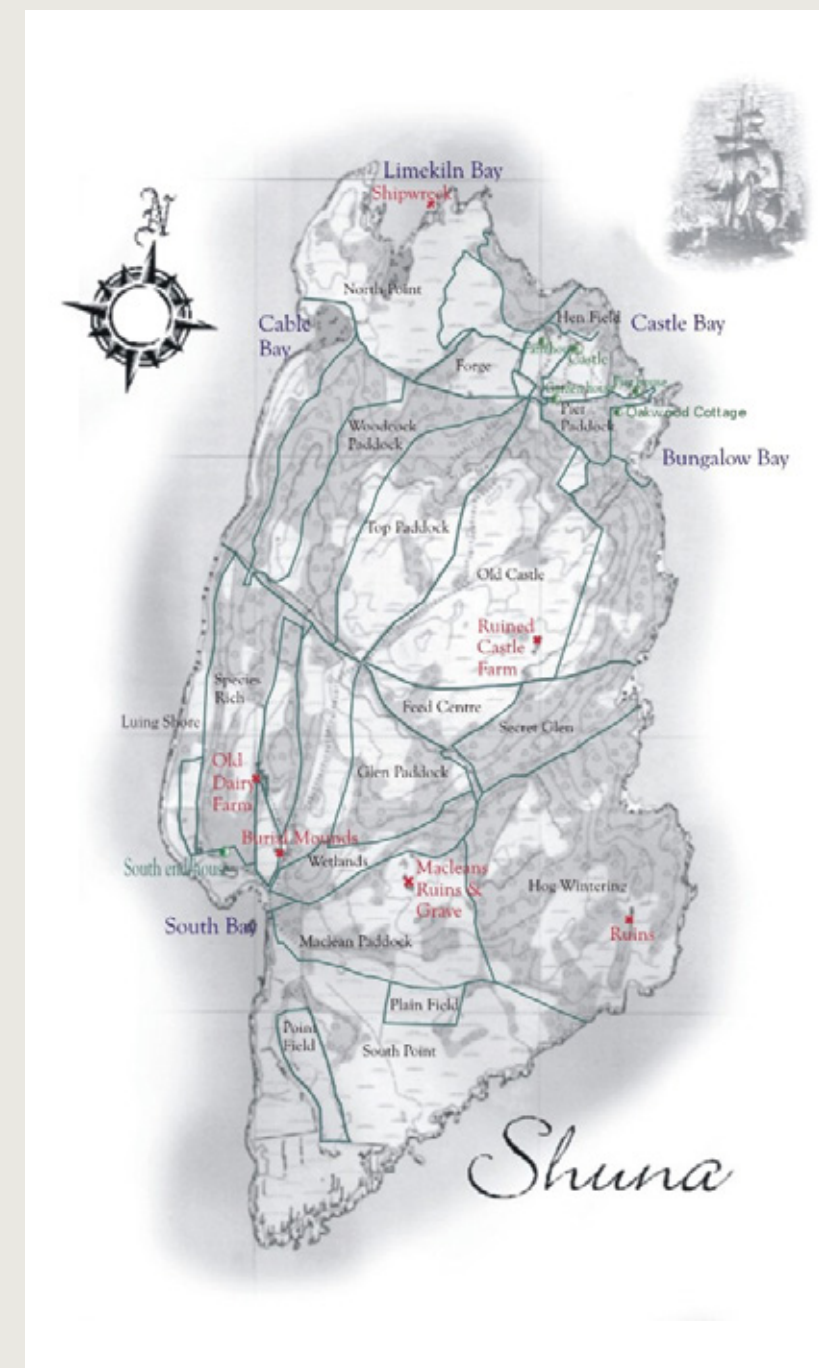


Shuna Island

Argyll, Scotland





For the first time in 80 years, this iconic west coast island has come to market, offering a unique combination of rugged wilderness and accessibility, including the Shuna Castle site, eight houses, a livestock farm, shooting and stalking, a holiday letting business, and an abundance of wildlife.

Distances: Oban 20 miles (from Arduaine), Islay Airport 45 miles by helicopter, Glasgow International Airport 55 miles by helicopter (All distances are approximate)



Summary

The stunning Shuna Castle site enjoys panoramic coastal views, providing a wonderful opportunity to create a principal lodge (subject to consents)

The spacious farmhouse and established holiday letting business (encompassing seven cottages) is ideally suited for tourism or staff housing

Renewable energy systems including photovoltaic cells, wind turbines and battery storage | Back-up generators

Varied and exciting country sports opportunities include an excellent informal shoot and exciting deer stalking

A livestock farm operating in harmony with an abundance of wildlife, from red and fallow deer to eagles and porpoises

Rich biodiversity in a varied natural landscape that ranges from sandy beaches and rocky shorelines to ancient oak woodlands and peat bogs

Sheltered main pier and excellent facilities for larger vessels at nearby Craobh Haven Marina

Excellent accessibility by helicopter from Glasgow International airport (55 miles) and Islay Airport (45 miles)

Arduaine Pier on the mainland, including parking, together with a potential house plot (all available to purchase separately)

About 1,110 acres

Situation

Shuna Island lies off the west coast of Scotland, forming part of the Slate Islands within the Inner Hebrides. Positioned between the mainland and the Isle of Luing, it is located approximately 20 miles south of Oban. Despite its private nature, the Island is easily accessible, with Craobh Haven Marina and Arduaine Pier being the nearest departure points on the mainland.

