

Inchconnachan Island

Loch Lomond



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Inchconnachan Island

Loch Lomond, G83 8NU

Glasgow Airport 24 miles, Edinburgh 77 miles
(All mileages are approximate)

A unique opportunity to purchase a private island on the wonderful Loch Lomond with planning consent for a house.

Private island extending to 103 acres or thereby including numerous secluded bays

Detailed planning consent to construct a replacement 5-bedroom lodge, boathouse and pier

Mixture of mature, predominantly oak woodland and a variety of wildlife

About 3,854 metres of foreshore

Boat access from site near Luss available by negotiation

About 103.58 Acres (41.92 Ha)



Edinburgh

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Situation

Inchconnachan (Innis Chonachain in Gaelic), meaning the Colquhoun's island is situated just off the western shore of southern Loch Lomond close to the village of Luss. Extending to about 103 acres and lying uninhabited for the last 20 years, the island provides a wonderful opportunity to own a private island on Scotland's largest loch with consent in place to build a house, boathouse and pier.

The village of Luss is situated a short distance away on the western shores of Loch Lomond. The pretty conservation village provides local services including shops, a pub, restaurants, hotels, church, primary school and pier. As well as loch cruises, the pier offers waterbus services linking Balloch, Inchcailloch, Balmaha and Rowardennan. The towns of Alexandria and Helensburgh are both within a 15 minute drive from Luss and provide more extensive services. The nearest train station is at Balloch with a regular 45-minute direct service to Glasgow. Central Glasgow can be also reached by car in under an hour. Glasgow Airport, providing regular domestic and international flights, is 24 miles or 40 minutes' drive from Luss.

Loch Lomond lies in the heart of the Loch Lomond & The Trossachs National Park and extends to 24 miles in length. It is home to 22 islands and 27 islets. The majority of the named islands have the prefix "Inch" which originates from the Gaelic word "Innis" meaning island. Loch Lomond and the surrounding National Park offers everything for an outdoor enthusiast including boating, wake boarding, sailing, mountain biking, kayaking, wildlife and angling. In addition, there is superb hill walking in the area. Inchconnachan is surrounded by a backdrop of spectacular mountain ranges including Ben Lomond to the north as well as the Arrochar Alps to the west and north. These include four Munros and six Corbetts, the best known of which is the Cobbler.



Historical Note

Inchconnachan has been in the ownership of the Colquhoun Family since the 14th century. The existing timber house was constructed on the island in the 1920s, reputedly by an Admiral Sullivan who was a retired tea merchant, in the style of an Indian tea plantation bungalow. The house was later

the holiday home of Fiona Gore, Countess of Arran. Lady Arran was a powerboating enthusiast who won the 1980 Seagrave Trophy by becoming the holder of the women's speed record on water, reaching a top speed of 102mph in a powerboat on Lake Windemere.

The house has been vacant for approximately 20 years. The Estate has carried out some woodland management on the island and in 2015, planning consent was obtained to replace the existing house, boathouse and pier.





Description

Inchconnachan extends to 103 acres or thereby in total and is nestled between the islands of Inchtavannach to the west, and Inchmoan to the south. The island has a shoreline extending to 3,854 metres and rises up to 50 metres at its highest point. Inchconnachan is made up of a number of secluded bays and has a narrow strait between itself and neighbouring Inchtavannach Island, which is regarded as one of the most beautiful spots on the Loch.

The existing derelict bungalow, boathouse and pier were constructed on the western shores of the island in the 1920s. The Estate obtained planning consent in 2015 for the construction of a wonderful replacement lodge, boathouse and pier. The planning consent was renewed in 2018 (see planning).

The island is predominantly made up of mature native and coniferous woodland including Oak, Aspen, Alder, Scots Pine, Douglas Fir and Larch. The ground has lush vegetation including blaeberry, bryophytes, grasses, heath bedstraw and wood sorrel, with heather also being present on the higher ground.

Inchconnachan has a number of designations due to its abundance of flora and fauna (see Environmental Designations) including ancient oak woodland, habitat for otters and also historically as a habitat for the critically endangered capercaillie.





The island has a number of visitors throughout the year including red, roe and sika deer, jays, coal tits, crossbills, collared doves and, occasionally, nesting ospreys.

