

# Dahl Beag, Bonawe, Oban, Argyll & Bute

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# The **ultimate off-grid retreat** on the west coast overlooking Loch Etive and Ben Cruachan, accessible by boat or light vehicle.

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## Summary of accommodation

Entrance porch | Sitting room | Kitchen | Dining area | Two double bedrooms | Single bedroom | Bathroom

Outbuildings including boat shed and two store sheds

Short walk to shores of Loch Etive with stone jetty access

Cabin accessible by 15 minute boat trip (rib) from Taynuilt or via 0.75km hike or quad bike off neighbouring forestry track

Dramatic far-reaching views over Loch Etive, Ben Starav and Glas Bheinn Mhor to the north and Ben Cruachan to the south

About 0.80 Acres

## Distances

Oban 20 miles, Glasgow 101 miles

(All distances and times are approximate)



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## Situation

Dahl Beag is situated in a dramatic, remote location about 20 miles northwest of Oban, close to Bonawe, and on the northern shores of beautiful Loch Etive with the backdrop of Ben Cruachan. The village of Benderloch (15 miles) has a range of local services including a general store, post office, café with book shop, petrol station with outdoor clothing and equipment as well as a village hall and primary school.

Oban, also known as the 'Gateway to the Isles', and the seafood capital of Scotland, has a more extensive range of services including supermarket, restaurants, primary and secondary schooling and hospital. The ferry ports have regular services to the Inner Hebridean islands including Mull, Iona and the Treshnish Isles. For whisky enthusiasts, there is Oban distillery. The town also features the McCaig's Tower, a colosseum like building overlooking Oban Bay and to the isles beyond. There is a railway station which lies adjacent to the ferry terminal with direct regular trains to Glasgow.

Oban Airport at North Connel is only 15 miles away with flights to Coll, Colonsay, Tiree and Islay. Glasgow Airport (99 miles) provides regular flights to London and a range of national and international destinations.

The countryside around Dahl Beag boasts some of the most spectacular scenery in Scotland, a fantastic base for exploring the West Coast of Scotland with a great variety of outdoor activities available. There is superb hillwalking on the doorstep with five Munros on the southside of Glen Etive including Beinn Starav (1,078m), Beinn nan Aighenan (960m), Glas Bheinn Mhor (997m) and Stob Coir'an Albannaich (1,044m) and Meall nan Eun (928m). The area also has an abundance of wildlife including golden eagles, deer, otters and red squirrels.

Fishing, mountain biking, rock climbing, sailing, golfing and diving are all available nearby. The nearest marina is at Dunstaffnage only 17 miles away. It would be possible to lay a mooring on Loch Etive close to the jetty, subject to consent from Marine Scotland.

Loch Etive is a Special Area of Conservation (SAC) and rises in Glen Etive, made famous by the James Bond film Skyfall. The Loch is well known for its sandy beaches and sea fishing with good catches of pollock and mackerel.





## Historical Note

Dahl Beag was built in 1957 by the present owner's Godmother and constructed by a local builder on the historical site of accommodation for workers extracting sand for Edinburgh's filter beds in 1925. Evidence of a railway for hauling sand from the bay to a timber jetty still exists.

The timber sections of the building and all other materials were brought on a lorry to the beach by the Bonawe ferry and transferred by hand to a horse and cart. Indeed, the horse (Tommy) was a vital member of the construction crew for without him the elm-clad gable ends could not have been lifted into place.

## The property

Dahl Beag is located in a remote and breath-taking setting overlooking Loch Etive, with no public roads for miles around. The property has terrific views looking north to Ben Starav and Glas Bheinn Mhor at the head of the loch, as well as south towards Ben Cruachan. The elm-clad cabin is accessed either on foot with a 15 minute walk or quad access from the forestry track located about 0.75km to the west of the property or alternatively via boat from Taynuilt with a stone jetty one minute walk away.

With a gated entrance and approached via a footbridge crossing a small burn, Dahl Beag has a picture postcard setting in dramatic West Coast scenery. The cabin is full of charm and comprises of a sitting room complete with original Chatanette stove which operates as the back boiler to heat the water. There is a kitchen (with bottled gas hob), small dining area, single bedroom, two double bedrooms and bathroom. The property has no mains electricity and a private (unfiltered) natural water supply.

Outside there are three outbuildings to the side including a large boat shed and two stores used to house firewood and equipment. The policies extend to about 0.80 acres with a few specimen trees and with a deer fence boundary.