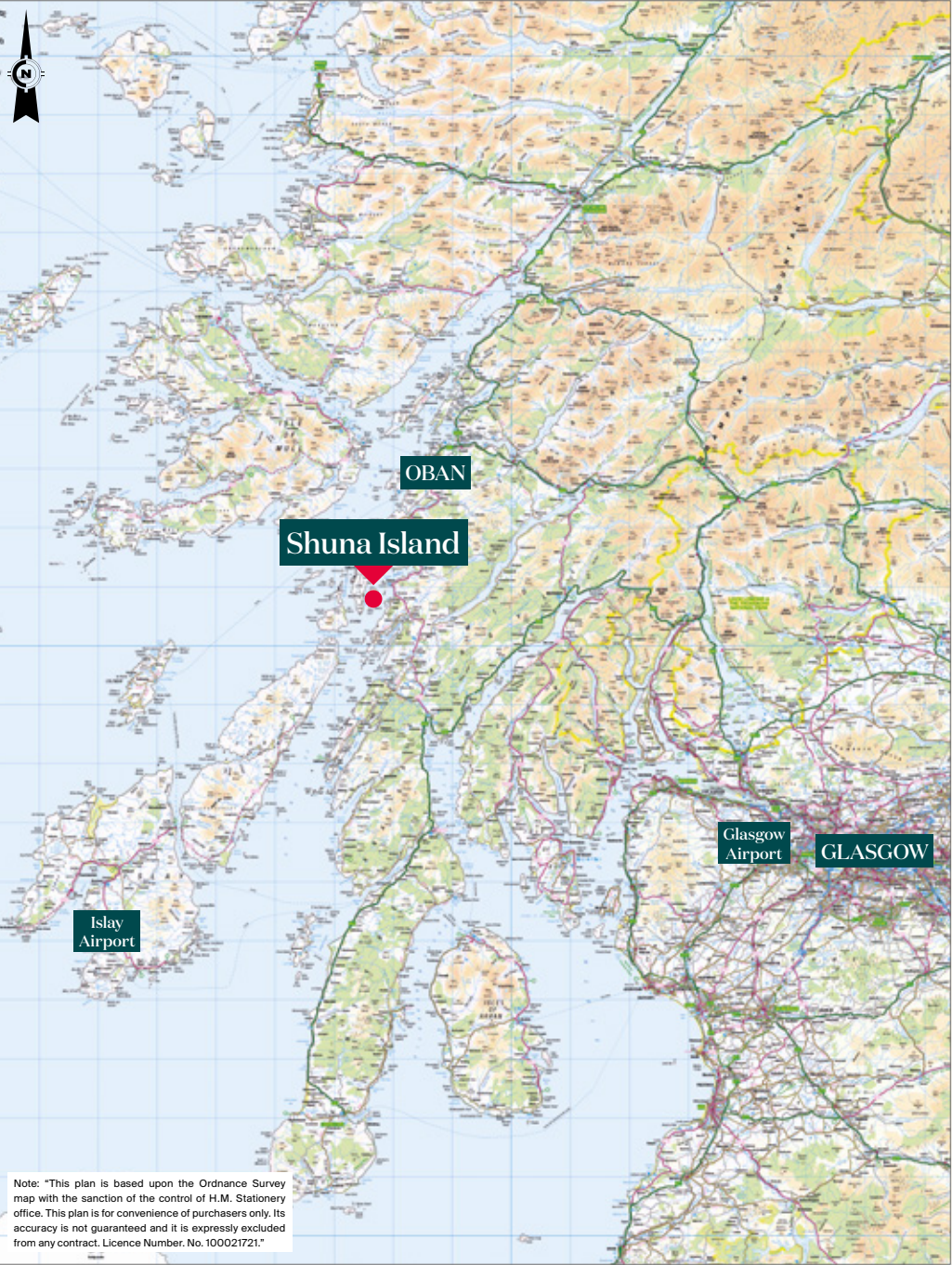
Just 5 miles south of Arduaine is the village of Ardfern, nestled along the sheltered shores of Loch Craignish. The village offers a range of local amenities including a well-stocked village store, café and bakery, a vibrant village hall and arts centre, a popular marina with a well-known boatyard, a sailing club, church, hotel, and a primary school.

Craobh Haven is a purpose-built marina offering 250 berths, a swimming pool, and a selection of accommodation options.

