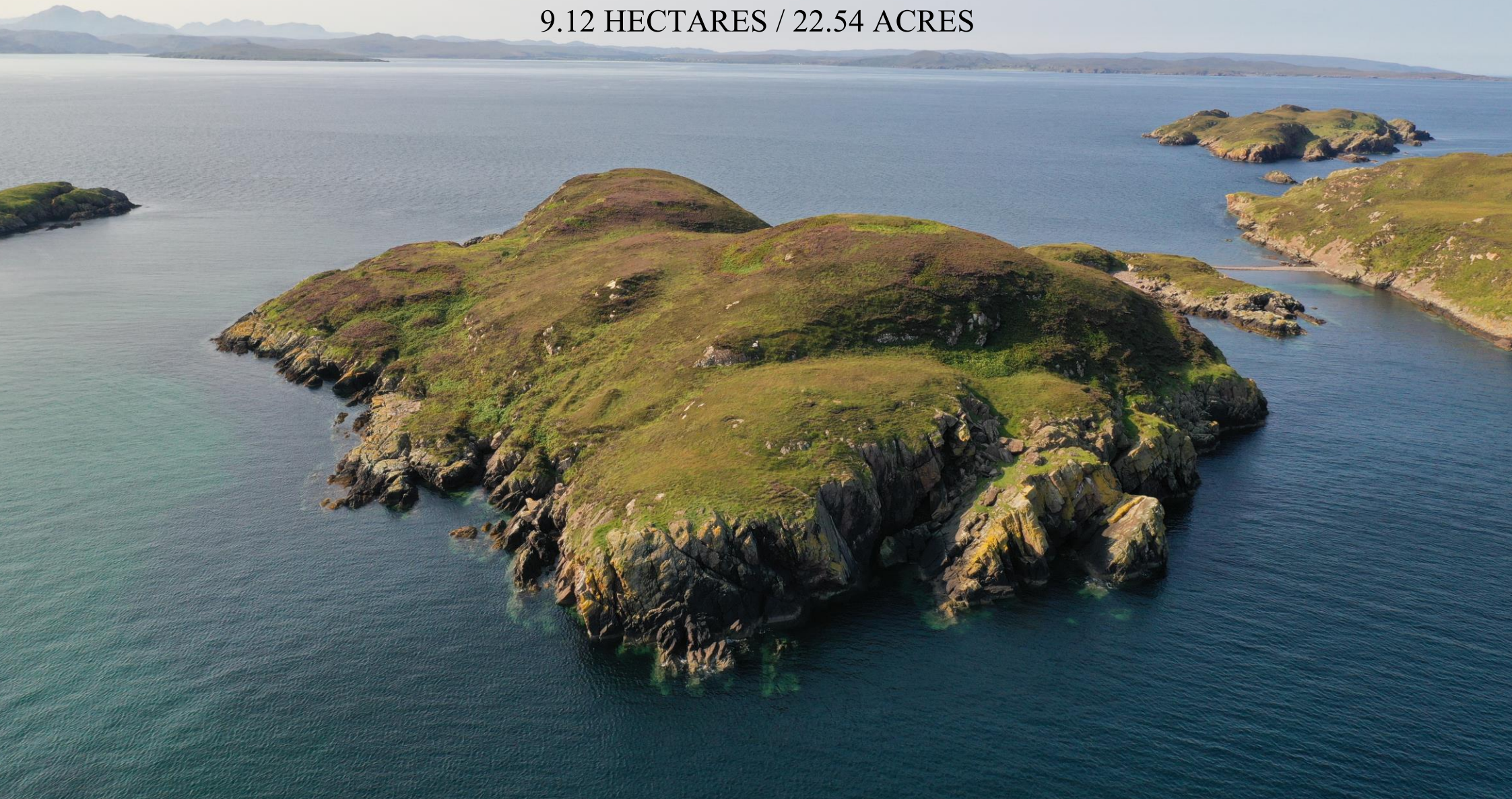


ISLE OF CÀRN DEAS

SUMMER ISLES | WEST COAST OF SCOTLAND

9.12 HECTARES / 22.54 ACRES







ISLE OF CÀRN DEAS

9.12 HECTARES / 22.54 ACRES

Extremely rare opportunity to purchase a stunningly rugged and romantic Summer Isle off Scotland's north-west coast.

