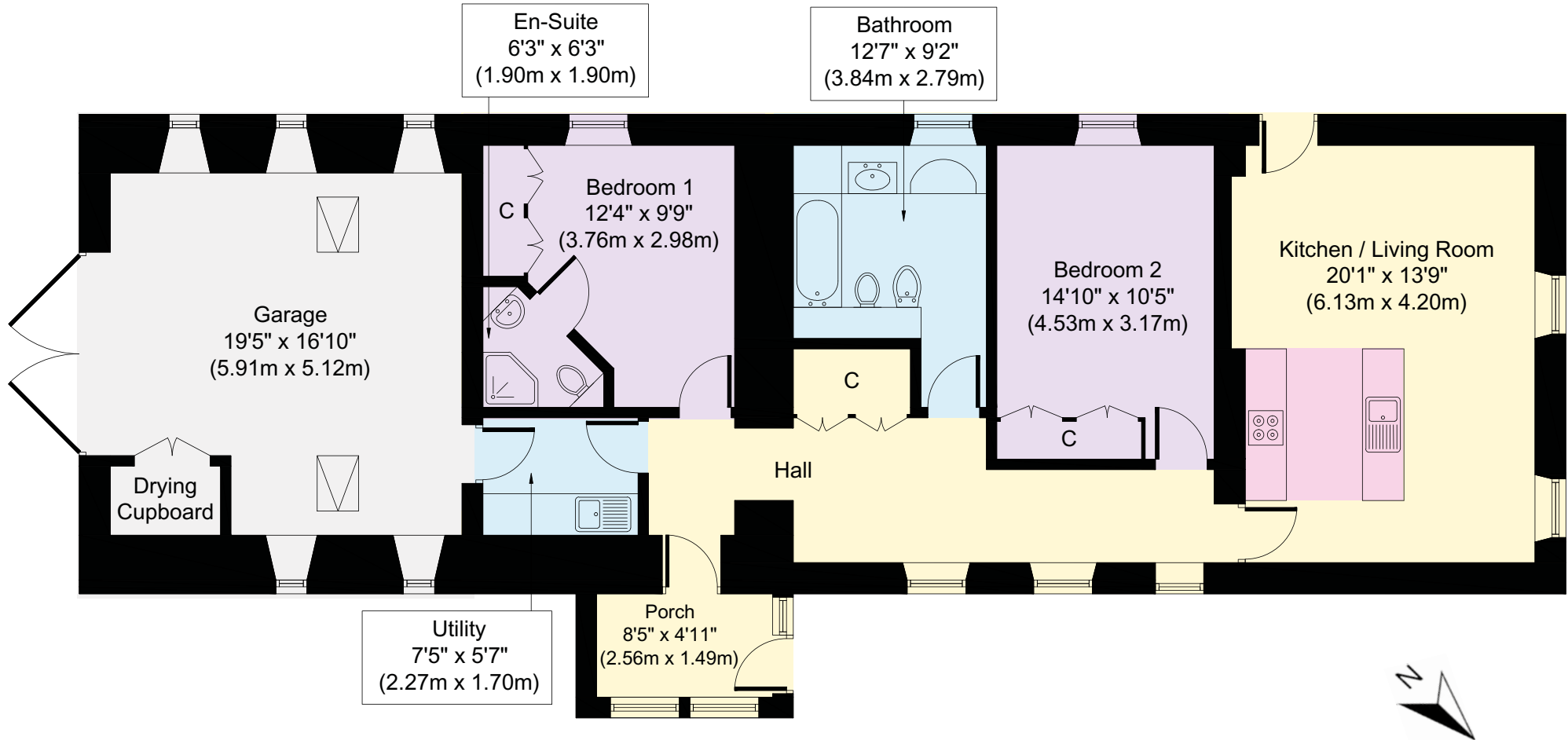
The bothy has wonderful sea views and is used as a holiday home by the current owners.



Killunaig Bothy

Approximate Gross Internal Floor Area
124.8 sq m (1343 sq. ft)

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Torrans House

Torrans House occupies an elevated site towards the western end of the Estate with wonderful coastal views and is approached from a private track off the main road. The property is constructed of brick under a tiled roof and benefits from outstanding coastal and rural views. The single storey accommodation includes:

Entrance porch, kitchen with open plan sitting room (with wood burner), principal bedroom with ensuite shower room, two further bedrooms and family bathroom.