Planning

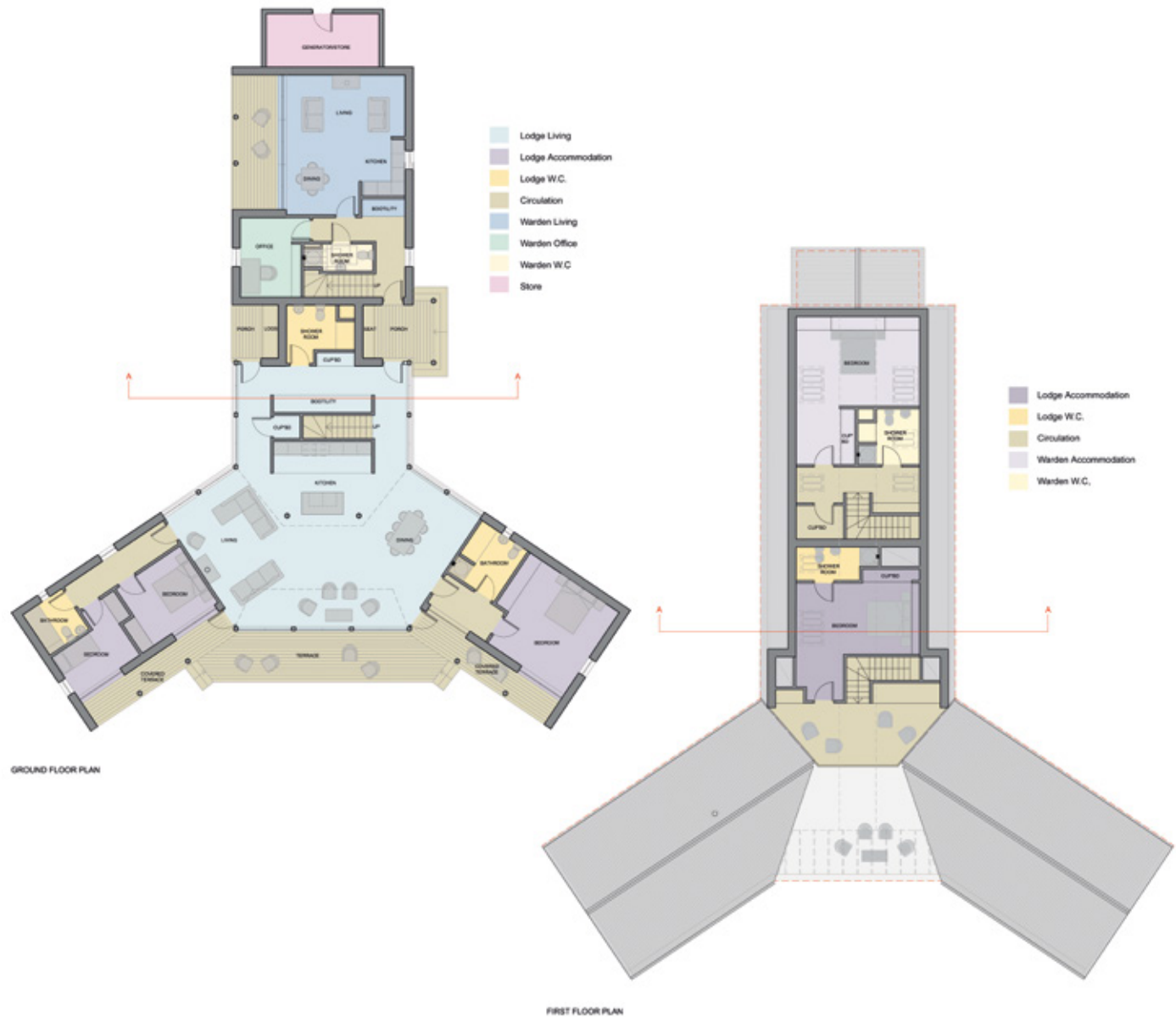
Detailed planning consent (ref no: 2018/0011/DET) for the renewal of the existing planning permission (ref no: 2012/0103/DET) was granted by the Loch Lomond & The Trossachs National Park Authority on the 6th December 2018 for the erection of a replacement lodge partially sited on the existing derelict lodge, together with a replacement boathouse and pier. The existing timber lodge and collection of timber and metal sheds, to the rear of the lodge, would be demolished and removed. A quotation for the demolition and removal of these subjects is available on request. The planning consent allows for the construction of a 4 bedroom lodge over two storeys, plus a 1 bedroom Warden's House attached to the rear.

The main lodge is restricted to holiday occupancy only (no more than 90 days by any individual or group in a given calendar year). Occupancy of the Warden's House is restricted to a resident employed by the purchaser as a warden.

Copies of the planning consents including the detailed plans drawn by Simpson & Brown Architects are available via the Loch Lomond and Trossachs National Park planning portal using the reference numbers above.



Proposed Floor plans



Woodland Management

Luss Estates entered into a Woodland Grant Scheme on the island from 1996 – 2001 which included for the felling of an area of mature European Larch. The felled area has been allowed to regenerate naturally. Woodland management since has included for a programme of rhododendron and bracken control.

Directions

All viewers are to meet at the Luss Estates Office. This is signposted on your left whilst heading north on the A82, about 3 miles south of Luss. The postcode is G83 8RH.

Solicitors

McArthur Stanton Solicitors
22-24 Colquhoun Square, Helensburgh G84 8AG
Tel: 01436 672212
Email: jcac@mcarthurstanton.co.uk

Planning Authority

Loch Lomond & The Trossachs National Park
20 Carrochan Road, Balloch, Alexandria G83 8EG
Tel: 01389 722600
www.lochlomond-trossachs.org

Local Authority

Argyll & Bute Council
Kilmory, Lochgilphead, Argyll PA31 8RT
Tel: 01546 605522
www.argyll-bute.gov.uk

Entry

Entry is available by arrangement with the seller.

