



55° 43' N 4° 57' W

THE ISLAND of LITTLE CUMBRAE

Firth of Clyde · Ayrshire · Scotland · UK

Freehold/feuhold for sale

A private yet accessible Scottish island of approximately 277 hectares (684 acres) with an impressive Victorian mansion house, Gertrude Jekyll gardens, 13th century castle keep and a number of historic buildings.

HL HUMBERTS LEISURE

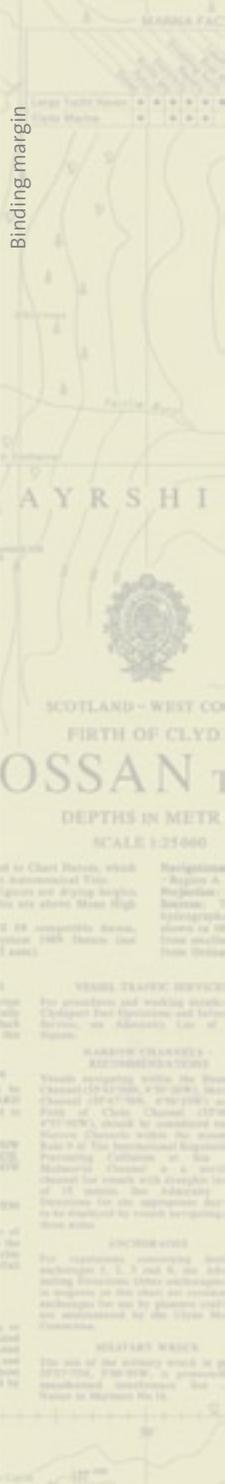
CHARTERED SURVEYORS
INTERNATIONAL LEISURE BUSINESS CONSULTING

An exceptional opportunity to acquire the freehold (feehold) interest in this magnificent and historic island which includes:

- Victorian mansion house (12 bedrooms, 5 reception rooms, 3 bathrooms) in need of refurbishment
- Gertrude Jekyll gardens
- 2 cottages and studio flat
- 13th century castle keep and other historic monuments
- Former lighthouse complex with 3 houses
- Steadings and modern workshop
- Boathouse and jetty
- 277 hectares (684 acres) or thereabouts



Binding margin



*If there is another world, he lives in bliss.
If there is none, he made the best of this.*

Robert Burns (1759 - 1796)





Little Cumbrae looking north towards Great Cumbrae and Largs



LOCATION

Situated in the Firth of Clyde off the Ayrshire Coast, Little Cumbrae lies immediately to the south of Great Cumbrae, with the Isles of Bute to the west and Arran to the south west. The nearest town on the mainland is Largs, which has an extensive range of local shops and services. There is a main ferry service (Caledonian MacBrayne) operating to Great Cumbrae from Largs. The popular tourist and fishing town of Millport to the southern end of Great Cumbrae is the nearest port to Little Cumbrae. Direct access from the mainland to Little Cumbrae is available via a private ferry service operating from Largs Marina (approximately 1 mile to the south of the town centre).

Little Cumbrae offers privacy and seclusion and yet its proximity to the Ayrshire Coast gives good access via the A78 and M8 towards Glasgow (37 miles from Largs), with a full range of retail, service, leisure and cultural opportunities. Glasgow Airport is only 28 miles and Prestwick Airport 26 miles from Largs, both of which have regular flights to London as well as other international destinations.

Southwards along the A78 from Largs is West Kilbride (with the nearby Hunterston Power Station overlooking the Clyde and Little Cumbrae), the popular coastal towns of Ardrossan (with ferry link to Arran) and Saltcoats beyond, with Irvine (19 miles) and Kilmarnock (27 miles) from Largs respectively. To the north the settlement of Skelmorlie (6 miles) gives ferry access to the Isle of Bute (Rothesay) and Dunoon on the Cowal Peninsular.

The position of Little Cumbrae naturally gives ideal access to the sailing waters off the west coast of Scotland. On the island itself there are potentially a wide range of pursuits available including bird-watching, sea and loch fishing, shooting, walking, quad-biking, and other 'outward bound' activities and many features of historical, geological and ecological interest. Nearby on the mainland there are a number of prestigious golf courses including Turnberry, Royal Troon and Prestwick, all of which have hosted the Open Championship and are regarded as amongst the finest links courses in the world.





