

# DM HALL

# For Sale

## Business



**3 CHARMING HOLIDAY LET COTTAGES  
ON THE IDYLIC ISLAND OF TIREE**

**3 KILMOLUAIG  
ISLE OF TIREE, PA77 6XB**

# Property Details

- Established and successful holiday let business
- Beautiful cottages set in an idyllic island location
- Immaculate condition
- Pending Short-Term Holiday Let License
- Unique lifestyle opportunity
- Offers over £750,000 are invited

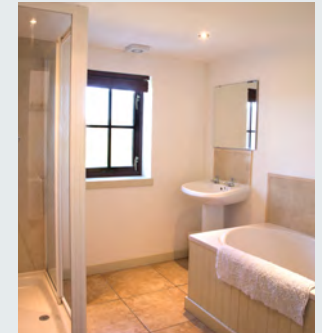
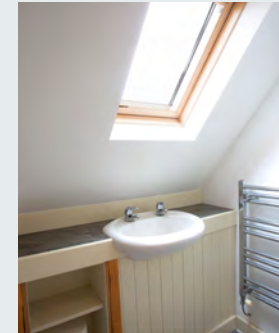
## LOCATION:

These iconic modernised traditional hebridean cottages are situated on the picturesque Isle of Tiree; 25 miles to the west of the Ardnamurchan peninsula and the Scottish mainland. Tiree is accessed by way of regular CalMac ferry crossings from Oban, via the Island of Coll. Alternatively, the island's airport is well served by regular connections to and from Glasgow airport

Long recognised as the sunniest place in the British Isles, Tiree is the ideal place to rest and relax, walk and surf or simply soak up the solitude and wild nature of its long white sandy beaches and turquoise waters.

The three cottages are located in the peaceful township of Kilmoluag in the north west of the island, well away from any passing traffic, with spectacular open views across the machair to Mull, Rum, Skye and the Outer Hebrides. Set within a generous enclosed garden surrounded by crofting land on all sides, it's an extremely tranquil location, yet still within walking distance or a short bike ride to Balevullin, an extremely popular surfing beach on the island.

Corncrake Cottage



# Property Details

## DESCRIPTION

Three individually styled cottages presented in immaculate order with an established repeat customer base and growing income, exceptional views, peaceful rural surroundings and generous garden grounds. The cottages have the benefit of a pending short-term letting licence, being advertised on <https://tiree-cottages.co.uk>, and are achieving strong occupancy levels year round, especially during the summer months. Following a purchase, the properties may have the potential to be sold separately or occupied full time or on a long term let, subject to the necessary consents. This is truly a unique lifestyle opportunity, the possibility of island living with an established income.

## Corncrake Cottage

Corncrake is the middle stone cottage being one and half storeys in height, under a pitched felt roof. It has an occupancy of 6/8 guests and is the largest of the three cottages.

The accommodation comprises of:

Ground Floor: Kitchen/dining room, bathroom with separate showering cubicle, twin and a double bedroom.  
First Floor: Living room with bedroom annex, shower room and double bedroom.

The cottage extends to a gross internal floor area of 99.0 sq. m. (1,066 sq. ft.), or thereby.

## Lapwing Cottage

Lapwing Cottage is a stone cottage of one and a half storeys under a felt roof. It is suitable accommodation for a family of 4 with an open plan kitchen/dining/living area. Outside has a private walled sun trap at the rear and at the front, long views of the surrounding islands from the generous garden grounds and seating area.

Lapwing Cottage



# Property Details

The accommodation comprises of:

Ground Floor: Kitchen/dining/living room. Bathroom with a shower cubicle.

First Floor: Double bedroom. Twin bedroom.

## The Thatch

A traditional cottage sympathetically renovated and beautifully preserved in a peaceful setting with spectacular views.

The accommodation comprises of:

Ground Floor: Kitchen/Living room. Shower room. Double bedroom.

The cottage extends to a gross internal floor area of 38 sq. m. (409 sqft), or thereby.

## SERVICES

Heating: Independent Air Source Heat Pump to each cottage.

Drainage: Modern septic tank which serves all three cottages

Broadband: Ttree Broadband (local community broadband service) provides Wi-Fi

Water: Mains supply to each cottage

Electricity: Mains supply to each cottage, there are separate meters on each property.

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for each property is available upon request.

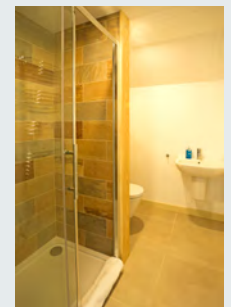
The rating is:

EPC Corncrake: D (62)

EPC Lapwing: D (59)

EPC Thatch: D (57)

The Thatch



# Property Details

## RATEABLE VALUE

The subjects currently obtain 100% rates relief under the Small Business Bonus Relief Scheme. For information the current rateable values are:

Corncrake: £3,450

Lapwing: £2,300

Thatch: £1,150

## DESIGNATIONS

The Thatch property is category A listed according to Historic Environment Scotland, reference LBI7857. Further information is available from the selling agents.

## LOCAL AUTHORITY

Argyll & Bute Council

01546 605522

enquiries@argyll-bute.gov.uk

## BUSINESS

www.tiree-cottages.co.uk is being sold with the benefit of the website. The business has been operated by the vendor for over 15 years who now wishes to retire. The houses benefit from island tourism and business accommodation occupation, thus giving good potential for income most of the year.

## ACCOUNTS

Trading accounts are available upon request to seriously interested parties after a viewing has been undertaken.

## PRICE:

Offers over £750,000 are invited for our client's heritable interest and goodwill value.

The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred, if applicable. Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

## INVENTORY

An inventory is available for any movable items that a purchaser wishes to acquire by separate negotiation.

## ENTRY:

By agreement.

## LEGAL COSTS:

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION:

Strictly by contacting the sole agents. Your viewing may not be accompanied by a staff member of DM Hall.

## ANTI MONEY LAUNDERING COMPLIANCE:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Photographs taken 2020.

Particulars prepared August 2024.

To view a map of the location please click here [here](#).

## Make an enquiry

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PROPERTY REF:

DATE OF PUBLICATION: AUGUST 2024



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COMMERCIAL DEPARTMENT | 0131 624 6130

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