- Private uninhabited Summer Isle
- Stunning scenic views in an area of exceptional natural beauty
- Outstanding birdlife and wildlife
- Superb sailing, scuba diving and sea fishing
- Assynt-Coigach is one of forty National Scenic Areas

FREEHOLD FOR SALE AS A WHOLE
Offers Over £50,000

SOLE SELLING AGENTS

GOLDCREST Land & Forestry Group

46 Charlotte Square, Edinburgh EH2 4HQ

0131 3786 122

www.goldcrestlfg.com

Fenning Welstead FICfor, FRICS & Jock Galbraith MRICS

LOCATION

Càrn Deas is a small island of the Summer Isles archipelago, a group of rugged and exquisitely beautiful islands lying just 4 miles off Ullapool's coast in the north-west of Scotland. Càrn Deas has a dramatic coastline encompassing cliffs, coves, and a shingle beach. The island is surrounded by wonderful crystal waters in which to swim, sail and fish.

Càrn Deas is reached via a short (25 minute) boat journey from Badentarbat Pier or Old Dornie Harbour. The pier is about 1.5 miles from the charming and popular west coast village of Achiltibuie. Alternatively, a larger vessel could be moored at Ullapool which lies 24 miles by road or 14 nautical miles to the south-east.

Achiltibuie has a village shop, Post Office, a well-known hotel and restaurant and a primary school. Ullapool is the main town for this area and provides a range of shops, medical practice and secondary schooling as well as a number of hotels and good eating establishments. Inverness (83 miles) is the principal city for the region and has all the facilities of a modern city including its airport with regular flights to the south and parts of Europe and a train station with services which include an overnight sleeper service to London.

Scotland's west coast, and in particular the scenic waters around the Summer Isles, is renowned for the quality of its sailing and water sports. The long summer days and the warm current of the Gulf Stream ensure Càrn Deas' seawaters are a rich feeding ground for seabird and aquatic life. There is plenty to be caught by anglers of all abilities, both from the rocks and further afield, where mackerel, cod, pollock, coalfish and ling can be found. There are also lobsters, crabs and langoustines off the coast. Porpoises, dolphins, whales, basking sharks and otters are seen in the waters around the Summer Isles. Its deep, clear waters provide ideal conditions for diving and snorkelling.

The property is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 51. The Grid Reference is NB 96433 02498 and What3words is coconuts.punks.tiling.



ACCESS

From Ullapool take the A835 north for about 9.5 miles, turning left, where signposted Achiltibuie, onto a single-track road with passing places. After about 14 miles, turn right at the T-junction and proceed to Badentarbat Pier.

From Badentarbat Pier, the Isle of Carn Deas can be reached by boat within approximately 25 minutes. If you wish to visit the island, please contact Goldcrest Land and Forestry Group and we can arrange a private hire boat to take you to and from the island. The waters around the island are too shallow to anchor a large boat and a dingy is required to land on the isle.





DESCRIPTION

Càrn Deas – 9.12 Hectares / 22.54 Acres

Càrn Deas has all the mystique, privacy, tranquillity and charm associated with a small island off the coast in north-west Scotland. The island is connected by a shingle spit to a separate uninhabited Isle known as Càrn Iar.

Càrn Deas has a width approximately 270 meters at the widest point and a length of 485 meters at the longest point. In total it extends to some 22.54 acres. The landscape is one of outstanding beauty and the isle benefits from views towards the breath-taking backdrop of the neighbouring Summer Isles and mountains of the mainland. The horizons provide a wonderful display, with the Outer Hebrides to the west, the mountains of Coigach and Assynt to the north and east and the Fannich and Torridon hills to the south. The views from the island are truly stunning and ever changing according to the weather, light and seasons.

Some of the other Summer Isles have been built upon and it may be possible to construct a small cabin/bothy on Càrn Deas, subject to consent. There are no services to the island at present.

The natural topography of the island creates a range of habitats, and it is home to a diversity of flora, insects and birds. A great variety of wildlife visit the island and the turquoise surrounding waters.

Further information and photographs of the island are available from the Selling Agents upon request.