Dahl Beag offers a rare opportunity to purchase the ultimate off-grid cabin, with superb hillwalking on the doorstep and close to the West Coast.

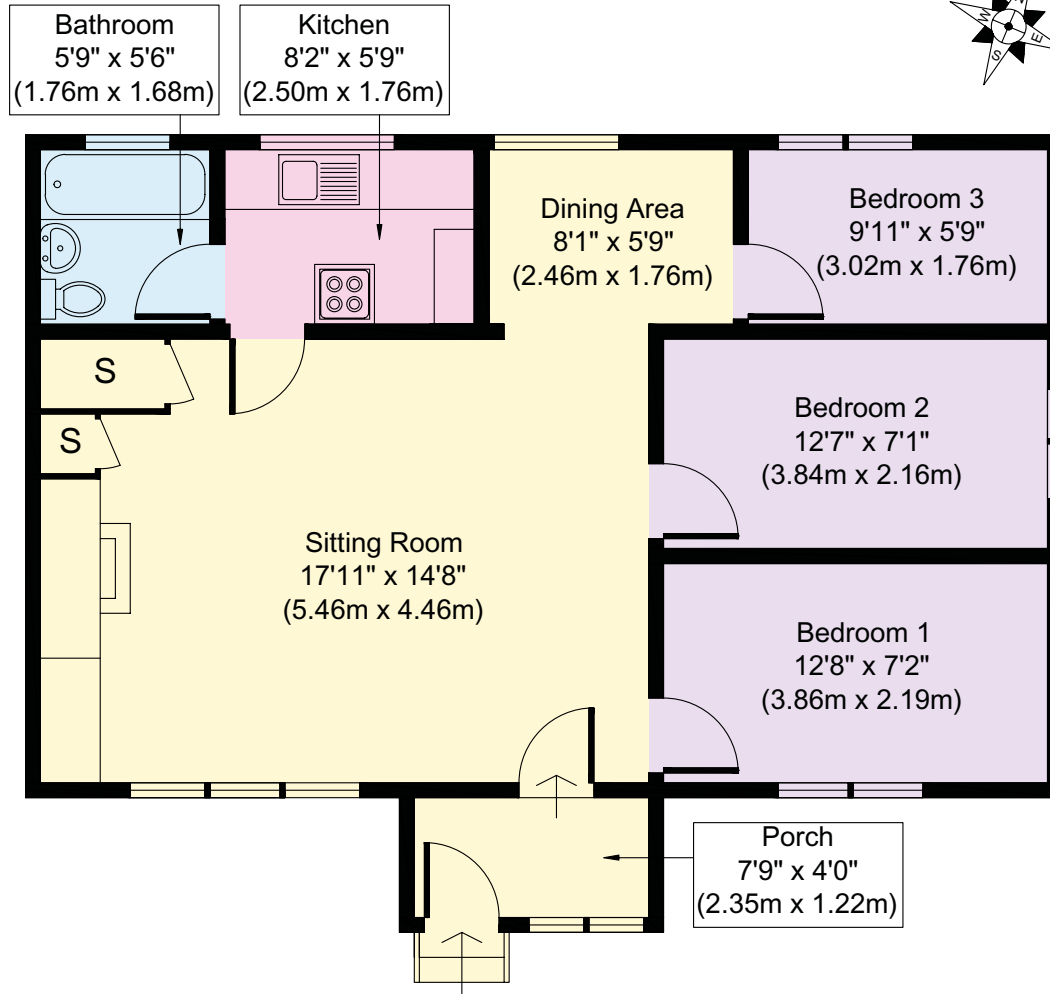


**Approximate Gross Internal Floor Area**

**67.3 sq m (724 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Planning

Argyll and Bute Council approved planning for a complete reconstruction of Dahl Beag in March 2010 (ref no: 10/00104/PP). This was not pursued by the present owner at the time and the consent lapsed in March 2013.

## Right of pre-emption

The sale is subject to a right of pre-emption in favour of a third party, affording that person 21 days to purchase the subjects following receipt of an acceptable offer. Further details are available from the selling agents upon request.

## Directions

### By car & foot

From Crianlarich, head northwest for Tyndrum. Continue through Tyndrum, then turn left onto the A85 towards Dalmally and Oban. At Connel, travel under the bridge and turn left signposted for Fort William (A828). Once over the bridge turn right onto the B845 road to North Connel and Bonawe. Follow the road for approximately 8 miles until reaching Breedon Bonawe Quarry. Pass through the quarry heading east on the private track for about 6 miles. After parking the cabin can be reached by foot, with a gentle 0.75km walk or by quad bike at low tide.

