

An aerial photograph of a rural landscape. In the foreground, a large, dense forest of green trees covers a hillside. A dirt road winds through the trees towards a farm complex. The farm consists of several stone buildings, including a large barn and a smaller house. Beyond the farm, a wide expanse of blue water, likely Benderloch, stretches across the middle ground. In the background, rolling green hills and a large, rugged mountain range are visible under a blue sky with scattered clouds.

Galbraith

SHENAVALLIE FARM

BENDERLOCH, OBAN, ARGYLL AND BUTE

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Attractive and secluded amenity farm on the West Coast of Scotland

Benderloch 3 miles ■ Oban 10.5 miles ■ Stirling 87 miles ■ Glasgow 95 miles

- Traditional 5-bedroom farmhouse with large area of garden ground
- Traditional buildings with development potential (subject to necessary consents)
- Adaptable range of modern agricultural buildings and large yard area
- Land and property situated in a secluded and picturesque coastal position
- Continuous block of in-bye pasture, upland grazing and a mosaic of amenity woodland
- Located in a rural yet accessible location close to local amenities and Oban
- Two tidal bays with spectacular outlook over Loch Linnhe
- Areas of mixed broadleaved woodland providing a haven for wildlife
- Potential to expand the sporting, natural capital and environmental interests

About 154.31 Ha (381.30 Acres)

FOR SALE AS A WHOLE OR IN 2 LOTS

Galbraith

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SITUATION

Shenavallie Farm is an attractive and private farming unit situated in one of the most scenic areas of the West Coast of Scotland, a short distance from the village of Benderloch. Benderloch is located 3 miles to the southeast, just to the north of Ardmucknish Bay and the Connel Bridge, it offers a range of local amenities such as a church, hotel, pub, village hall, local primary school and an exclusive use venue, in Barcaldine Castle.

The picturesque coastal town of Oban is 10.5 miles to the south, it 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 North Connel Airport, about 5 miles to the southeast, offering regular flights to Colonsay, Coll and Tiree.

The county of Argyll is known for its stunning scenery, extensive wildlife and choice of outdoor pursuits including walking, climbing, cycling and its 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 shooting, along with fishing on several reputable fishing rivers and sea lochs.

Agriculturally, this area of Scotland is well provided for with merchants and suppliers, Shenavallie Farm is within easy reach of the UA Oban Livestock Centre, just to the south of Oban (about 13 miles) providing an excellent outlet for livestock which the surrounding area is renowned for producing.

HISTORY

The current seller's family have farmed Shenavallie since 1918, as tenants of Lochnell Estate before acquiring the farm in 1952. The farm is home to the renowned Shenavallie herd of pedigree Highland cattle, which the sellers can trace bloodlines back over 150 years. The farming system up until recently has centred on existing herd of Highland cattle, along with herd of commercial cattle ran alongside, and a small flock of North Country Cheviot sheep. The livestock have been exhibited at both local and national agricultural shows with fair degree of success and a number of homebred Tups sold at Dingwall and Oban Annually. The majority of land is utilised for grazing into the extreme ends of the season with the in bye fields close to farm steading used for production of fodder.

DESCRIPTION

Shenavallie Farm forms a secluded and attractive farming unit on the West Coast of Scotland. The farm is centred on a traditional 5-bed farmhouse benefiting from a large area of garden ground and a range of useful and adaptable farm buildings. The farmhouse and steading are situated centrally within the holding and surrounded by an area of land and woodland extending to approximately 154.31 Ha (381.30 Acres) in total. The farmhouse benefits from outstanding views over the surrounding countryside and the farmland is enclosed by two tidal bays to the north and south of the holding overlooking Loch Linnhe, which bounds the subjects to the west. The holding benefits from an excellent range of modern and traditional farm buildings which may present further development opportunities, subject to obtaining the necessary planning and building consents.



The lands at Shenavallie provide excellent mix of in-bye pasture, grazing ground and a mosaic of amenity woodland including several large areas of mature broadleaved woodland providing a haven for wildlife. The land has principally been classified by the James Hutton Institute as a mix of Grade 5.3 and 6.3 and varies in aspect, rising overall from sea level adjacent to the foreshore and bays of Loch Linnhe to 46m above sea level at its highest point Cnoc Reamhar just to the northeast of the farm steading. There is a limestone ridge which forms the western boundary of the property, and bounds the Loch Linnhe shoreline, offers extensive views to the east across the mountains of Argyll, including Beinn Lora and Ben Cruachan, and to the north towards Port Appin.

METHOD OF SALE

Shenavallie Farm is offered for sale as a whole or in 2 lots.