GENERAL DESCRIPTION

The Island of Little Cumbræ extends to 277 hectares (684 acres) or thereabouts and in length is approximately 1.8 miles (2.9 kilometres) and 0.9 miles (1.5 kilometres) at its widest point. The island is characterised predominantly by steep coastal cliffs and higher inland areas with bluffs which rise steeply in places interspersed with streams, several inland lochs and marshy areas. The highest point of the island is Lighthouse Hill at 121.5 metres (406 feet). As well as the coastal strip of land to the eastern side of the island (the location of the principal development) there is a raised plateau to the western extremity, which includes the lighthouse complex.

The geology of the island indicates that Little Cumbræ was formed originally from a series of volcanic lava flows leaving the characteristic topography of basalt terraces, with the earliest (and lowest) flows being exposed along the main foreshore in the vicinity of the old castle, rising up to the most recent around Lighthouse Hill.

In earlier times the island was populated by tenant farmers, but more recently the landscape of Little Cumbræ has been

left relatively untouched (with the exception of some extensive tree planting in the last few years). Due to the location of the island within the Gulf Stream, there are a wide range of plants species thriving on the island together with grassland, bracken and heather and springtime flowers such as daffodils, primroses and bluebells.

There is an abundance of wildlife on the island, with the rocky cliffs and undisturbed inland areas ideal for nesting birds. A recent survey by the RSPB has listed 57 species of birds present on the island.

The main development on the eastern side of the island consists principally of Little Cumbræ House, sheltered by a steep escarpment and with spectacular views past the castle keep to the Firth of Clyde and the Ayrshire Coast beyond. The original traditional Scottish farmhouse was extended during the First World War with additional alterations made in the 1920s. The present drawing room was once a byre, and is even supposed to have previously been used as the village inn (at a time when some 54 people lived on the island).

Surrounding the house are the attractive gardens, originally planned by Gertrude Jekyll, although these are no longer planted to the original specification and for many years were left largely dormant. As well as several garden areas, together with greenhouses and stores, there is an original orchard which has recently been 'discovered'.

In addition there are two attractive cottages, together with adjoining studio flat, former dog kennels, large steading (stable block) and a substantial modern workshop building along the coastal strip. The present jetty (which gives access to the island by sea even at low tide) is the remnant of a stone jetty used for landing coal to fuel the original lighthouse fire. There is a large traditional boathouse and slipway. On Castle Island in front of the house stands the 13th century keep.

On the western coast of the island is a former lighthouse complex dating back to 1793, though now no longer in use. The lighthouse and service buildings, together with 3 former lighthouse-keepers' dwellings within a walled enclosure, enjoy spectacular coastal views and have separate jetty access.



A BRIEF HISTORY OF LITTLE CUMBRAE

The Island of Little Cumbrae, or 'Vey Cumra' (pronounced 'Wee Cumra'), has a long history of human occupation, evidenced by Prehistoric, Bronze and Iron Age archaeological remains. The origin of the name 'Cumbrae' may have been derived from the early Celtic inhabitants of the Strathclyde region (the Cymry) or derived from a Gaelic word for shelter or refuge. Others believe it derives from another Gaelic word for 'a steep coastline rising from the sea'.

Much of the early occupation of Little Cumbrae is evidenced by burial mounds or 'cists', one of which included the remains of an ancient chieftain warrior found complete with ceremonial sword, helmet and other effects. The island has over a hundred place names of Scots, Gaelic, Danish, Norse and Shetlandic origins, underlying the rich cultural mix of the original inhabitants.

