



# ACHAFOLLA MILL AND THE OLD SMIDDY

TOBERONOCY, ISLE OF Luing, ARGYLL

**Galbraith**



# ACHAFOLLA MILL AND THE OLD SMIDDY, TOBERONOCHY, ISLE OF LUING, ARGYLL

Rare opportunity in a superb island location.

Toberonochy 1.2 miles ■ Cullipool 2.2 miles

Oban 19.2 miles ■ Glasgow 116 miles

- Elevated sites with far reaching views
- Potential development subject to necessary consents
- Charming village of Toberonochy in close proximity
- Services nearby
- Close to Oban town

For Sale as a Whole or in 2 Lots

## Galbraith

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket







### SITUATION

The Isle of Luing, one of the former slate isles, has a population of about 170. The island is situated within commuting distance of Oban town to the north on Scotland's West Coast. Access to the island is via a car ferry which runs a regular, daily service making it one of the most accessible of the Western Isles. The island is serviced by a shop, post office, two village halls, church and heritage centre with café, there is also a medical practice on neighbouring Seil and 9-hole golf course. Luing offers a choice of outdoor pursuits including walking, sailing, kayaking and fishing and has its own skiff club. It is also a haven for a diverse range of wildlife. The popular coastal town of Oban offers an excellent range of retail outlets, professional services, a leisure centre and cinema. There is also a choice of primary and secondary schools. The town's railway station runs daily services to Glasgow and from the harbour are regular ferry sailings to the Western Isles. Further to the north at Connel, a small airfield operates flights to the Outer Isles with plans to extend to Glasgow in future.

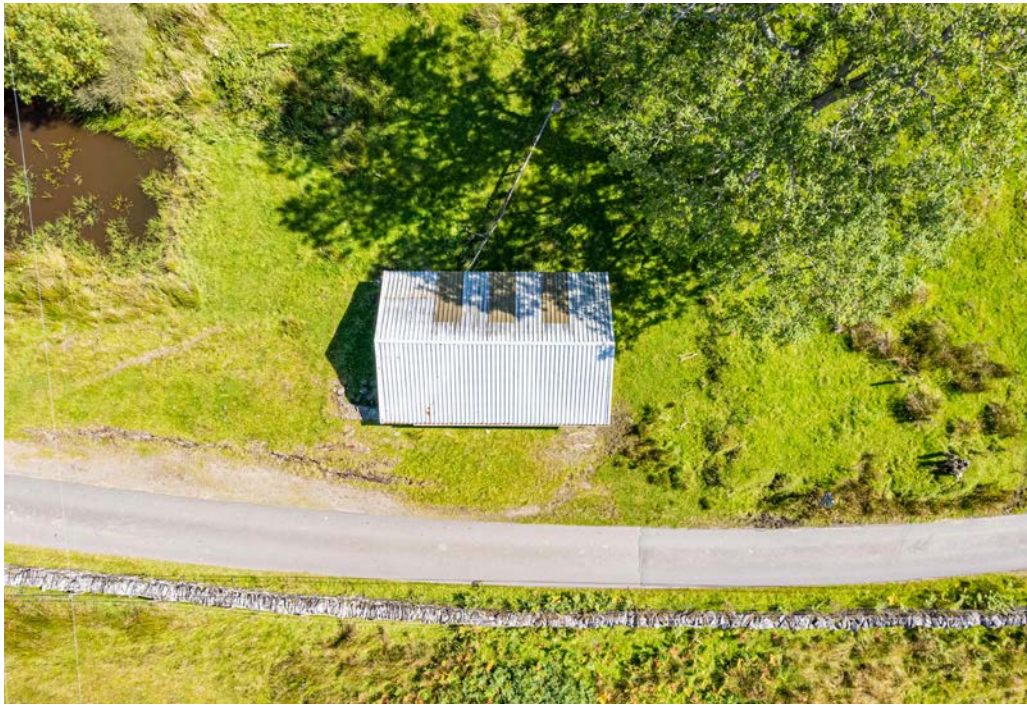
### DESCRIPTION

#### Achafolla Mill

The Achafolla Mill was built to mill corn in the early-mid 19th century, a relatively rare building type and retaining all its machinery. The Grade C-listed old corn mill has views down to the coast and the island of Scarba. Access to the Mill would be constructed over the brown track on the plan from the main road.







### The Old Smiddy

The Old Smiddy is located to the east of the main road with a pond adjacent and contains a slate bothy with box profile roof and timber roof trusses. The property benefits from views to the coast. Access to the bothy would be directly off the main road.

### SERVICES

Some services are either close by including water, telephone and electric. Drainage will be to a septic tank, the buyers will be responsible for their installation. However, the owner may be willing to contribute towards these installation costs.