LOT 1: FARMHOUSE, FARM STEADING, ABOUT 89.18 HA (220.36 ACRES)

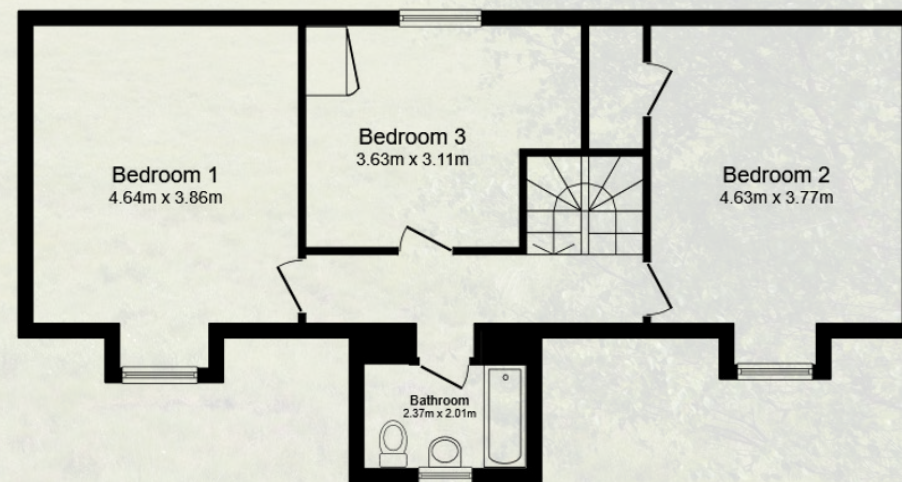
Farmhouse

Shenavallie Farmhouse forms a traditional stone-built property set under a pitched slated and fibre/copper roof. The house enjoys views over the surrounding countryside and provides spacious family accommodation set out over two levels, including a kitchen, living room, porch, sitting room, a small bedroom that could be used as an office space with a further bedroom on the ground floor. There is a further three bedrooms and large family bathroom on the first floor. Internally, the farmhouse is in need of modernisation but presents a fantastic opportunity to refurbish the accommodation and extend by way of the adjacent outbuildings to form a substantial family home. The accommodation and room dimensions are detailed in the floor plan contained within these particulars.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Garden Ground

The property benefits from an attractive and large area of garden ground which surrounds the property and is mostly laid to areas of lawn, there is also a small store and stick shed at the rear of the property.

Farm Buildings

Shenavallie is equipped with a useful and adaptable range of traditional and modern buildings, which lie in a group adjacent and to the west of the farmhouse and are accessed via the shared farm road. The buildings comprise:

Atcost Shed 1/Former Silage Pit (22.53m x 5.61m)

Of concrete frame construction and corrugated roof with concrete walls and a concrete floor.

Atcost Shed 2/Cattle Court (22.53m x 6.49m)

Of concrete frame construction and corrugated roof with concrete shuttered walls, a concrete floor and corrugated side cladding.

Workshop (14.42m x 5.50m)

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

Byre (13.86m x 5.18m)

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

Cattle Court (18.65m x 9.07m)

Of stone and steel portal frame construction under a corrugated roof with part stone and brick walls, corrugate side cladding and a gravel floor.

Dutch Barn (18.6m x 6.29m)

Of steel portal frame construction under a tin roof and a part concrete and part stone floor with tin side cladding.

Cattle Handling Pens / Yard

There are useful cattle handling pens and race located to the west of the farm steading, the buildings benefit from additional yard area currently used for fodder and machinery storage.



The Land

The land at Lot 1 is set in a continuous block and is accessed via a shared farm road which leads through the property from the minor public road to “An Doirlinn”, which forms a scenic tidal bay, located to the far north of the farm, and just to the south of the tidal channel between the Benderloch peninsula and the Isle of Eriska. The land and woodland areas extend to approximately 89.18 Ha (220.36 Acres) in total including roads, yards and buildings and surrounds the farmhouse and buildings. The lands provide an excellent mix of mature broadleaved woodland, grazing ground and in-bye pasture. The farmland within Lot 1 is bound to the north and west by the Loch Linnhe. The inbye fields have benefited from a healthy application of farmyard manure over the years due to their proximity to the farm steading with the majority of the enclosures being accessed directly from the farm steading or via internal farm road and tracks which lead directly from the farm steading.

LOT 2: ABOUT 65.13 HA (160.94 ACRES) OF LAND AND WOODLAND

The land at Lot 2 extends to approximately 65.13 Ha (160.94 Acres) in total and is situated within a continuous block and lies to the southwest of the of the farmhouse and steading. The land in Lot 2 provides a mix of grazing ground with several large areas of ancient woodland forming mixed broadleaved plantations located on the southwestern perimeter of the land holding. The land forming Lot 2 also surrounds (up the high water mark) a further tidal bay, known as Sailean Sligeanach, which is located towards the southwest corner of the holding. The topography of the land either side of the bay has created a private and picturesque setting with panoramic views west across Loch Linnhe to the Isle of Lismore, the Morvern hills, and southward to the Isle of Mull. The scenic and secluded land surrounding the bay, enriched by abundant areas of woodland, wildlife, and a peaceful setting, may provide potential for future uses such as wild swimming and wider wellbeing activities, subject to the necessary planning permissions. The land forming Lot 2 is accessed via shared private farm road which leads from the public road. There is also a right of access in favour of the proprietors of the property known as Sailean Sligeanach Cottage over the farm track which leads west towards the property, between points A-B-E on the sale plan.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Farmhouse Shenavallie (Lot 1)	Mains	Private Septic Tank	Mains	Oil Fired Rayburn & back boiler. Wood burning stove	Band E	E42
Farm Buildings (Lot 1)	Mains	N/A	Mains (single phase)	N/A	N/A	N/A
Lot 2	Please note there are no service connections to Lot 2.					