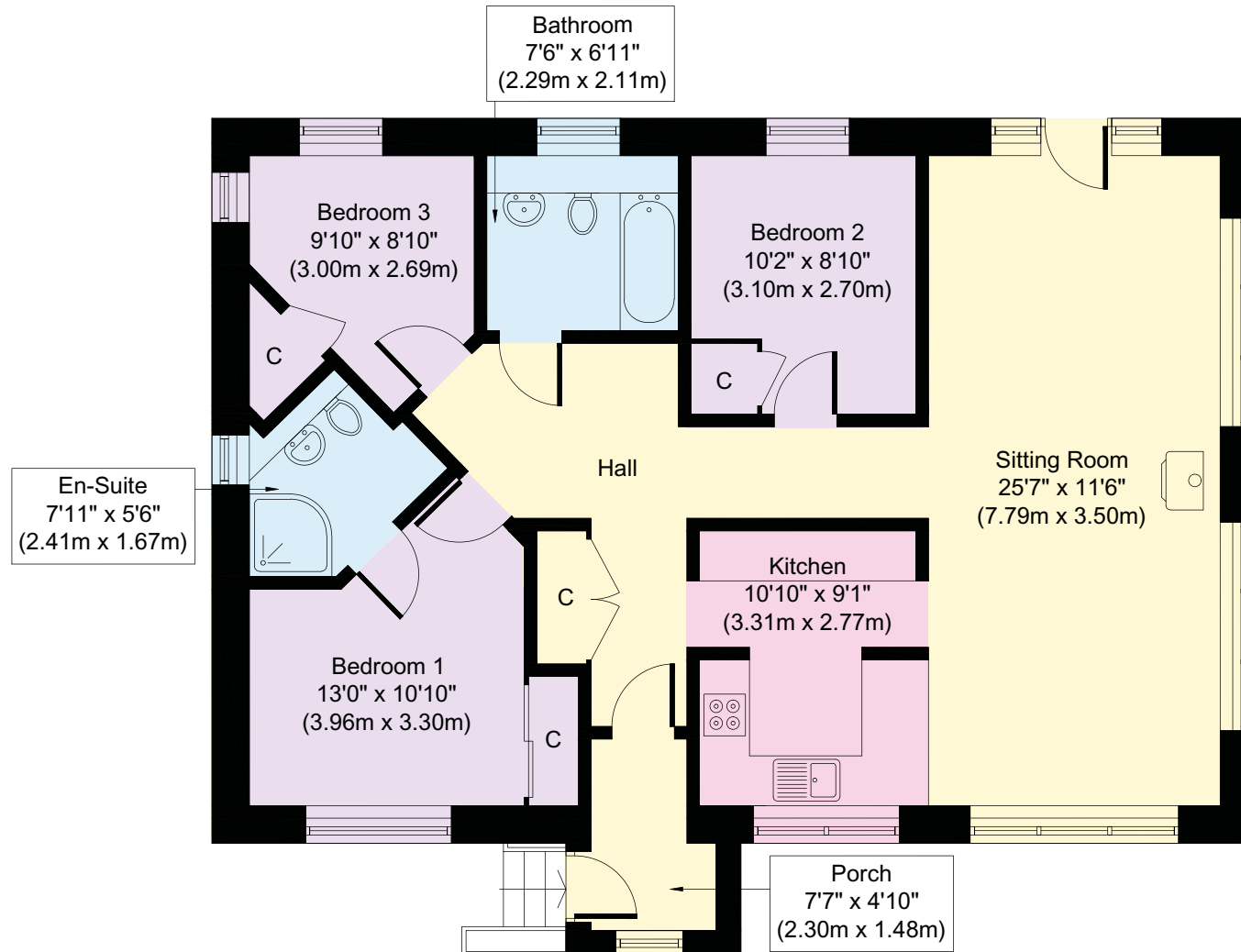
The property is used as a holiday let.



Torrans House

Approximate Gross Internal Floor Area
93.1 sq m (1002 sq. ft)

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Torrans House Site

A short distance from Torrans House is a General Purpose agricultural building (see Estate Buildings). A pre-application has been submitted for the removal of this building and to create a comfortable new house with fabulous elevated views. A full planning application has not yet been submitted.