### By boat

There is a public pier and slipway at Taynuilt and a number of other launching points on Loch Etive, including Dunstaffnage Marina.

## What3words

///variously.pigs.lows





## Rights of Access/Title Conditions

The following rights are provided in the title:

- A servitude right of access for foot and light wheeled traffic from the jetty at Dail Farm to the west of the property.
- A servitude right to draw water from the burn to the north.
- A servitude right for a soil drain from the property.
- The purchaser has exercised a right of access and parking over the route marked in red on the sale plan for a period in excess of the prescriptive period.

## Solicitors

Brodies Solicitors, 110 Queen Street, Glasgow, G1 3BX

Tel: 0141 248 4672 Email: ryan.bowie@brodies.com

## Local authority

Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll PA32 8XW

Tel: 01546 605522

## Entry

Entry is available by arrangement with the seller.

## Contents

Household contents including boats can be made available for sale by separate negotiation.

## Residential Schedule

Property	Occupancy	Services	Rates
Dahl Beag	Vacant	Heating from back boiler (off wood burning stove), no electricity, private natural water supply and private drainage.	£286.35







## Viewing

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

## Health & safety

Given the hazards of accessing a remote property, a remote property, please plan your visit. Caution must be taken when passing through Breedon Quarry when accessing the forestry track.

