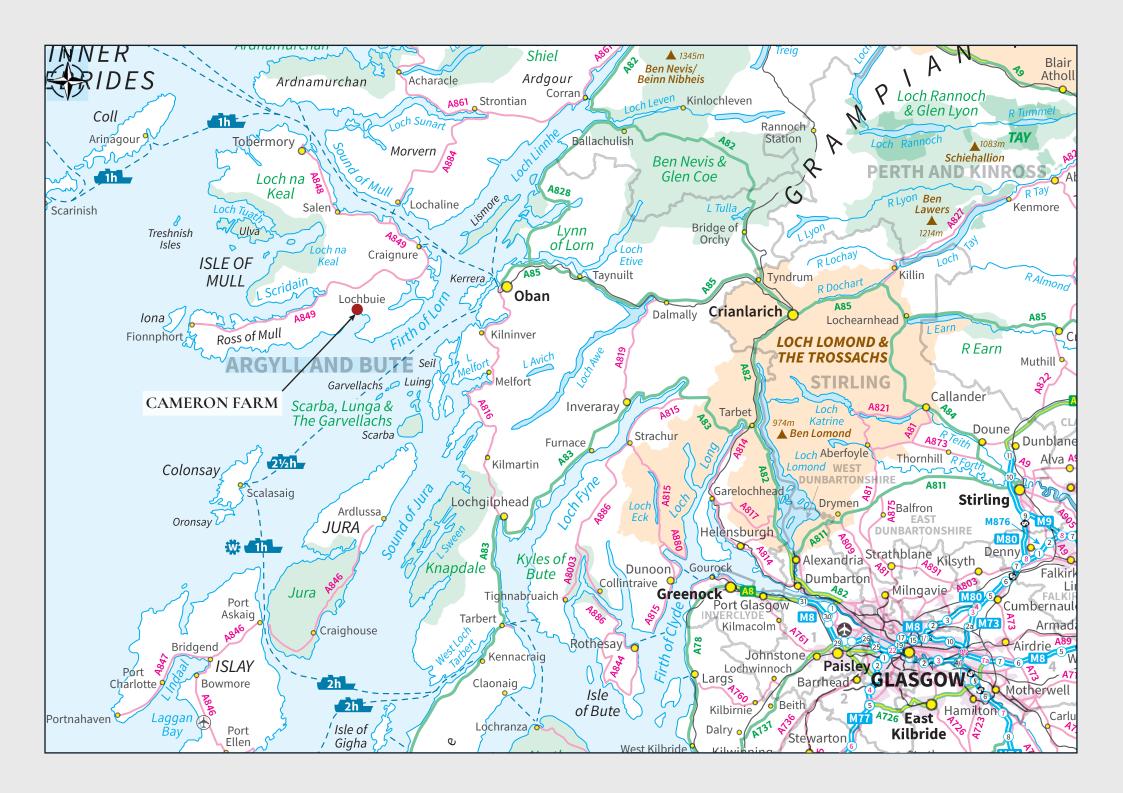
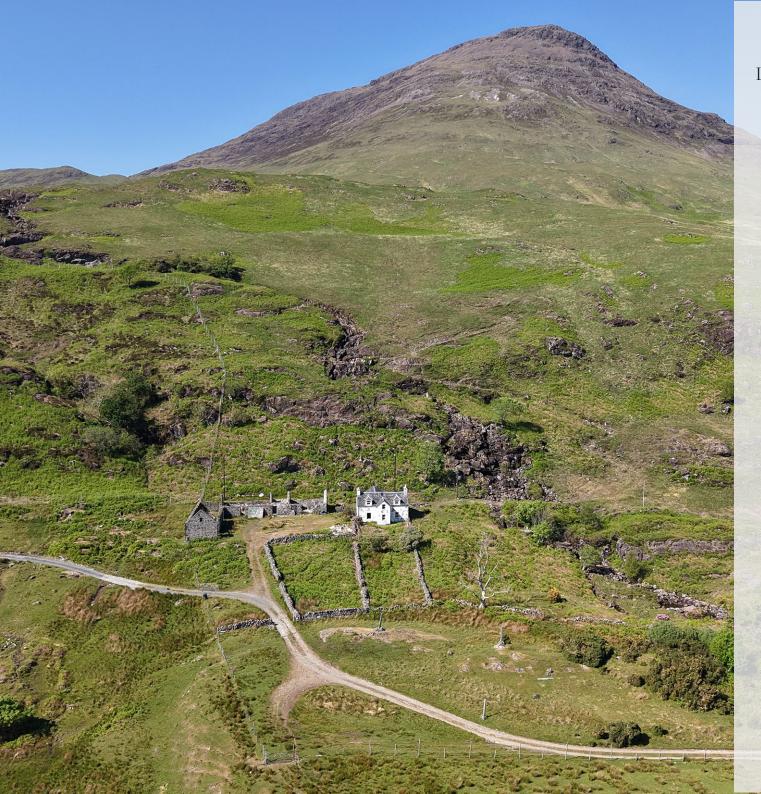
CAMERON FARM