Office and Estate Buildings

The Estate office is attached to Keeper's Cottage and is a self-contained stone and corrugated sheet roof building. Next to this there are a range of outbuildings including:

- Deer Larder
- Renovated stone building which includes a laundry room and utility room (for serving the holiday cottages)
- Newly built garage and workshop
- Kennels
- Inverness Barn with sauna and drying facilities

In addition, to the southwest of Torrans House there is a large 5-bay agricultural general purpose shed (23m x 23m) which is used for storage and could provide a potential house site. In addition there is a traditional stone byre which could be developed (subject to necessary planning consents).

To the rear of Killunaig House and Bothy, there is a traditional stable courtyard of outbuildings. This includes a garage which is attached to the Bothy and a number of stores. The remainder of the courtyard is let on an annual commercial lease (see Leases).

Sporting Lets and Holiday Cottages

The two holiday cottages at Pennyghael are marketed through the Estates own website (www.pennyghael-estate.co.uk) and Booking.com. The Estate Manager and his wife facilitate the changeovers.

The Estate provides some high quality stag, hind and mixed shooting throughout the season. The resident estate stalker provides expert guidance and high quality expertise.





Stag, hind and mixed shooting packages are available from September to February and can include staying in the holiday cottages. Weeks are tailored to guests but can include the following:

Stag week – 5 stags.

Hind week – 8/9 hind and calves.

Mixed week – 8/9 hind & calves and two days rough shooting and including duck flying.

Land

The Estate is approximately 4.2 miles long and 4.7 miles wide. It ranges from sea level to the peaks of Beinn Chreagach (377 metres) along the eastern boundary and Beinn an Aoinidh (307 metres) at the southern boundary. The land holding extends to about 8,710.15 acres in total and includes 41.10 acres in-bye, 6,439.56 acres hill/rough grazing, 1,927 acres of mixed woodland and open ground, 241.92 acres foreshore and 60.57 acres roads/buildings/water/miscellaneous.

Woodland

The forestry at Pennyghael extends to about 780.12 hectares (1,927 acres) in total. This is split between 407.94 ha of commercial forestry, 70.41 ha native and semi native broadleaved woodland policies and 301.77 ha of open ground. The commercial block is known as Brolass towards the western end of the estate which was predominantly planted in 1988 of Sitka Spruce and Mixed Conifer. Future timber extraction is via an estate track which runs onto the hill ground.

The blocks of mixed broadleaved policy woodlands and native woods are managed for biodiversity, sporting and amenity.

There is further potential for woodland creation at Pennyghael. A Long Term Forestry plan outlines a strategy of phased felling areas going forward. The seller is open to entering into an agreement to permit the purchaser of Pennyghael to use the pier and storage for future timber extraction, by further negotiations.

Species Breakdown

Species	Area (Ha)
Sitka Spruce	64.74
Mixed Conifer	343.20
Mixed Broadleaf	70.41
Open Ground	301.77
Total	780.12









Sporting

Pennyghael has some excellent sporting situated in amongst spectacular scenery.

Stalking

Pennyghael has lovely sheltered ground, varied terrain, good grazing and a large resident herd. The cliffs along the south coast gives the herd a virtual sanctuary.

The main ground is stalked around Beinn an Aoinidh, Cnocan Buidhe or Beinn Chreagach and these can be approached, depending on wind conditions, from east or west via the main hill tracks, as well as off the main Carsaig Road. The top of the retained Kinloch plantation is a good vantage point for spying onto the eastern part of the estate hill ground. A vehicular right of access to use the Kinloch track to look over the hill will be provided by the owners.

The hill is split into 7 beats and extraction is predominantly by Argocat. The 5-year average (excluding last year) is 25 stags and 38 hinds. The Estate has its own larder with the venison collection organised by the Mull Deer Management Group.

Stalking Records

Season	Stags	Hinds	Calves
2020/2021	5 (one week)	41	21
2019/20	20	30	8
2018/19	17	35	11
2017/18	31	36	24
2016/17	30	44	17
2015/16	30	44	17
2014/15	41	37	14
Total	174	267	112
5-year average (excluding 2020/21)	25	38	15

The stalking operation is well established and most of the guests are return visitors with very little outside advertising required.