Designations

Inchconnachan Island falls within the following designations:

- Loch Lomond and the Trossachs National Park
- Loch Lomond National Scenic Area (NSA)
- Loch Lomond Special Protection Area (SPA)
- Loch Lomond Woods Special Area of Conservation (SAC)
- Inchtavannach and Inchconnachan Site of Special Scientific Interest (SSSI)

Services

The existing lodge house was historically served by a private water supply from a spring, a septic tank for foul drainage and a telephone connection, all now disused. Electricity was provided by a generator, which has been removed. The planning consent makes provision for a new private water supply and the installation of a new septic tank with a sub-soil soakaway system.

Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank in Edinburgh (Tel: 0131 222 9600) and Savills in Glasgow (Tel: 0141 222 5864)

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.

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.

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.

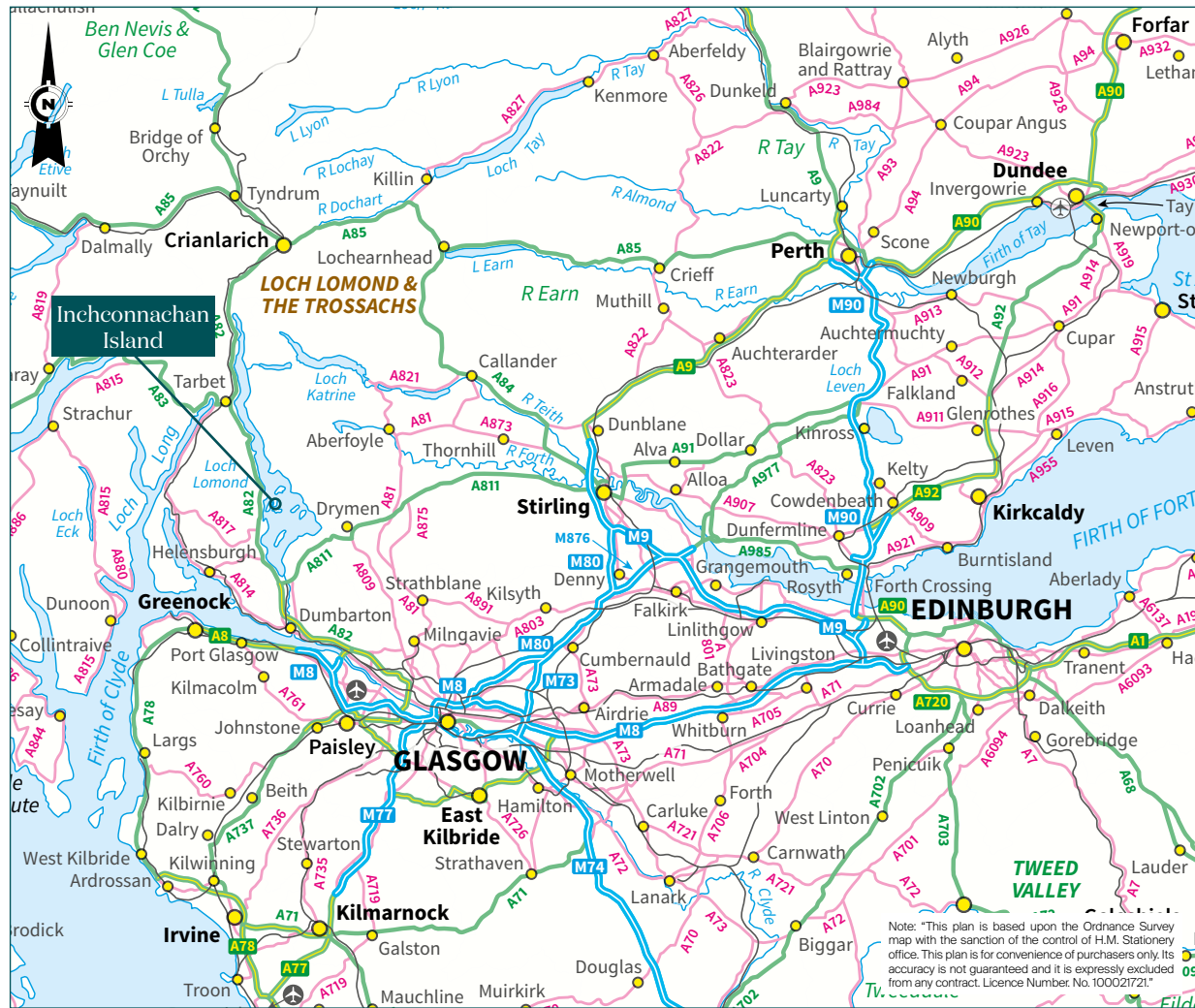
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water 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.



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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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