Oban, often called the “Gateway to the Isles” and the seafood capital of Scotland, offers a wide range of services, including supermarkets, restaurants, primary and secondary schools, sports and leisure facilities, a hospital, and a train station. Oban’s ferry terminals provide regular services to both the Inner and Outer Hebrides, including the islands of Mull (and on to Iona), Barra, Coll, and Tiree. For further travel, Glasgow International Airport, which provides regular flights to a host of national and international destinations, is only 55 miles by helicopter, while Islay Airport is only 45 miles away.

The surrounding region is an outstanding base for exploring Scotland’s west coast, with a wide array of outdoor pursuits available nearby including fishing, cycling, mountain biking, sailing, golf, and diving. Arduaine Garden, meanwhile, is internationally acclaimed for its dazzling displays of rhododendrons.

A remarkable natural phenomenon in the vicinity is the Corryvreckan Whirlpool—one of the largest whirlpools in the world. Situated in the tidal race between the islands of Scarba and Jura, just a few miles from Shuna, the whirlpool periodically surges into dramatic vertical waves reaching up to 20 feet high during certain phases of the lunar cycle.





Shuna is home to very healthy resident populations of red and fallow deer. The red deer are also known to swim between the islands.

Historical Note

Shuna has a deep and rich history. A twin-chamber Stone Age burial mound near the South End House indicates the island was first settled around 9,000 years ago. An Iron Age burial mound lies nearby, a second in a field to the west-facing Luing, and a third on the south point. In 1875, three Iron Age swords were discovered in a peat bog north of the old dairy farm, thrust in tip-first as part of a votive hoard to appease or communicate with certain spirits. They date back to the 8th century BC and archaeologists believe the Shuna Swords are indicative of a relatively advanced culture with a well-developed sense of sacrifice and ritual.

The first mention of Shuna in recorded History is in the *Vita Columbae* (Life of Columba) of Saint Adomnan. His chronicle, written a century after Saint Columba's 597 AD death, is the most important surviving work from early mediaeval Scotland. In listing the miracles that St Columba performs, Adomnan describes his crew's despondency when, on their way back from Ireland, they are "detained by contrary winds" on the "Sainean Island", thought to be Shuna. Desperate to return to Iona in time to celebrate festival day, they beseech him to ask God for help. He does so, and a kind southerly wind sees them happily under sail the next morning.

During this era, Shuna fell within the bounds of Dal Riata, a kingdom forged by Gaelic Irish migrants and indigenous Scots that stretched up the west coast of Scotland, later forming part of the fiefdom of Somerled and the Lords (Kings) of the Isles. Robert the Bruce gifted Lorne to Clan Campbell in 1321 as a reward for faithful service, before the Campbells transferred ownership to a branch of the Maclean clan. The fifth and final Maclean of Shuna became laird in March 1787, before it was sold to Major Alexander MacDonald, a renowned agricultural improver who had brought the swing plough to Skye. By this time, Shuna had become a major lime production centre. Kilns can be found dotted around the island and the population reached as high as 80-100 as production flourished in the late 18th and early 19th centuries.

Shuna was being run as a charitable venture by the Corporation of Glasgow when it was sold at auction in 1910 to the swashbuckling adventurer George (Alexander Maclean) Buckley, who appears to have been a direct descendant of the earlier Macleans of Shuna. The family made a fortune in the Australian gold rush on their way to becoming New Zealand's largest landowners and sheep farmers. Buckley explored Patagonia in 1897 before joining Shackleton's team on the Nimrod expedition of Antarctica in 1908.

During the Great War, he earned a Distinguished Service Order for his heroic actions at the Battle of Guillemont in 1916 and was awarded a CBE three years later. In keeping with his larger-than-life existence (Shackleton named both an island and a mountain after him in Antarctica), Buckley commissioned the building of the lavish Shuna “mansion”, complete with crenellations and turrets. Cost estimates range between 10 and 30 million pounds in today’s money. The architect went down on the Titanic on 15 April 1912 as he was attempting to export plans for more Shuna castles to America.

Film and shipping magnates then owned Shuna before it was purchased by Viscountess Selby in 1946, as a fitting destination for her love story with World War II pathfinder Donald Wells. The Hon Edward Gully (Viscountess Selby's son) raised his family on Shuna and farmed the island his entire life. The castle fell into disrepair in the 1980s, but "Eddie", who resettled with his family on nearby Seil Island, has continued farming Shuna into his ninth decade, having built up thriving holiday letting and fish farming businesses, as well as a much-loved island shoot, which has amazing woodcock days. After 80 years, the family has taken the difficult decision to sell the island but is hoping to find a purchaser with the vision to take Shuna on to a glorious future.

What Shuna really offers is the perfect combination of wildness, accessibility, and limitless potential. Unlike many other islands off the UK, it isn't exposed to the full force of prevailing Atlantic winds, sheltered as it is by Scarba, Jura, and Luing to the south and west.

A more detailed note on the history is available on request from the Selling Agents.



