

M E L F O R T
P I E R
A N D
H A R B O U R

*Melfort, Kilmerford,
PA34 4XD*



A N A W A R D W I N N I N G O C E A N S I D E R E S O R T
O N T H E W E S T C O A S T O F S C O T L A N D


McEwan Fraser Legal
Solicitors & Estate Agents



Unique Location



M E L F O R T P I E R
A N D H A R B O U R

Melfort, Kilmerford, PA34 4XD



M E L F O R T P I E R
A N D H A R B O U R

A genuinely rare opportunity for the discerning purchaser to acquire an ocean front estate, with a well run business, which should appeal to those with considerable experience in the leisure trades, as it will also to people who like to invest in carbon free and prime real estate, especially those who have knowledge of the superb part of the world.

Tremendous Opportunity

M E L F O R T
P I E R
A N D
H A R B O U R

*Melfort, Kilmerford,
PA34 4XD*



The unique location and the difficulty in obtaining waterside sites of this calibre in Scotland represent a tremendous opportunity to further develop the operation



Endless Choice

With a large extent of Forestry Commission woodland in the district, there is an almost endless choice of routes for cyclists, mountain bikers and hill walkers. There is a fantastically diverse range of activities within a drive of an hour or so, with many mountains to climb, lochs to fish, pubs and restaurants to dine at throughout Argyll.

Lying 16 miles north of Melfort Pier & Harbour, Oban is an important town of commerce and provides a variety of retailers, wholesalers, professional services, a hospital, secondary school with sports and leisure facilities, and a ferry terminal with daily services to a range of islands including Mull and the Outer Hebrides. There is also a small airport at Connel, 4 miles north of Oban which is popular with private aircraft.

Picturesque Waterfront

Melfort Pier and Harbour is 4.5 acre ocean front estate, offering 13 award-winning Scandinavian-style holiday homes complete with private harbour and ancient pier, two private beaches, three slipways, twenty swing moorings with approximately 36 covers and 18 swinging moorings on Loch Melfort for visiting yachts.

The Lochside accommodation sits within grounds extending to approximately 4.5 acres and overlooks the breathtaking views of Loch Melfort and Fearnach Bay. This is a rare and unique opportunity to own one of the most spectacular locations on the West Coast of Scotland where new owners will not only benefit from an ancient pier, but also secure a privately owned harbour in Scotland.



Accommodation of the individual properties is summarised as follows:

Bridge Deck (1 Bedroom, 2 Bathrooms, EPC G)
Moorings (2 Bedrooms, 2 Bathrooms, EPC G)
Pier West (2 Bedrooms, 2 Bathrooms, EPC G)
Boathouse West (3 Bedrooms, 3 Bathrooms, EPC G)
Boathouse East (3 Bedrooms, 3 Bathrooms, EPC G)
Commodore Suite (1 Bedroom, 1 Bathroom, EPC G)
Anchorage (2 Bedrooms, 2 Bathrooms, EPC G)
Admiral (1 Bedroom, 1 Bathroom, EPC G)
Dock Master (2 Bedrooms, 2 Bathrooms, EPC G)
Crow's Nest (2 Bedrooms, 2 Bathrooms, EPC G)
Captain's Quarters (3 Bedroom, 3 Bathrooms, EPC G)
Mermaid (2 Bedrooms, 2 Bathrooms, EPC E)
The Skipper Suite (1 bedroom, 1-2 bathrooms, EPC G)

Description

Each individual holiday home is centred around the traditional stone-constructed pier and harbour with the total site area extending to approximately 4.5 acres (1.82 hectares). All properties are of concrete and cement block construction, faced with local quarried stone and cedar cladding.

Internally the houses are finished to a high standard and fully furnished, and offers open-plan gourmet kitchens, lounge and 1, 2 or 3 bedrooms with under-floor heating, log burning stoves and magical views from either private balcony or patio. Each home also enjoys a built-in private sauna facility and spa bath, with six of the houses providing disability access with roll-in showers.

Support facilities include a reception, laundry room, workshop facilities and staff quarters with five double bedrooms, three kitchens and two lounge areas. Ample parking is available adjacent to each of the houses, with tarmac driveways and walkways throughout.





The Mermaid





Anchorage





MELFORT
PIER
AND
HARBOUR
*Melfort, Kilmerford,
PA34 4XD*



The Business

Melfort Pier and Harbour trades as a self-catering business throughout the year with excellent occupancy levels. The business is currently run by a manager, assisted by housekeeping, cleaning, and maintenance staff, under the guidance of the current owners. Additional income is also generated from the moorings and harbour berths in the summer and provides an additional income source in idyllic surroundings. The company has also been awarded a Thistle Award for the best self-catering business in Scotland, and the Leonard Cheshire Award for hospitality to the disabled.

Furthermore to the 13 luxury homes listed, an additional five homes have been sold to individual owners, and are used either as permanent homes, or as holiday homes/self-catering rental homes. The five homes were sold in 2021. The Estate is governed by a Deed of Conditions, which includes absolute rights for the company to act as Estate managers for as long as they own any houses, or land for further development.





Services

- Melfort Pier and Harbour prides itself on its eco-friendly philosophy, and as such, a private water supply from hill ground to the north is collected in large storage tanks located 30 metres above the estate on neighbouring land, providing an ample supply of high quality water at 3-bar pressure. Filtration and Ultra Violet purification is provided at the first point of entry. The supply has full servitude rights. A full hydrological assessment and report is available.
- Waste systems are by way of multiple septic tanks at different locations around the property.
- CCTV cameras are located throughout the estate.