Low Ground Shoot

Pennyghael has an established excellent low ground shoot and the estate puts down 360 pheasants and 60 partridges each year. In addition there are three flight ponds which have been formed at Torran, Pennyghael and near the Beach House with 60 mallard put down. The mixed terrain and contours provide for an exciting shoot with an entertaining mixed bag which also includes snipe, woodcock and geese. Bags of up to 15-30 head are typical with about 12 days let each year.

Fishings

The Estate includes fishing on both the Rivers Beach and Leidle which is predominantly trout fishing as well as sea trout in the lower pools. The fishing rights on the left (west) bank of the River Leidle are owned and extend for about 955 metres.

There are also a number of hill lochs with trout fishing including Beinn an Lochain (behind the main lodge) and Beinn an Aoinidh.

Other Sport

In addition to the deer, there are also wild goats and soay sheep on the hill providing some sport.





Foreshore

Pennyghael Estate includes about 5.3 miles of foreshore along the northern boundary extending to about 157.45 acres. This is predominantly made up of rocky foreshore and includes a number of islets.

To the south, the dramatic cliffs extend to 3.4 miles with about 84.47 acres of rocky foreshore below.

Renewable Potential

A number of sites for potential hydro schemes have been identified on the estate. A feasibility study was carried out in 2017 and identified four potential run-of the river sites on the

Rivers Beach, Leidle, Abhainn an Easa Mhoir and Abhainn nan Torr. A copy of the feasibility report is available from the Joint Selling Agents.

Farming System

The Estate does not have a farming operation at present, although an IACS form is submitted annually and could be recommenced at any time. Historically, the Estate carried a flock of up to 2,000 black faced ewes and a herd of 70 suckler cows.



Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Keeper's Cottage	Service Occupancy	Oil-fired central heating system, private filtered water supply and private drainage	E	E
The Old Post Office	SAT	Back boiler heating system, private filtered water supply and private drainage	C	F
Killunaig Farmhouse	Holiday Let	Electric heating system, private filtered water supply and private drainage	£5,400	F
Killunaig Bothy	Holiday home for owners	Electric heating system, private filtered water supply and private drainage	D	F
Torran House	Holiday Let	Electric heating system, private filtered water supply and private drainage	£2,500	D
Estates Office	-	Electric heating, private filtered water supply and private drainage	£410	-

Directions

From the arrival at Craignure (and Oban ferry), turn left off the ferry and onto the A849 heading southwards for Iona. Having reached the head of Loch Scridain, continue on for approximately 4 miles and take the first road left, signposted for Carsaig. The Estate office is a short distance up the road on your right.

WHAT3WORDS

///frogs.lilac.unwind



Designations/Listings

Pennyghael Estate has the following listings and designations:

- Pennyghael House is category C-listed.
- The Estate forms part of the Cnuic Agus Cladach Mhuile Special Protection Area (SPA).
- The Estate forms part of the South Mull Coast Site of Special Scientific Interest (SSSI).

There are a number of historical records and a scheduled monument.

Telecommunications Masts

There is a telecommunications lease in place with Airway Solutions which started on the 9th May 2005 with a lease fixed for 15 years. The agreement has a rental of £1,700 per annum. A copy of the lease is available from the Selling Agents and is presently running on tacit relocation.

Sporting Rates

The sporting rates are valued at £6,500.

Employees

There is one full time employee who acts as the Estate Manager and who lives in Keeper's Cottage on a Service Occupancy basis.

The purchasers would be required to take on the current employee under the Transfer of Undertakings (protection of employment) (TUPE) Regulations.

Estate Management

The estate is currently managed on a day to day and at a strategic level by Sophie Handley MRICS of The Estates Office in Oban who has indicated her willingness to continue in that role. Further information may be obtained by contacting her on 07791481203 or sophie@theestatesofficeargyll.com



Solicitors

Shepherd and Wedderburn LLP, 1 Exchange Crescent
Conference Square, Edinburgh, EH3 8UL
Tel: 0131 228 9900
Email: Stuart.Greenwood@shepwedd.com

Local Authority

Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll,
PA32 8XW. Tel: 01546 605522

Agri-environmental Schemes

All of the land is registered by the Agricultural, Food and Rural
Committee in Rural Payments and Inspections Directorate
(AFRC-RPID) under the BRN- 144491 MLC 68/165.0104.