10 | Shuna Island



The South End House sits in wonderful isolation in its own bay at the southern end of the island.

Shuna Island

Shuna Island extends to 1,110.72 acres, offering rich biodiversity in a varied natural landscape that ranges from ancient oak woodlands to peat bogs. The Island features a mix of rocky shorelines, several sheltered bays, and a couple of sandy beaches that provide excellent water access and recreation opportunities.

The Island rises to 90 metres above sea level, offering wonderful 360-degree views of the western isles, and its undulating topography provides shelter for livestock and wildlife as well as potential for sporting pursuits. This natural variety enhances both the ecological and recreational value of the Island.

The main slipway and pontoon, also functioning as a helipad, is located at the north-western end of the Island, providing the principal point of arrival and access to the majority of the Island's



properties. A second slipway lies below the South End House on the Island's western shore, offering additional access for guests.

Travel time by boat from Craobh Haven Marina is about 10 minutes, making the Island conveniently reachable while retaining a true sense of privacy and seclusion.

Houses

The Island is home to eight residential properties, seven of which are situated at the northern end of the Island and one - the South End House - on the southwestern shore. Seven of the houses are currently operated as holiday lets, collectively accommodating up to 52 guests.

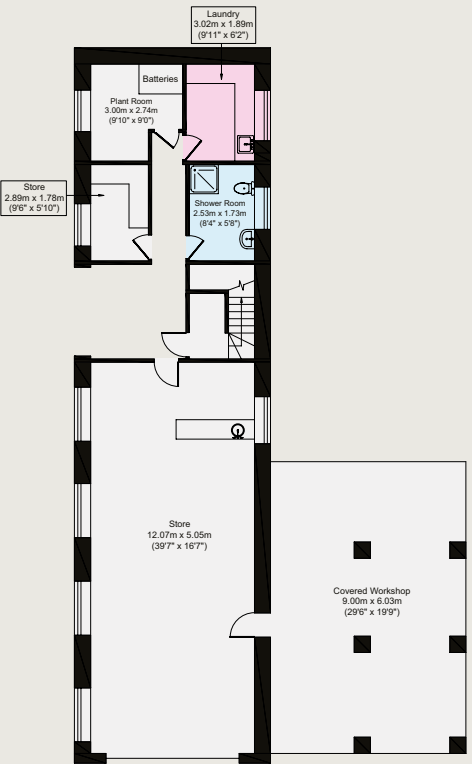
The Boat House

Located at the North Pier, the Boat House holiday let forms the upper floor of the Boat House building, the hub of Shuna's community life. It enjoys stunning views over Loch Shuna and sleeps six guests. The accommodation includes;

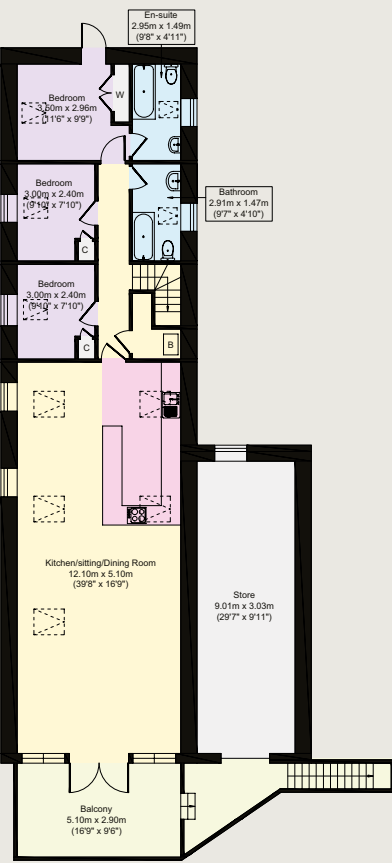
Open plan dining kitchen with sitting area (with wood burning stove) and doors out to decking area, twin bedroom, principal bedroom with en suite bathroom and family bathroom.



Approximate Gross Internal Floor Area
305.37 sq m (3287 sq. ft)



Ground Floor



First Floor

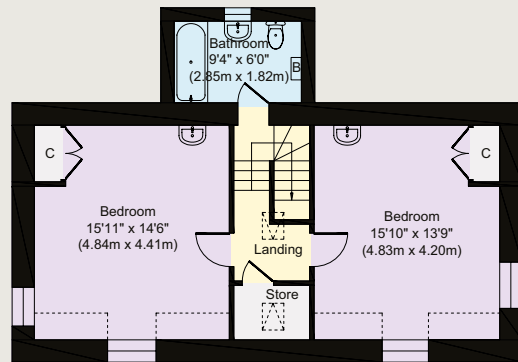
The Pier House

Adjacent to the Boat House, the Pier House sits close to the shore with views across the bay to Arduaine. Sleeping six guests, the property is of traditional stone and slate construction and has accommodation over two storeys as follows:

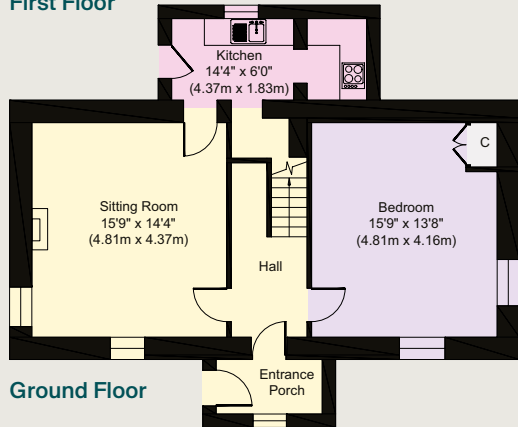
Ground floor: entrance porch, hallway, twin bedroom, sitting room (with wood burning stove) and kitchen.