Lochbuie, Isle of Mull, Scotland







CAMERON FARM LOCHBUIE, ISLE OF MULL, SCOTLAND

FREEHOLD FOR SALE AS A WHOLE OR IN TWO LOTS.

Lot 1 - Cameron Farm

Area: 16.38 Hectares / 40.47 Acres Offers Over £375,000

Lot 2 - Cameron Woodland

Area: 57.18 Hectares / 141.29 Acres
Offers Over £375,000

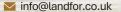
TOTAL AREA: 73.56 HECTARES / 181.76 ACRES AS A WHOLE – OFFERS OVER £750,000

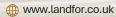
- Excellent opportunity to develop a unique and private coastal property
- Derelict farmhouse and steading with significant development potential
 - Spectacular location with uninterrupted panoramic views over Loch Buie
- 1.5 kilometres of beautiful coastline with two sandy beaches and access to a jetty
- Native woodland with potential to yield up to 6,502 woodland carbon credits
 - Grassland for grazing and sporting rights
- Good access to nearby ferries for access to the mainland



Selling Agents:

Patrick Porteous: +44 07444 559510 Harry Graham: +44 07375 823528







DESCRIPTION

Cameron Farm extends to approximately 73.56 hectares (181.76 acres) of grassland, native woodland and coastline. Presenting a unique and rare opportunity to acquire a coastal property with potential to develop a family home, small holding, holiday accommodation and to enjoy this exceptional coastal property. The derelict farmhouse and steading are of a traditional style, sitting in a lovely, elevated position with a stunning panoramic coastal view across Loch Buie with the islands of Colonsay and Jura visible in the distance.

The property offers access to a very picturesque sandy bay with two beaches, enveloped by ancient semi natural Oak and Birch woodland set against the backdrop of Ben Buie sitting at an elevation of 717 metres above sea level. This rarely available property and its location are ideal for those seeking a secluded retreat or an active outdoor lifestyle with access to a jetty for Kayaking, sea fishing, sailing and exploring the islands of the Inner Hebrides

LOT 1 - CAMERON FARM

AREA: 16.38 HECTARES / 40.47 ACRES

The now derelict farmhouse and nearby steading has significant potential for development. Featuring the original harled stone walls, pitch slate roof and stone steading. The layout of the farmhouse is set out over two floors and includes a front entrance vestibule leading into a hallway with reception rooms located either side of the hallway with views to the south. The kitchen, pantry and downstairs toilet are located to the rear of the property. A central wooden staircase leads to the second floor where two bedrooms were located along with a south facing toilet and then two smaller bedrooms to the rear. The internal walls have been stripped back completely to the shell of the building and new floors will be required to permit restoration of the building or reconfiguration.

The nearby stone steading/out buildings are derelict and would require restoration with a new roof which could provide extra accommodation, useful storage and a workshop. Outline plans have been produced by an architect linking the buildings, which are available from the Selling Agents upon request.

To the front of the farmhouse traditional stone walls enclose a garden area, merging with the grassland that extends towards the bay, suitable for grazing and where the access track to the jetty and beach is located. The grassland in lot 1 has been grazed annually by the neighbouring farming proprietors which could continue by arrangement.



