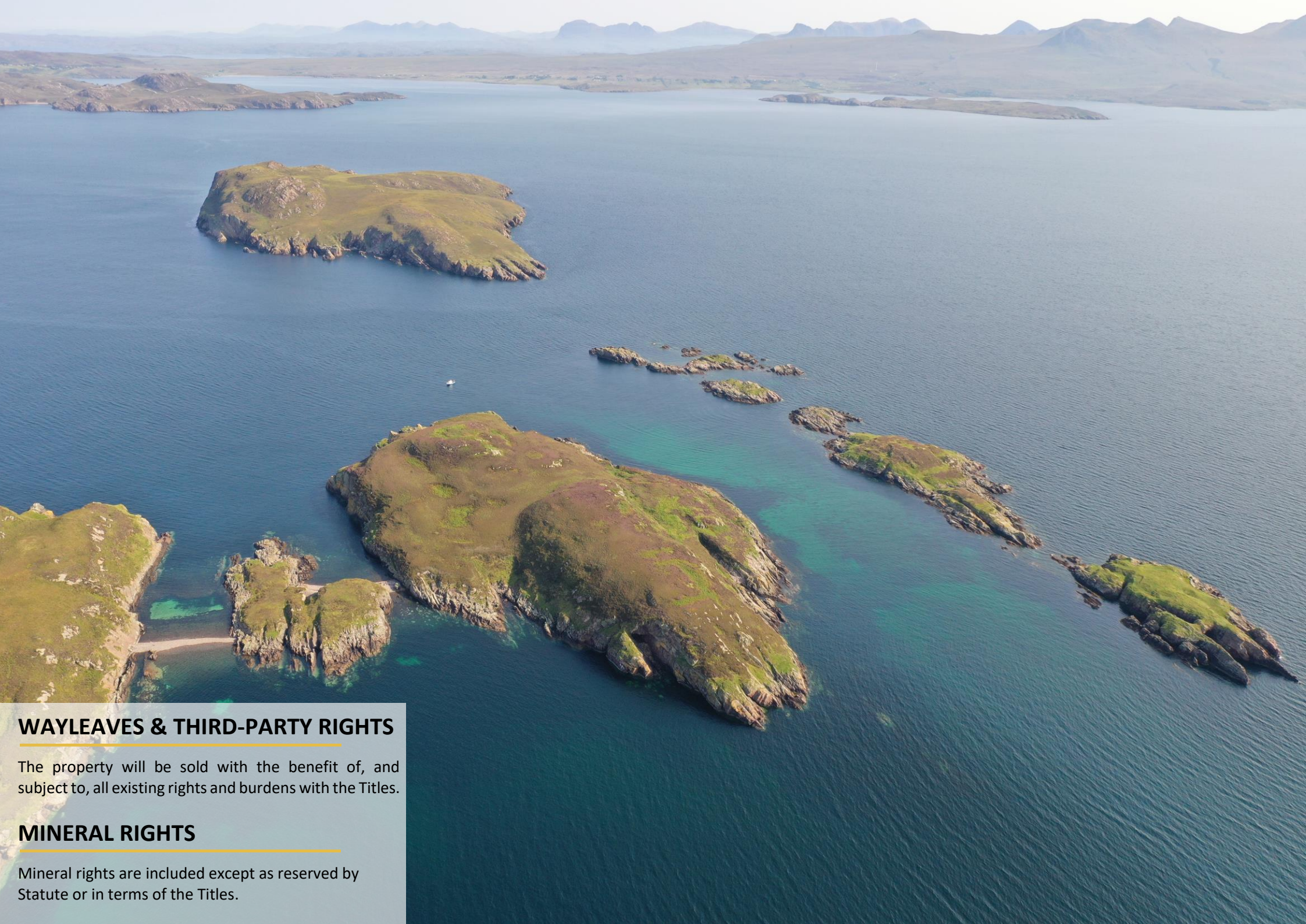
HISTORICAL NOTE

The Summer Isles acquired that name because that was where the local crofters used to transport their sheep for the summer grazing.

The private postal service on the largest Summer Isle, Tanera Mòr was inaugurated on 1st September 1970 with the approval of the Post Office. In return for administering the postal service to and from the mainland, the owners are allowed to issue private Summer Isles postage stamps, and these are much sought after by collectors. Past issues reflect the wonderful plant life, birdlife and wildlife associated with the Summer Isles. Photographs of the stamps from Càrn Iar are available upon request.







WAYLEAVES & THIRD-PARTY RIGHTS

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

MINERAL RIGHTS

Mineral rights are included except as reserved by Statute or in terms of the Titles.

DESIGNATIONS

The Summer Isles are within the Assynt-Coigach National Scenic Area.

VIEWING

Viewing is by private boat only, please contact the Selling Agent for boat hire contact information. For your own personal safety please be aware of potential hazards within the property when viewing.

OFFERS

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

SOLE SELLING AGENTS

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Tel: 0131 3786 122
Ref: Jock Galbraith & Fenning Welstead

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Tel: 0131 270 7700
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Edinburgh, EH11 4DF
Tel: 0131 458 0200

Highland Council
Headquarters
Glenurquhart Road
Inverness
IV3 5NX
Tel: 0134 9886 606

FINANCIAL GUARANTEE/ANTI MONEY LAUNDERING

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.