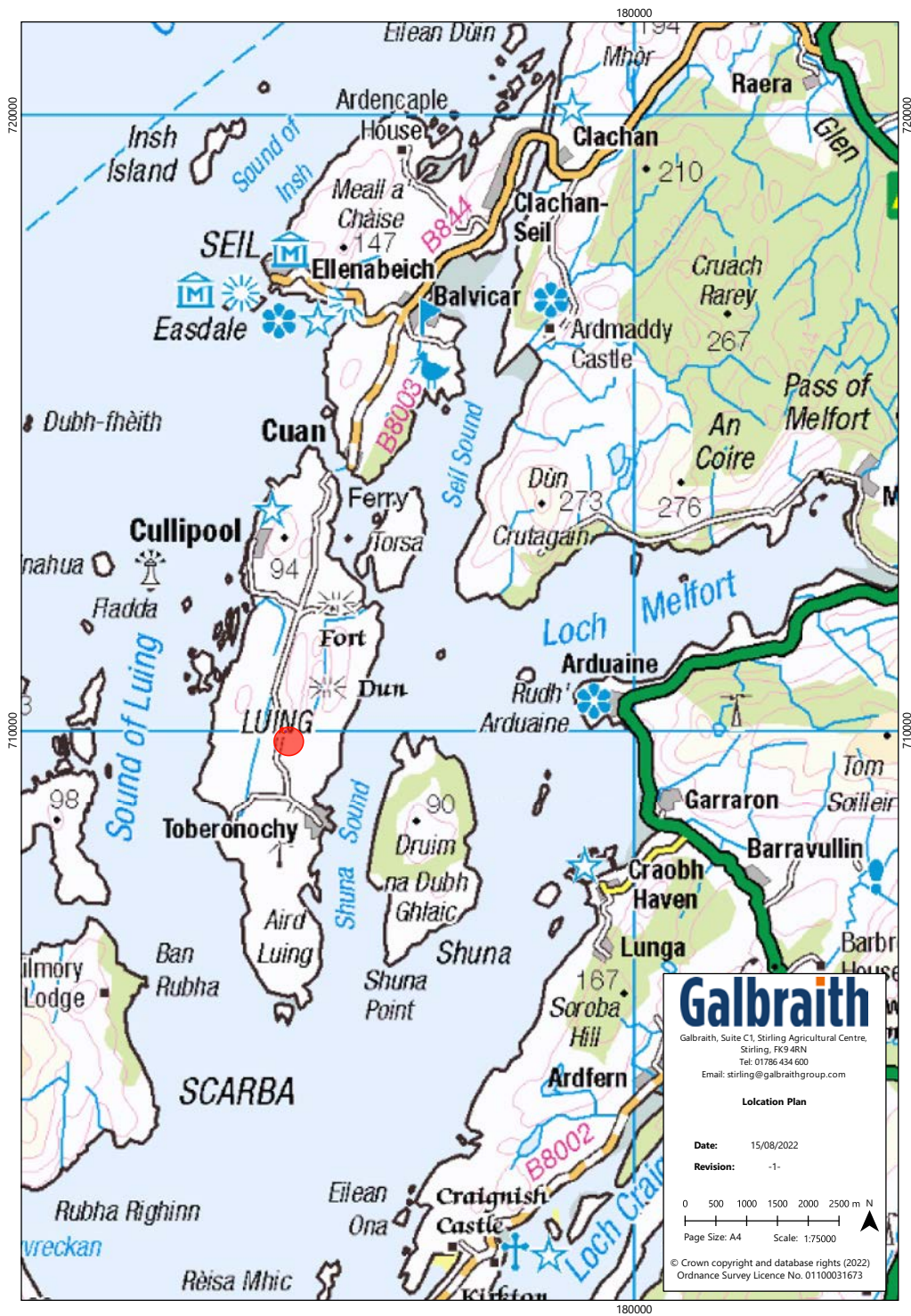
Property	Water	Electricity	Drainage
Achafolla Mill and The Old Smiddy	Mains (close by)	Mains (Close by)	Septic tank to be installed by the buyer(s)

### NOTES

The buyer(s) will be responsible for construction of the access road(s) from the existing road to the plot(s). For further information, please contact the Selling Agent.







## DIRECTIONS

From Oban travelling south on the A816 Oban/Lochgilphead road, turn right at the signpost for Easdale (B844) continue along this road, crossing the 'Bridge over the Atlantic'. Pass the Tigh-an-Truish Inn on the right and continue south through Clachan Seil and Kilbrandon to Cuan where the ferry connects with Luing. On leaving the ferry continue along the road towards Toberonochy. The plots can be found on the right and left hand side of the road after passing the Kilchattan Church.