First floor: two double bedrooms and family bathroom.

Approximate Gross Internal Floor Area
121.24 sq m (1305 sq. ft)



First Floor



Ground Floor



The Pier House

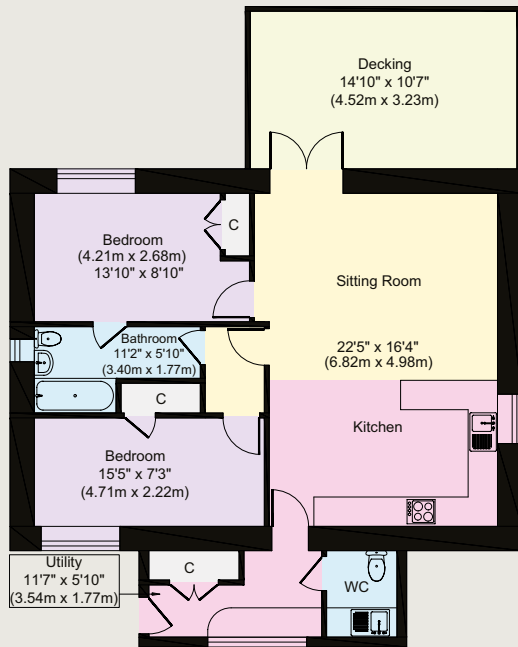


Birchwood

Birchwood sits just round the corner from the North Pier but has a feeling of seclusion, situated on the north shoreline boasting a large front decking area with views to the islands of Seil and Luing and east to Loch Melfort. The otters are frequent visitors to the bay below the house. Of stone construction beneath a tiled roof, the accommodation is as follows:

Entrance hall, dining kitchen, sitting room (with wood burner), WC, two double bedrooms and family bathroom. Doors open out to a front decking area. There is an outbuilding to the rear used for storage.

Approximate Gross Internal Floor Area
121.24 sq m (1305 sq. ft)



Birchwood



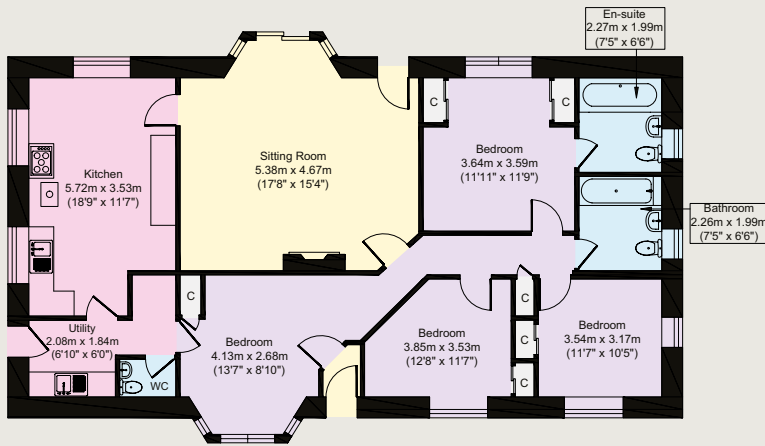


Shuna Farmhouse

Situated inland at the Island’s northern end, this practical farmhouse was constructed in the 1990s to house Shuna’s management couple. Of stone construction beneath a tiled roof, the property, which has been occupied by staff and will become vacant at completion, has accommodation as follows:

Open-plan dining kitchen with sitting room (and wood-burning stove), double-bedroom en suite, double bedroom, 2 twin bedrooms, bathroom, utility room, WC, and large attic.

Approximate Gross Internal Floor Area
121.24 sq m (1305 sq. ft)

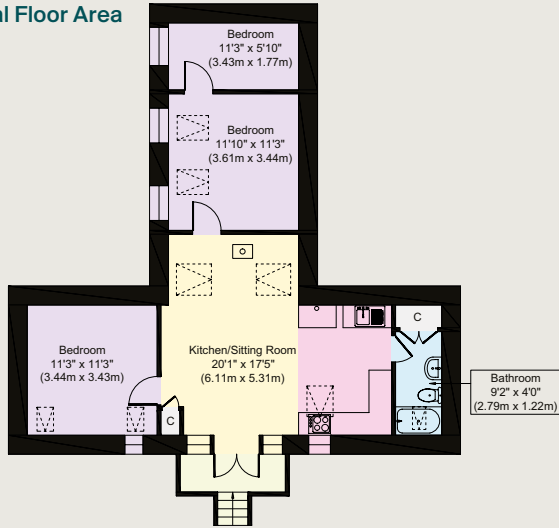


The Forge

Situated in a secluded and elevated position at the northern end of the Island, The Forge has a beautiful view of the islands of Seil and Luing. Sleeping six guests, the property was constructed in the late 1990s of timber beneath a slate roof and has accommodation as follows:

Open plan dining kitchen with sitting room (and wood burning stove), double bedroom, twin bedroom, bunk bedroom.