There is no farming system and no Entitlements under the
Basic Payment Scheme.



Data Room

Further information on specific elements of the estate will be
available online to those who have viewed the estate. Details
on how to access the data room are available from the joint
selling agents.

Planning

There are no active planning consents at Pennyghael.

Exclusions from Ownership

Within the boundaries of the estate, there are exclusions from
ownership as shown on the plan. These areas have either
(i) never formed part of the estate title during the seller's
ownership, or (ii) been previously sold or otherwise disposed
by the seller.

Retained Ownership

The owners of Pennyghael are retaining ownership of the
Kinloch forestry Plantation, Beach Cottage, together with the
ownership of the timber storage facility and timber pier.

Leases

1. Part of the steading at Kilunaig is let on an annual license
for the purposes of storage of tools, equipment and
machinery.
2. The Old Post Office is let under a Short Assured Tenancy.
3. The seller is open to entering into an agreement to permit
the purchaser of Pennyghael to use the pier and storage for
future timber extraction, by further negotiations.

Estate Water Supplies

A number of private supplies serve the houses on the Estate.
Details of each supply are available through the Data Room.

Entry

Entry is available by arrangement with the seller.

Sporting Rights

The sporting rights are in-hand. The current owner will retain the pheasant shooting and stalking rights over the estate until the end of February 2022.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Household Contents

The contents within the holiday cottages will be included in the sale.

Estate Machinery and Equipment

There is a selection of machinery and equipment which may be made available to a buyer at separate and additional price. There is an Inventory available.

Rights of Access and Title Conditions

1. A right of vehicular access will be provided to the purchaser of Pennyghael to use the track through the Kinloch plantation as a vantage point to spy deer for stalking purposes.
2. There is a Core Path following a portion of the southern boundary of the estate.
3. The National Catalogue of Rights of Way shows right of way SA57 crosses the estate, partly following the River Leidle.

Health and Safety

Given the hazards of an estate we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights and other third party rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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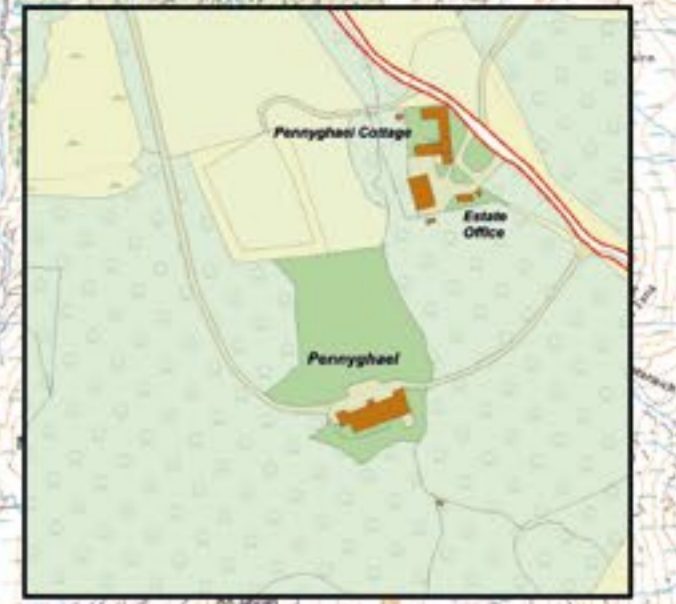
Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 10002721"

Oban

Glasgow Airport



Pennyghael Estate



Total area = 8710.15 acres approx.

<p>Knight Frank Mapping 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 9BL (1) 01488 688508 kfmapping@knightfrank.com</p>	<p>Land Use:</p> <ul style="list-style-type: none"> Pasture Arable Game Cover Woodland Fields Vegetation Water Orchard Heathland Rocks / Boulders Building (Residential) Building (Structural/Agricultural) Gardens Road / Track 	<ul style="list-style-type: none"> Fishing rights Forestry access tracks (over owned land) Forestry access tracks (over retained land) Shoot drive 	<p>Knight Frank</p> <p>Date: 02/07/21 CW Scale: 1:25000 @ A2 Title: Pennyghael Estate</p> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed nor is it intended to form part of any contract. © Crown copyright and database rights 2021. Licence No. 1003217.</small></p>
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