For further information, please contact GOLDCREST Land & Forestry Group.

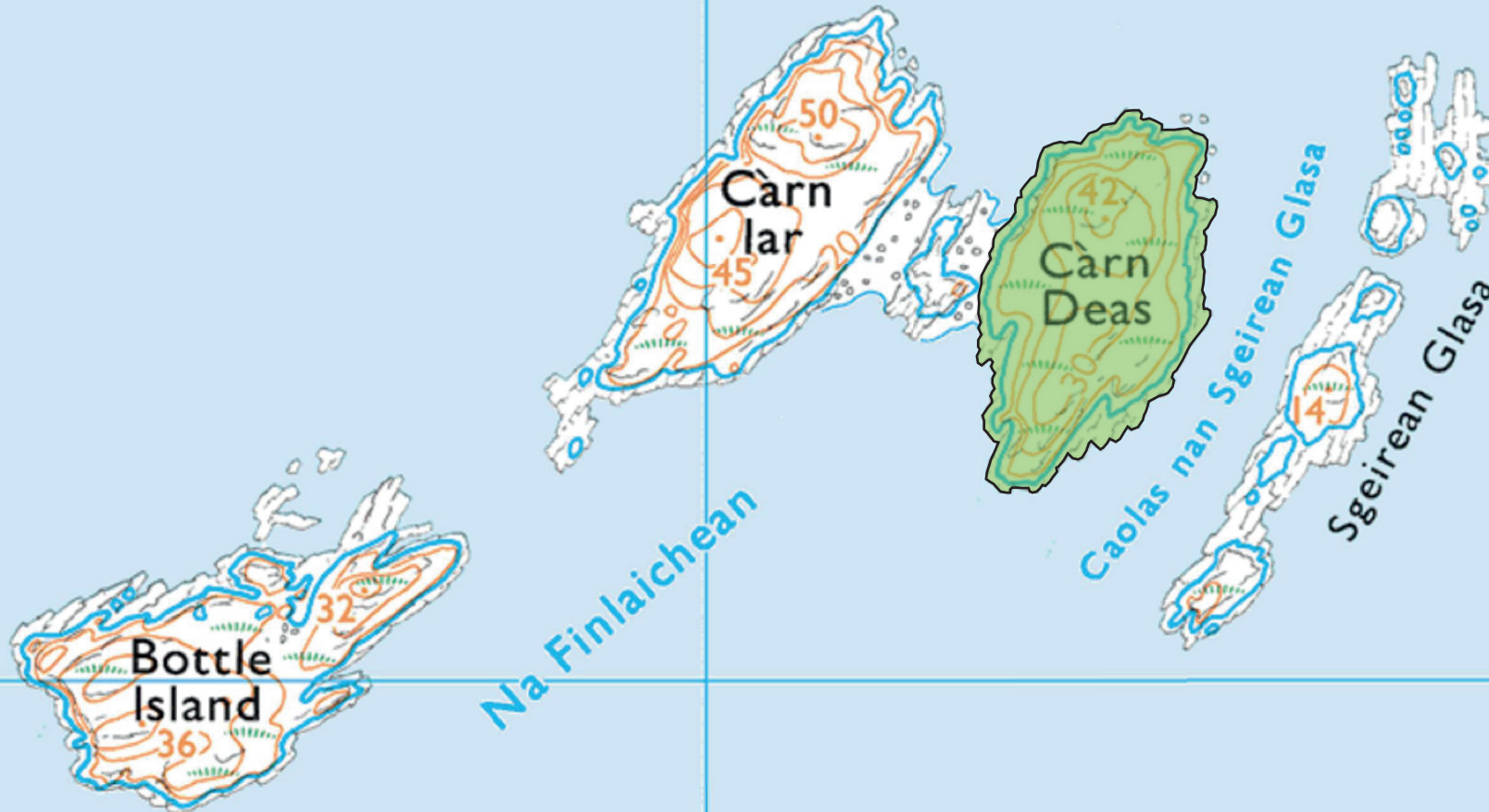
ISLE OF CÀRN DEAS, SUMMER ISLES, WEST COAST OF SCOTLAND



Sole Selling Agents
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LAND & FORESTRY GROUP

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office@goldcrestlfg.com

 Sgeir Mhòr



Key	
	Area - 9.12 hectares

GOLDCREST

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IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in August 2021) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective 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. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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