Approximate Gross Internal Floor Area
121.24 sq m (1305 sq. ft)



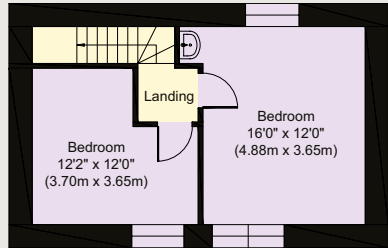
The Garden House

The Garden House is inland and just a few minutes’ walk from the North Pier. The attractive property has views overlooking native woodland to the front and rear and is the perfect spot to explore the interior of the Island. Sleeping eight guests and excellent for those with children, the property is of stone construction beneath a slate roof and has accommodation as follows:

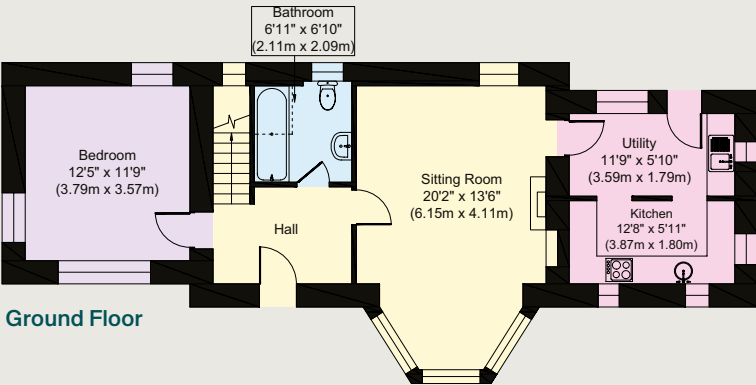
Ground floor: hallway, kitchen, sitting room (with wood burner), twin bedroom, and family bathroom.

First floor: double bedroom and bunk room.

Approximate Gross Internal Floor Area
97.18 sq m (1046 sq. ft)



First Floor



Ground Floor

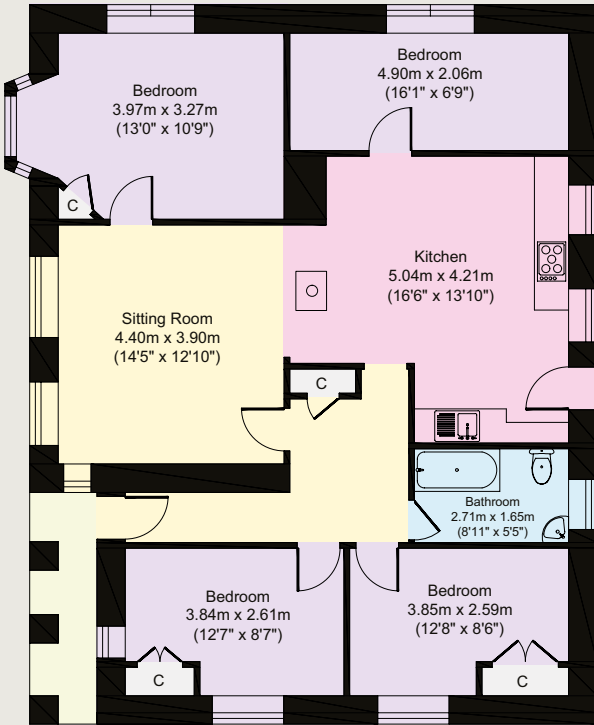


Oakwood Cottage

Oakwood Cottage sits up its own track between the Garden House and the North Pier and is a few minutes’ walk from its own sandy bay. It has fantastic, elevated views overlooking Loch Shuna to the mainland. It is a very secluded property with a path leading down to its own sheltered beach (Port an t-Salainn). Sleeping 10 guests, the property is of timber frame construction with corrugated panel walls and roof, recently installed double glazing, and has accommodation as follows:

Sitting room (with wood burning stove), kitchen, bunk bedroom, three double bedrooms, and family bathroom.