## POST CODE SOLICITORS

PA34 4TY Turcan Connell  
 Princes Exchange  
 1 Earl Grey Street  
 EH3 9EE

## LOCAL AUTHORITY

Argyll and Bute  
<https://www.argyll-bute.gov.uk/home>

## PLANNING

The plots do not currently benefit from planning permission, a pre-app application has been put into the Argyll and Bute Council and we will be able to provide the outcome once we receive feedback from the council.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

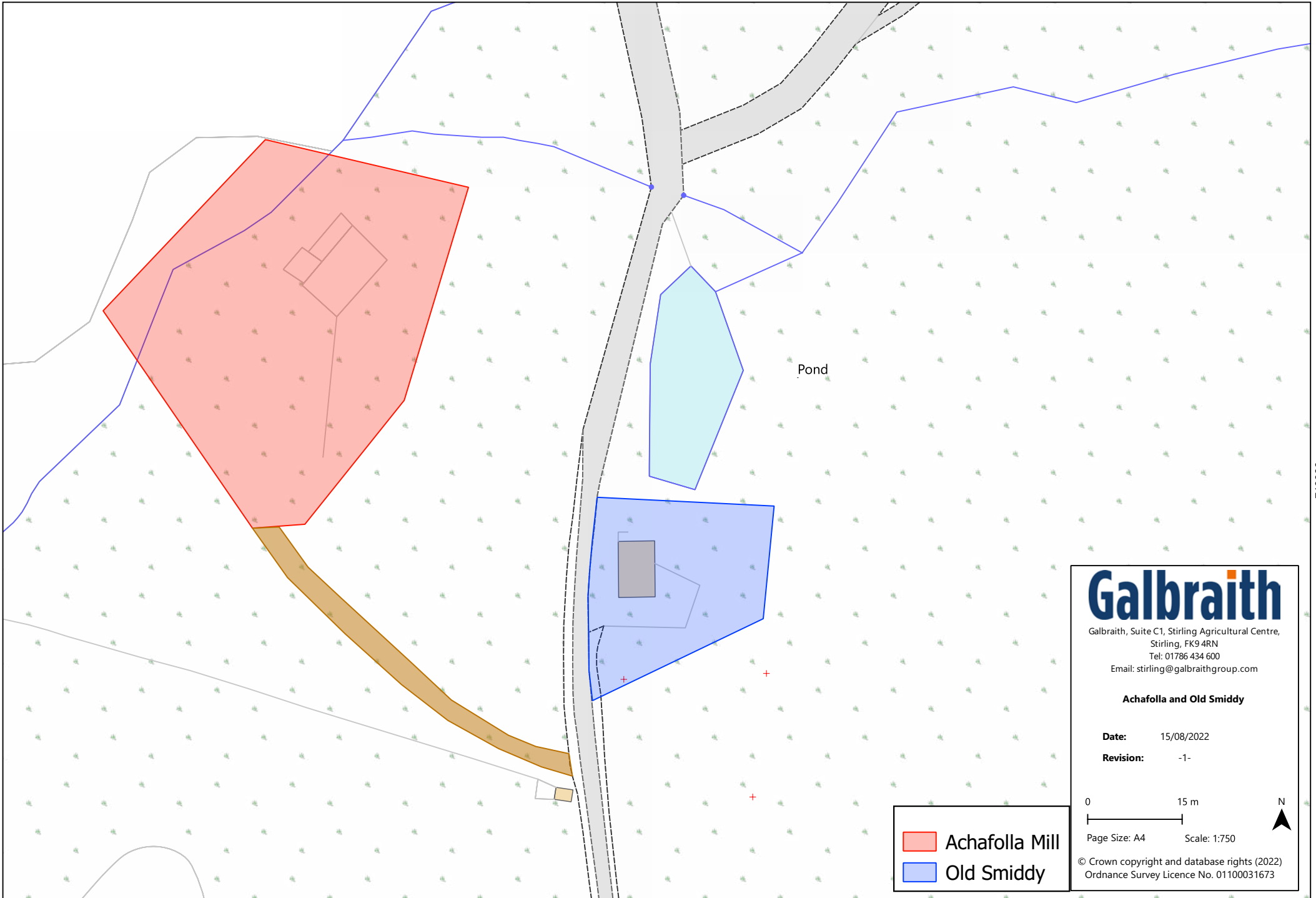
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

## 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, together with proof of funding and Identification. 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. Photographs taken in August 2022. 8. Particulars prepared August 2022.





**Galbraith**  
 Galbraith, Suite C1, Stirling Agricultural Centre,  
 Stirling, FK9 4RN  
 Tel: 01786 434 600  
 Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)

**Achafoffa and Old Smiddy**

**Date:** 15/08/2022  
**Revision:** -1-

0 15 m  
 Page Size: A4 Scale: 1:750

© Crown copyright and database rights (2022)  
 Ordnance Survey Licence No. 01100031673

 Achafoffa Mill  
 Old Smiddy





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE