



Insh Island, Seil, Argyll and Bute, PA34 4TN

Land For Sale, Argyll and Bute

Summary

Tenure	For Sale
Available Size	90 Acres / 36.42 Hectares
Price	£750,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Private Island
- Accessible by private boat or helicopter and located near the smallest inhabited Island in Scotland, Easdale.
- The surrounding waters are home to seals, dolphins, and a variety of seabirds, while the land itself is rich in biodiversity.
- The island features a natural freshwater spring and potential for off-grid energy solutions like solar or wind power.
- 90 acre private island and a compelling investment.
- Price: o/o £750,000

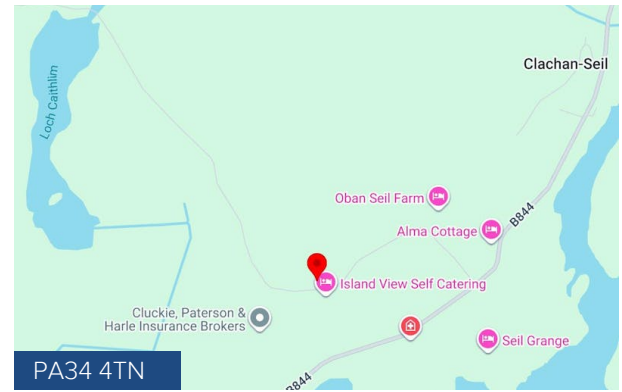
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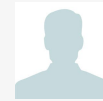
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Description

Insh Island, Seil, Argyll and Bute, PA34 4TN presents an exceptional opportunity to acquire a private 90-acre island in the Inner Hebrides, offering complete seclusion, stunning coastal scenery, and significant long-term potential. Located in the Firth of Lorn near Easdale and within reach of Oban, the island features dramatic cliffs, rolling landscape, a natural freshwater spring, and abundant wildlife including seals, dolphins, and seabirds. With no existing development but known features such as the "cave house," the island is well suited to a variety of uses including a private retreat, eco-tourism venture, or conservation-led project, subject to the necessary consents. Accessible by boat or helicopter and offering potential for off-grid energy solutions, this unique asset is available on a freehold basis for o/o £750,000, representing a rare chance to secure a truly distinctive Scottish island investment.



Viewing & Further Information



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TSA Property Consultants

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Private Island

- The island features a natural freshwater spring and potential for off-grid energy solutions like solar or wind power.
- Accessible by private boat or helicopter and located near the smallest inhabited Island in Scotland, Easdale.
- 90 acre private island and a compelling investment.
- The surrounding waters are home to seals, dolphins, and a variety of seabirds, while the land itself is rich in biodiversity.
- Price: £1,550,000

DESCRIPTION

Insh Island or simply Insh is an uninhabited island west of the island of Seil in the Firth of Lorn, Scotland. One of the Slate Islands, Insh Island lies a mile northeast of Ellenabeich in Seil. It is separated from it by the Sound of Insh. The island rises to 69 metres above sea level.

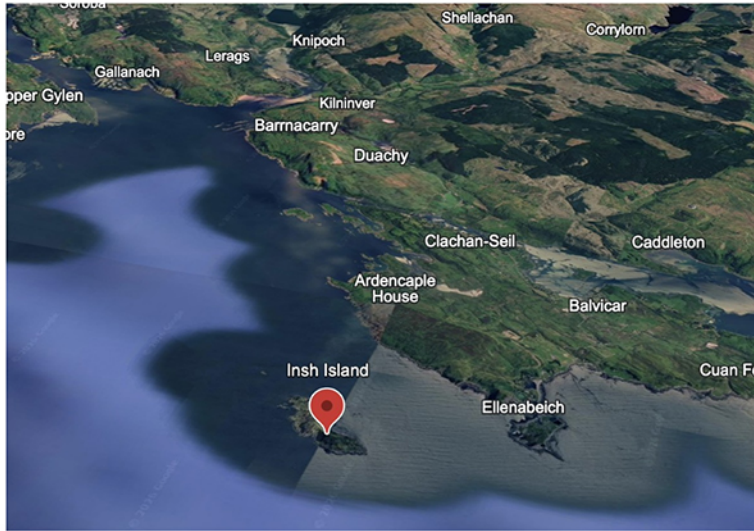
Insh Island is located in the Inner Hebrides off Scotland's west coast. This 90 acre private island offers an extraordinary opportunity to own a beautiful piece of the Scottish wilderness. The island has breath taking panoramic views of the Atlantic Ocean, rolling landscape, dramatic cliffs, and untouched shorelines.

Accessible by private boat or helicopter and located near the smallest inhabited Island in Scotland, Easdale perhaps best known as host of the World Stone Skimming Championship. The nearest major town of Oban is to the north.

Insh Island is a haven for wildlife enthusiasts and nature lovers. The surrounding waters are home to seals, dolphins, and a variety of seabirds, while the land itself is rich in biodiversity. With no light pollution, the night skies are spectacular.

Potential for the island include a private family retreat, an open air leisure project, a conservation project or sustainable development of some description (subject to all necessary consents). The island features a natural freshwater spring and ample potential for off-grid energy solutions like solar or wind power. There are no established buildings on site but there is a well known "cave house" on the north western coast line.

Beyond its natural appeal, Insh Island represents a compelling investment. As demand for exclusive, eco-conscious destinations continues to grow, this island is ideally suited for tourism, wellness retreats, or even use as a film location.



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Private Island

Insh Island is a private uninhabited island, one of the Slate islands and situated in the sound of Insh, South of Oban, which is seen as the gateway to the Hebrides, highlands and islands due to the it main west coast ferry terminal. Oban has an excellent range of shops and professional services as well as secondary schooling and a railway station with regular services to Glasgow.

Oban is the ferry terminal for the Western Isles and is a highly popular base for sailing. There is a small private airfield at Connell and Glasgow airport has regular flights to London and a variety of domestic and international destinations.

There is spectacular hill walking, climbing and mountaineering in the area with skiing at Aonach Mhor and Glencoe. There are numerous lochs and rivers providing both salmon and trout fishing and renowned sailing along the west coast.

AREA

The island rises to 69m above sea level and extends to approximately 90Acres.

PRICE

The island is available on a freehold basis for £1,550,000

V.A.T.

Figures quoted exclusive of V.A.T.

TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.