## 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.

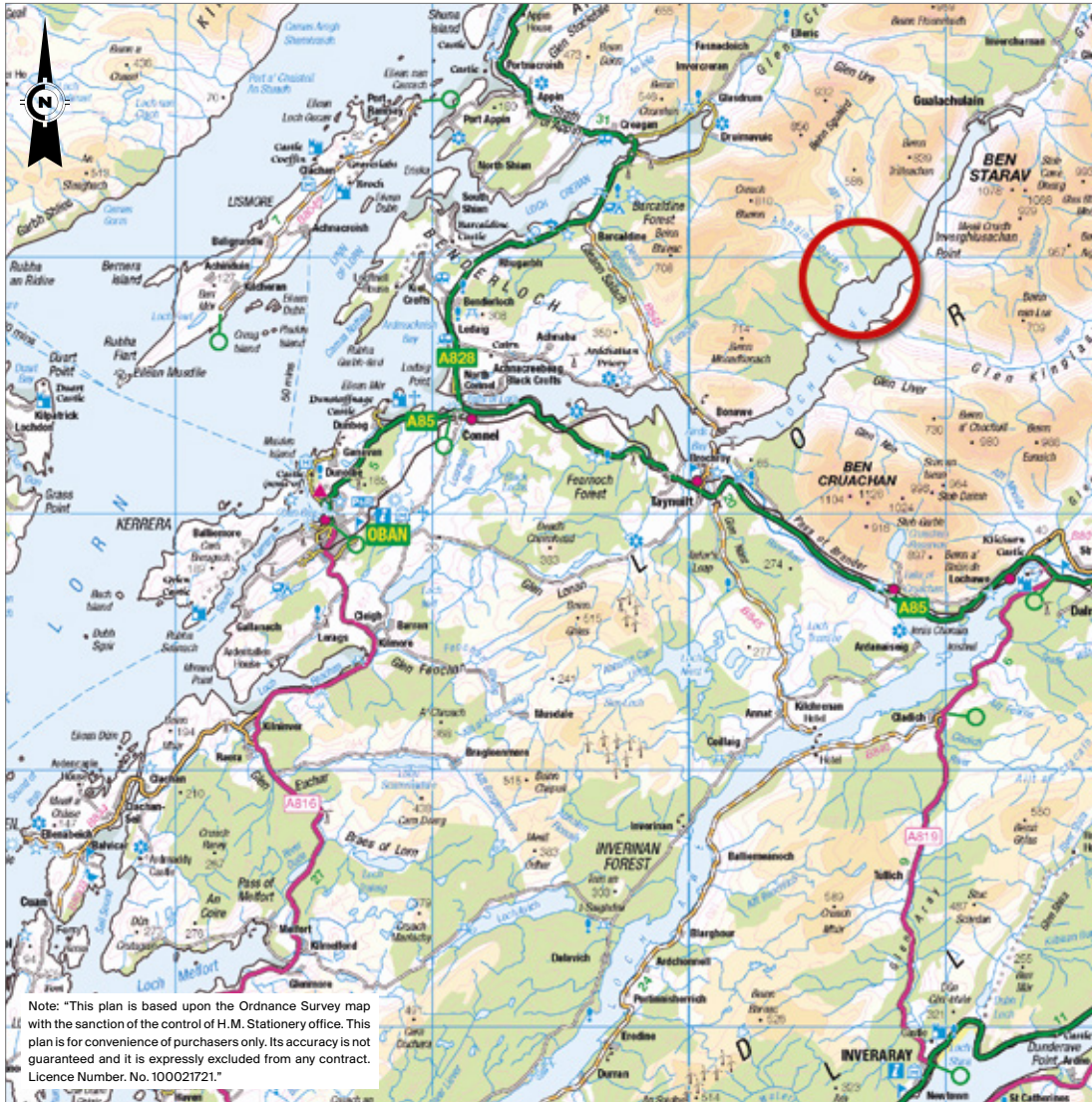
## Offers

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.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