Approximate Gross Internal Floor Area
105.53 sq m (1136 sq. ft)



Oakwood Cottage

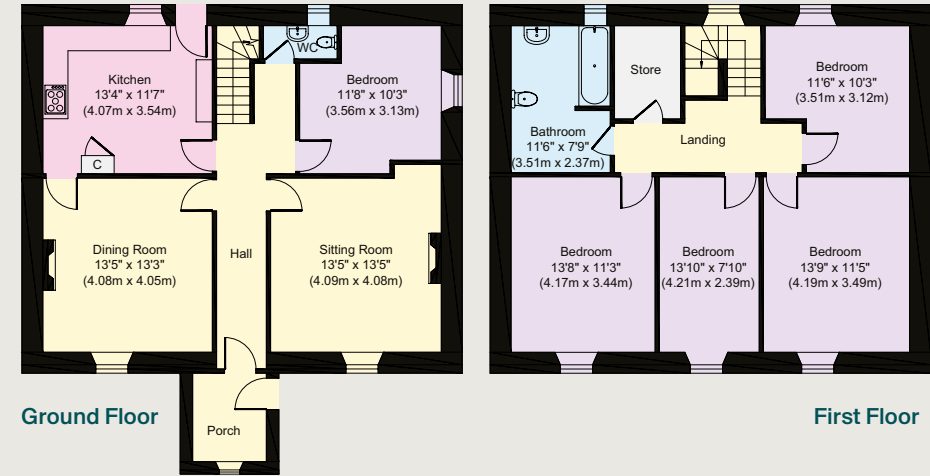
The South End House

Arguably one of the most scenic holiday cottages on the west coast of Scotland, the South End House is situated on the Island’s southwestern shore, with guests transported there by boat with its own slipway. It is nestled on the lee of a hill and adjacent to its own bay and beach. The property has outstanding views looking south down the Sound of Jura and sits close to ancient iron and Stone Age burial mounds. Sleeping 12 guests, the property is of stone construction beneath a slate roof and has accommodation as follows:

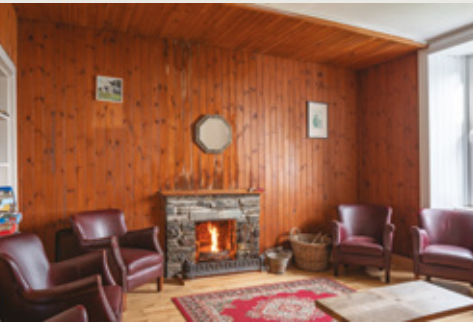
Ground floor: entrance hall, dining room, sitting room (with open fire), kitchen, WC, and double bedroom.

First floor: twin bedroom, double bedroom, twin bedroom, bunk room and family bathroom.

Approximate Gross Internal Floor Area
153.10 sq m (1648sq. ft)



The South End House



Shuna Castle and Walled Garden

Built by swashbuckling adventurer George Buckley in 1911-1912 (see Historical Note section), Shuna Castle sits on a pre-eminent site at the northern end of the Island, boasting outstanding views north and west to Luing, Mull, Seil and Loch Melfort. The 50-room castle was lived in by the current owners until 1985. The site offers a wonderful opportunity to create a new principal lodge subject to the necessary planning consents.

Situated below the castle next to the Garden House is an attractive large walled garden, which once formed a formal accompaniment to the castle.



Boathouse, Pier and Estate Buildings

Situated by the North Pier, the Boat House is at the heart of the island operations. The letting property takes up the entire first floor, but the ground floor includes a large workshop and has as a communal dining room with a table that can be suspended above the floor, seating 36. In addition, there are various store rooms used to house supplies, together with a laundry and power room (see Renewable Energy Systems).

The North Pier with pontoons has capacity for 10 boats up to 40 ft in length. There is a further slipway by the South End House.

Close to Shuna Farmhouse there are a range of buildings, with a 4-bay general purpose shed and a range of traditional buildings, including one which was originally a shop.





A view northwest from Shuna across Luing to the dramatic hills of Mull in the background.

Land

The landholding on Shuna extends to 1110. 72 acres (449.50 ha) in total. This includes 81 acres permanent pasture, 640 acres rough grazing, 51.71 acres woodland grazing, 19 acres of woodland, and the remaining 319 acres of native woodland, foreshore and miscellaneous ground. An access road leading from the North Pier travels through the middle of the Island down to the South End House. The woodland on the Island is predominantly native woodland, including silver birch and rowan, and creates an excellent habitat for wildlife and shelter for livestock.

Farming

The Island has been farmed in-hand based on a hefted flock of about 220 beulah ewes, gimmers, and 7 beulah tups. Lambing takes place during April, with the lambs taken off in early September. The ground benefits from applying lime, which has been done from time to time to support grazing. The natural level of livestock depends on the level of liming and feed brought over for the winter months. Historically, up to 80 cattle and 250 sheep have been grazed on the Island. The farm receives entitlements to Single Farm Payment, and the ground also qualifies for Less Favoured Area Status (LFAS) payments (see Agri-Environmental Schemes).





Looking south from Shuna to Scarba and Jura beyond. The Gulf of Corryvreckan, and the world-famous whirlpool, lies in between.