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

POST CODE
PA37 1QU

WHAT3WORDS
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
Lot 1: <https://what3words.com/approvals.piglets.ahead>
Lot 2: <https://w3w.co/scared.panels.valuables>



VIEWING

Strictly by appointment with the Selling Agents.

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.

SGRPID

Scottish Government
Agriculture and Rural Economy
Cameron House
Albany Street
Oban
PA34 4AE
Tel: 0300 244 9340
SGRPID.oban@gov.scot

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

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

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE) 2025

Any payments relating to the 2025 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 Entitlements (BPSE) 2025 for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser to transfer the right to receive the Basic Payment Scheme Entitlements (BPSE) 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 (LFA).

ENVIRONMENTAL DESIGNATIONS

The subjects have been designated as being located within a National Scenic Area and form part of the Lynn of Lorn area. Further details available via Nature Scotland website www.nature.scot. There are a number of areas of woodland located within both Lot 1 & 2 which also form part of Ancient Woodland. Further details of the areas are available via Nature Scot Ancient Woodland Inventory: nature.scot/datasets/ancient-woodland-inventory/explore.

SOLICITORS

DM MacKinnon
Bank of Scotland Buildings
Oban
Argyll
PA34 4LN
Tel: 01631 563014

MINERALS

Insofar the mineral rights form part of the property title they are included within the sale.

TIMBER

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

SPORTING RIGHTS

Insofar the sporting rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixture and fittings with Shenavallie Farmhouse are included in the sale. The shipping container at the farm is specifically excluded and no other items are included unless mentioned in the sales particulars.

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.

THIRD PARTY RIGHTS AND SERVITUDES

The sellers will grant a right of access in favour of the purchaser(s) of Shenavallie Farm over the section of private farm road which leads southwest from the farm to the public road labelled A-B on the sale plan. All maintenance and upkeep of the road thereafter will be shared on a user basis.

There is a right of access in favour of the proprietors of the property known as Ardentiny Cottage, over the farm track which leads through Lot 1 and the east of the farmhouse and steading between points A-B-C-D on the sale plan.

There is a right of access in favour of the proprietors of the property known as Sailean Sligeanach Cottage over the farm track which leads west towards the property, between points A-B-E on the sale plan.



There is a right of access in favour of Scottish Water along the farm road and beyond the farm steading to access redundant water tanks which is located just north of the farmhouse and steading. Please note the water tanks are owned by Scottish Water and are not included within the sale of Shenavallie farm.

There are a number of overhead electricity cables which cross the land and are currently on wayleave agreements.

In the event the property is sold in lots and if applicable deed of conditions will be drawn up governing all access, services, media, boundaries and maintenance. 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.

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.



INGOING VALUATION

The purchaser(s) of Shenavallie 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.

FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.

SHENAVALLIE FARM, BENDERLOCH, OBAN, ARGYLL & BUTE, PA37 1QU

	AREA		BPS REGION	IN-BYE PASTURE		ROUGH GRAZING		WOODLAND		OTHER	
FIELD NO	(HA)	(ACRE)		(HA)	(ACRE)	(HA)	(ACRE)	(HA)	(ACRE)	(HA)	(ACRE)
LOT 1											
1	0.71	1.75	1			0.65	1.61			0.06	0.15
2	11.91	29.43	2			10.69	26.41			1.22	3.01
3	0.24	0.59	2			0.19	0.47			0.05	0.12
4	63.29	156.39	2			50.97	125.95	11.73	28.98	0.59	1.46
5	4.09	10.11	1	4.05	10.01			0.04	0.10		
6	1.82	4.50	1	1.71	4.23					0.11	0.27
7	0.63	1.56	1	0.63	1.56						
8	3.04	7.51	1	3.04	7.51						
MISC	3.45	8.52	N/A							3.45	8.52
TOTAL	89.18	220.36		9.43	23.30	62.50	154.44	11.77	29.08	5.48	13.54
LOT 2											
9	64.01	158.17	2			45.01	111.22	19.00	46.95		
MISC	1.12	2.77	N/A							1.12	2.77
TOTAL	65.13	160.94				45.01	111.22	19.00	46.95	1.12	2.77
TOTAL	154.31	381.30		9.43	23.30	107.51	265.66	30.77	76.03	6.60	16.31



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 and particulars prepared June 2025.

Galbraith