- WiFi is transmitted throughout the estate, with two separate carriers.
- Central garbage skip, collected as necessary, and recycle bins are conveniently located adjacent to the Office area.

Tenure: Freehold.

Viewing is highly recommended to absorb and appreciate the tranquillity and ambience of Melfort Pier & Harbour, and the surrounding Highlands.

Accounts will be made available following a formal viewing or note of interest by your solicitor.





Site Plan

M E L F O R T
P I E R
A N D
H A R B O U R
*Melfort, Kilmerford,
PA34 4XD*

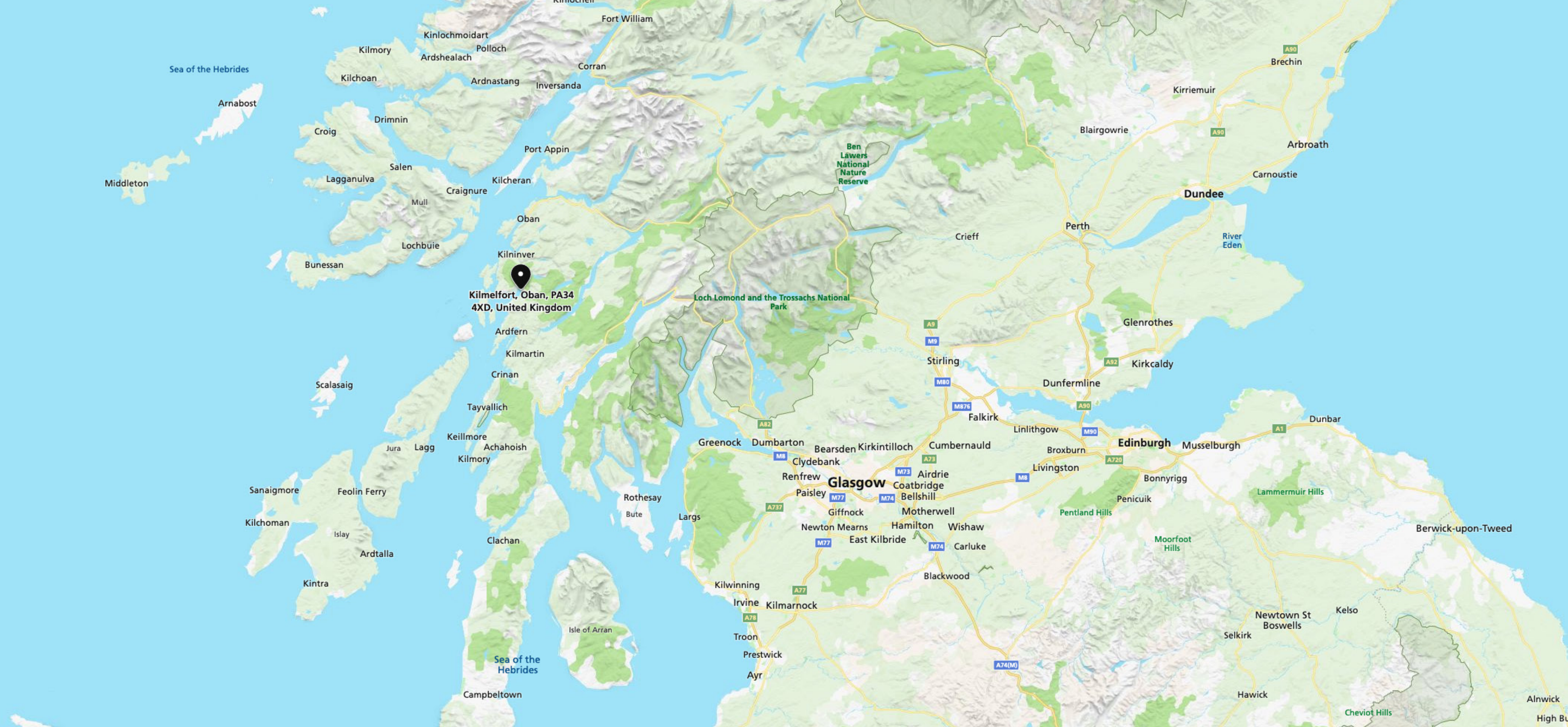
- 1 Office
- 2 Crows Nest
- 3 Captains Quarters
- 4 Admiral Suite
- 5 Anchorage
- 6 Commodore Suite
- 7 Dock Master
- 8 Boathouse East
- 9 Boathouse West
- 10 The Mermaid
- 15 Bridge Deck
- 16 Mooring Master
- 18 Pier West

Directions

*From Glasgow, North Route - A82
via Crianlarich, then A85 to Oban*

*Via Stirling from Edinburgh - A84
from Stirling, joining the A85 to
Oban*

*From Oban to Melfort Pier &
Harbour, approximately 18 miles.
Take the A816 South to Kilmelford,
just after the village turn right
onto the single track Degnish road.
Follow the signs until you reach
the office, approx. 1 1/4 miles.*



M E L F O R T
P I E R
A N D
H A R B O U R

*Melfort, Kilmerford,
PA34 4XD*


McEwan Fraser Legal
Solicitors & Estate Agents

01397 600 006



Text and description
BILL CORBETT
Commercial Director



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. 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 all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Printed on recycled paper
**Melfort Pier & Harbour is a
green company**