## 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.

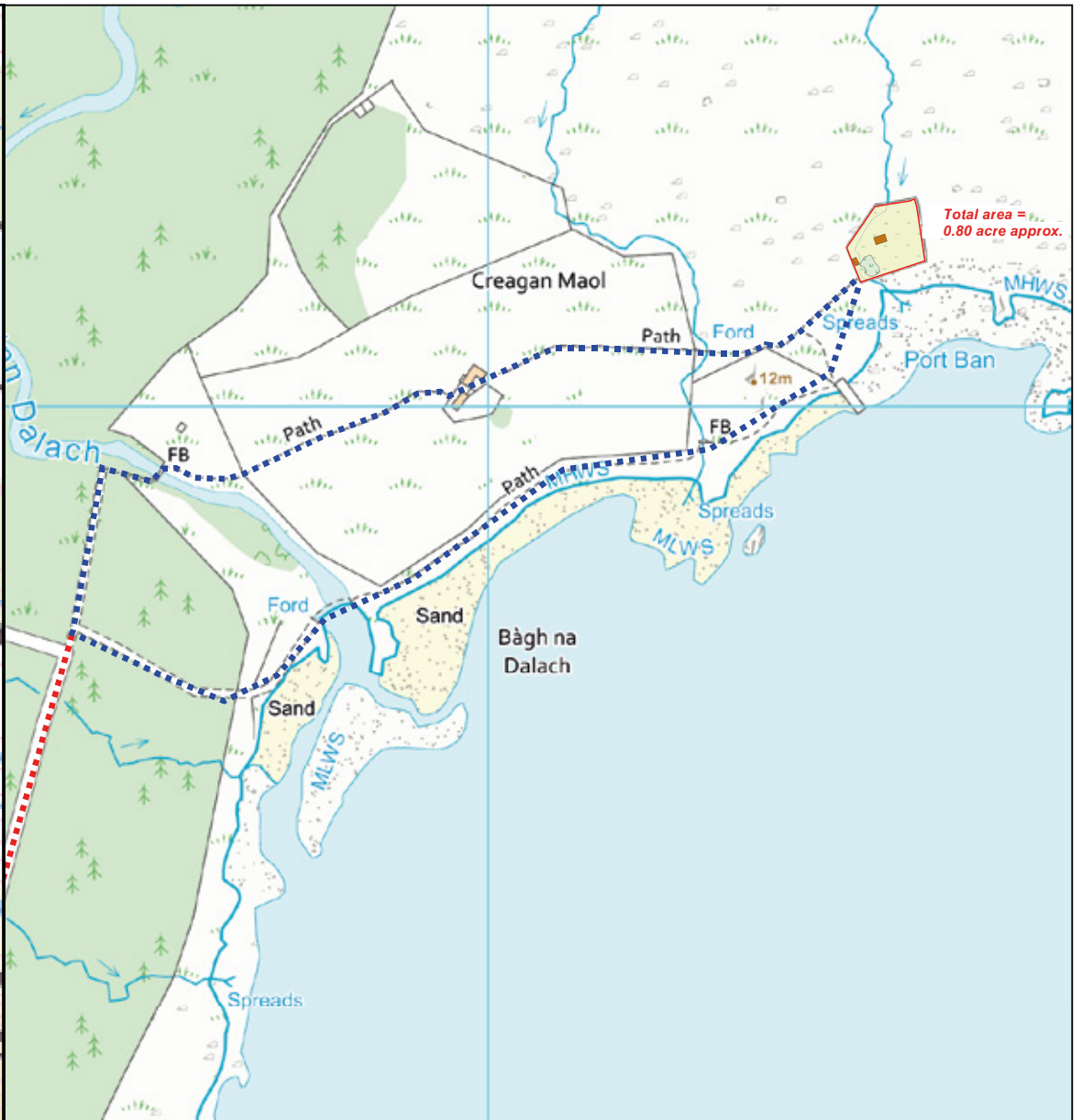
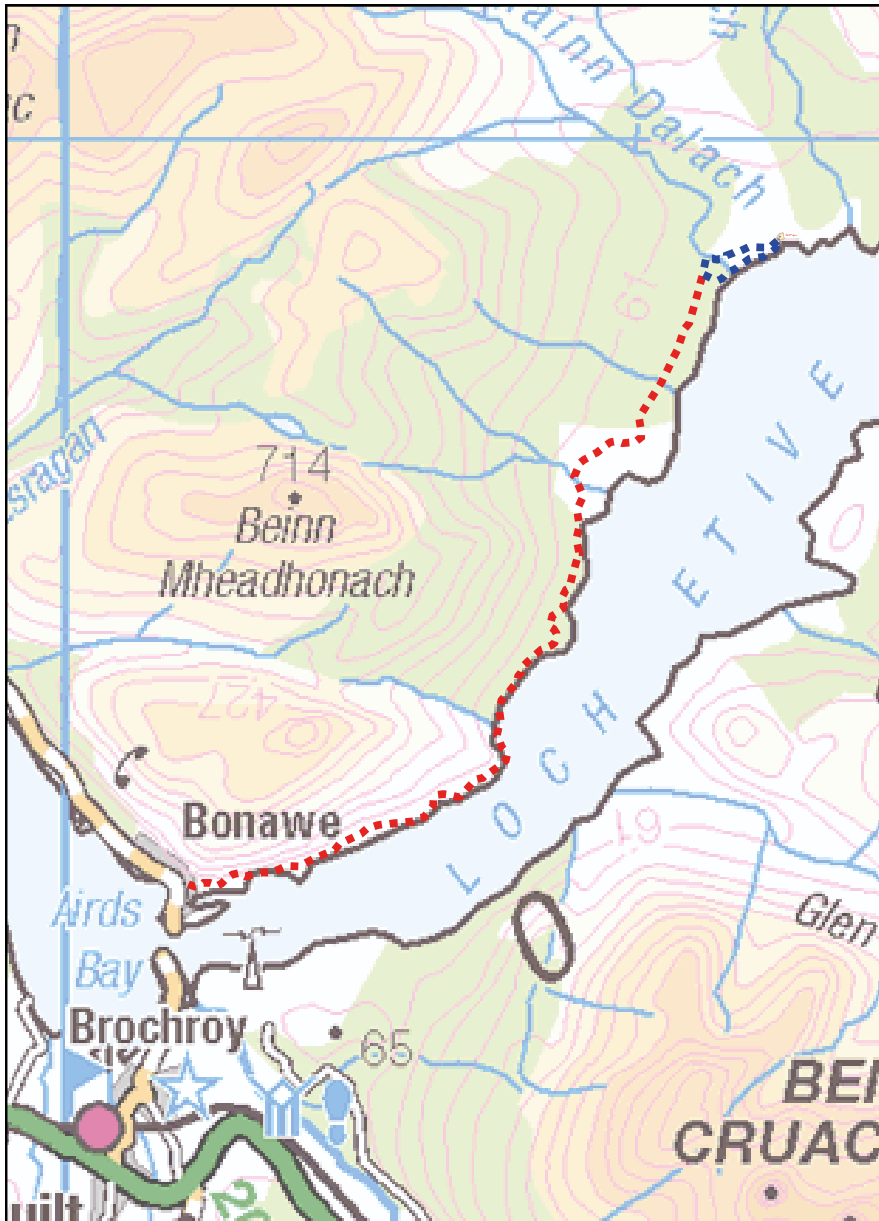
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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>.

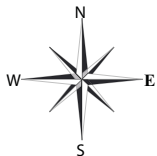
Particulars dated June 2022. Photographs dated May 2022.

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Title **Dahl Beag**

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