Sporting

Shuna Island offers outstanding potential for field sports, supported by a diverse landscape and thriving flora and fauna. The Island’s varied terrain and extensive ground cover make it ideal for both shooting and stalking.

A resident population of red and fallow deer is complemented by snipe and woodcock, with large numbers of the latter migrating to the Island over the winter months. For over 50 years, pheasants have been released each year on the Island.

The owners have run an informal shooting syndicate for many years, typically organising three days of walked and driven shooting each season, weather permitting, during December and January. These shoots are renowned for offering exceptional woodcock sport, especially in the late winter months. This has been achieved with a minimalist approach—800 pheasants are put down annually, with no formal gamekeeping, and management efforts are limited mainly to replenishing feeders.

Despite this low-intensity approach, the existing setup has consistently sustained three days of high-quality sport each year. However, if desired, there is clear potential to expand the scope and scale of the sporting activities.

The Island’s red and fallow deer herds have grown steadily over the decades. The family typically organises a few stalking days each year, averaging around 10 stags or bucks, with additional hinds and does as needed to balance the populaton. The dramatic topography and dense ground cover make stalking particularly exciting during the rut in October and November.

Copies of sporting records are available on request.



Wildlife

Shuna’s special island ecosystem means it has a rich biodiversity, from ancient oak woodlands to peat bogs. Wildlife is abundant on and around Shuna. The island has healthy red and fallow deer populations, while otters and seals patrol its shoreline, and porpoises and dolphins are also regularly seen. Bird life is rich and plentiful, from majestic birds of prey like golden eagles and sea eagles to seabirds like sanderlings and the pretty oyster catchers. Its marshes and bogs are also home to treats like snipe and the rare Marsh Fritillary butterfly.



Holiday Let Business

The holiday let business has been an integral part of island life on Shuna for 60 years. Shuna boasts seven holiday cottages of various sizes, each offering its own unique island perspective and viewpoint. This thriving business has seen hundreds of families embark on adventure and eco holidays to the Island over the decades. Some have been coming for three generations, returning time and again to enjoy off-grid, wild living, surrounded by rugged beauty. Each house has its own boat, so families can explore around the Island, fishing, kayaking etc. They can also dabble in archery up by the castle, picnics, lobster-potting, or even try their hand at sheep gathering, or whatever that part of the farming year entails. Designed to be rustic and simple, this business could easily be upgraded to cater to the luxury market. The holiday let business is not being sold as a going concern.

The cottages are let through their own website (www.islandofshuna.co.uk) with the cottages let from April to October with prices ranging from £675 - £1,300 per week. Typically, there are 100 let weeks each season.

Rights of Access/Title Conditions

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.

Electricity

The Island is fully off-grid and electricity is produced on the Island to serve all eight houses. This includes:

The South End House – 5 photovoltaic cells, a 24V wind-charging turbine and battery store.

The Boat House – 36 photovoltaic cells and 55kw of battery storage.

Shuna Farmhouse – 16 photovoltaic cells, a 5kw wind turbine, and 30kw of battery storage.

There are also two 30kw back-up diesel generators.

Water Supply

The water supplies to all the houses come from two natural main springs, one in the north of the Island and one in the south.

Directions

The Island is best accessed by boat either collection from Arduaine Pier, which is owned by our client or alternatively via a private charter from Jenny Wren Boat Charter (tel: 01852 500 779) at Craobh Marina. A helicopter can be chartered from Glasgow airport with PDG (tel: 01667 462740) with landing available at North Pier or in front of the Shuna Castle site.

What3words

///post.finally.swooning

Solicitors

Anderson Strathern
58 Morrison Street
Edinburgh
EH3 8BP
Tel: 0131 270 7700
Email: linsey.barclay-smith@andersonstrathern.co.uk

Employment

With the departure of the management couple after 12 years, there will be no employees at entry.

Local Authority

Argyll & Bute Council
Kilmory House Lochgilphead
Argyll
PA32 8XW
Tel: 01546 60552

Agri-environmental schemes

All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the code 68/172/0034. There are 9.28 units of region 1 Entitlements and 310.78 units of region 2 Entitlements. Subsidies entitlements would transfer to the new owner from 2026, if the appropriate grant applications are made. The ground also qualifies for the Less Favoured Area Support Scheme (LFASS).

Entry

Entry is available by arrangement with the seller.

Contents

The furniture within all seven holiday properties will be included in the sale.

Moveables

A selection of estate equipment, machinery, tools, kayaks, boats and outboard engines may be available to purchase by separate negotiation. An inventory can be provided on request.

Ingoing Valuation

The hefted sheep flock will be taken over at valuation.

Designations

There are historic monuments on the Island, specifically one Stone Age burial kiln and three Iron Age burial kilns. There were three Ewart Park type swords found in 1975 which date from the 8th Century BC. One was donated to NMAS, another to Glasgow Art Gallery and Museums and another to

St Andrews museum. Shuna Farmhouse is a category B Listed building.

Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank (tel: 0131 222 9600).

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.

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.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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