SPORTING & MINERAL RIGHTS

Each lot includes the sporting rights with the opportunity for some occasional deer stalking and rough shooting in season. The mineral rights are also included, except as reserved by statute.

BOUNDARIES

Where the property boundaries adjoin land already fenced, these are to be maintained at joint equal expense with the neighbouring proprietors or as stated in the title. Please note that no title warranty can be given to the additional area shown hatched, to the southwest of lot 2, and extending to an additional 3.81hectares/9.41acres.

VIEWING & OFFERS

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please be aware of possible hazards within the derelict farmhouse and outbuildings when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the properties at any time, and it is vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

FINANCE & ANTI-MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

SERVICES

Cameron Farmhouse is connected to mains electricity and has a private water supply that is spring fed along with a private effluent drainage system. The current Council Tax band is D and amounts to £1,625 for 2025. However, as the property is unoccupied it is charged at double the standard rate, which would be reduced to the standard rate if occupied.

PLANNING & DEVELOPMENT

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

THIRD PARTY RIGHTS & BURDENS

The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights contained within the title. This includes third party rights of access along the access tracks and a servitude for the overhead electricity line that passes through the property.

The seller is retaining a servitude right of access from point A6, through part of lot 1, to the jetty via the existing track. Maintenance will be shared according to user.

TAXATION

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

FORESTRY GRANT SCHEME

A woodland creation (FGS) contract was issued by Scottish Forestry for the establishment of 24.75 hectares of native woodland in February 2021 on land surrounding the existing ancient woodland. This included erection of a deer fence to enclose all the woodland and some of the upper hill ground to allow the planted native woodland to establish and for natural regeneration to take place. All grant payments have been paid and the purchaser of the woodland will be expected to accept the transfer of obligations for the remaining period of the FGS contract, covering the whole woodland. A copy of the FGS contract is available from the Selling Agent on request.

SELLING AGENTS

Patrick Porteous & Harry Graham

LANDFOR Chartered Land & Forestry Agency Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL.

Patrick Tel: 07444559510. Harry Tel: 07375823528. Email: Info@landfor.co.uk

SELLER'S SOLICITOR

Graeme Leith

Brodies LLP, 58 Morrison Street, Edinburgh, EH3 8BP.

Tel: 0131 228 3878. Email: graeme.leith@brodies.com

AUTHORITIES

Scottish Forestry

Highland & Islands Conservancy, Woodlands, Fodderty Way, Dingwall, IV15 9XB. Tel: 0300 067

Argyll & Bute Council

Kilmory, Lochgilphead, Argyll, PA31 8RT Tel: 01546 605522.

WOODLAND CARBON CODE

This voluntary scheme allows landowners to register and validate new woodland creation projects to generate tradeable woodland carbon units (WCC's) from the biological growth of woodland to sequester atmospheric carbon. Under this validated scheme, the planted areas within Cameron Woodland are to develop naturally with some maintenance work required to ensure establishment. The carbon units are currently pending issuance units (PIU's) and are included in the sale of the woodland and the successful purchaser will have the benefit of these tradeable carbon units to hold or sell.

At the time of registration and validation there were 6,502 PIU's issued for the woodland. However, the latest 5-year verification survey has found that 57% of the woodland has established satisfactorily (3,706 PIU's) and the remaining 43% will require some maintenance work to establish the woodland before the next verification survey in 10 years' time. The purchaser will have the benefit of the current units and potential to secure the remaining allocation of units if they improve the stocking level of the woodland. As well as also being responsible for adhering to the specific conditions and obligations of the Woodland Carbon Code to maintain the native woodland long term.

Purchasers are advised to seek independent advice on the current terms and conditions applied to the scheme and sale of carbon units. The project registration documents and validation statement can be found on Markit Environmental Registry - Project Details (Reference ID: 104000000027508) and further details are available from the Selling Agents on request.

Important Notice for the seller of this Property, whose agents they are, give notice that: The sale brochure (prepared in June 2025), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers, and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property, and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Com