In the 7th Century AD, a nun known as Saint Veya (previously based on Lindisfarne) established a religious cell on the island and there are still vestiges of the ancient ruined chapel of St Bey (alternatively called Santa Vey or Santa Wey). Monk's Cave (now known as King's Cave) was used for sheltering from storms and hostile invaders alike. The castle keep situated on Allimturraill (or Castle Island) is likely to have been built by Walter Stewart who was married to Marjorie, the only daughter



1865 Lighthouse Installation



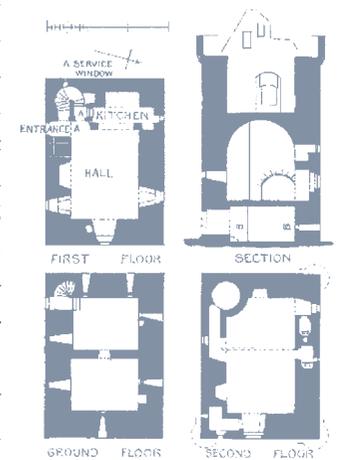
Little Cumbrae Farm and Farmhouse c.1900

of Robert the Bruce. The castle has striking similarities to those at Hunterston and Portencross and each played an important role for warning against invasion as part of a series of beacons down the Clyde coast. The first Royal Charter was signed in the castle in 1375 AD and Robert II may have spent much of his time on the island hunting deer and rabbits.

The Hunters of Hunterston occupied the island until 1515 when the island was passed to the Montgomerys and Earls of Eglington following a dispute over the ownership over falcons with the Crown. In 1663 Archibald Hamilton was imprisoned on the island by the Sixth Earl of Eglington before he was sent to Stirling to be hanged. In revenge for this Oliver Cromwell, who was a friend of Hamilton, had the castle sacked and the building has not been occupied ever since.

In the early 20th Century, under the ownership of Evelyn Stuart Parker, a new 'mansion house' was created from the original single storey farmhouse, the gardens were laid out to a plan by Gertrude Jekyll, the renowned garden designer, and substantial repairs were undertaken to the castle and the original lighthouse. The original work commenced in 1913, with subsequent alterations made between 1926 and 1929 when the square tower and top floor were added.

Over the years there have been a number of shipwrecks along the shores of Little Cumbrae, the most notable examples being a brig and a schooner wrecked on the same night in 1785 and the 1,936 tonne iron barque sailing vessel 'Lade Isabella' in 1902. The original lighthouse, situated at the highest point of the island (409 ft) was built in 1757 and comprised the 28 ft high tower with an open grate for a coal fire which served as the light. Within an Act of Parliament in 1756, the Crown was given the authority to levy 'one penny sterling per tonne' for every British ship (excluding his majesty's warships) and 'two pence sterling per tonne' from any foreign vessels which passed the lights. Robert Stevenson built the lighthouse complex on the western side of the island which came into operation in 1793, originally with the light generated by 32 oil lamps and silvered glass reflectors. In 1826 this was upgraded with 15 argand lamps and then finally replaced in 1974 with a solar panel powered 107 watt light. The new lighthouse became fully automatic in 1997, at which point the former keepers moved back to their homes in Millport.



Cumbrae Castle Plans

In the 1960s, a local entrepreneur called Peter Kaye purchased the property as a private residence. A leasehold interest was granted to The Island of Little Cumbrae Ltd in 2002, and subsequently the freehold interest in the property was secured by the company. The property is now offered on the open market for sale for the first time for 40 years.

Acknowledgements

'Guide-Book to the Cumbraes' by W Lytteil (1886)

'A Peep into Little Cumbrae's Past' by J R D Campbell (2004)





Barn Room



Drawing Room

LITTLE CUMBRAE HOUSE

The original Scottish farmhouse in this location was rebuilt and enlarged during the First World War, and subsequently extended in the 1920s to form an imposing Victorian mansion house with a number of unusual features. The property is variously built on one, two and three floors and constructed of stone with pitched slate roofs to form the principal accommodation briefly described as follows:

GROUND FLOOR

Hall: (6.80m x 3.60m) Picture rail. Flagstone floor. Window seat. Carved oak doors to:

Breakfast/Dining Room: (5.16m x 5.54m) Exposed ceiling beams. Large window to east with window seat and outstanding views over the Firth of Clyde. Picture rail. Open fireplace with brick inset, stone hearth and carved sandstone mantel. Door to side corridor.

Barn Room: (7.51m x 5.36m) Pitched ceiling with exposed timbers. Oak carved cornice. Open fireplace with cast iron grate, stone hearth and decorative carved sandstone mantel with exposed sandstone above. Flag stone and wooden floor. Window seat to north and window shelf to south and east. Doors off to:

Conservatory: (5.28m x 3.66m) Sloping glass roof with exposed beams. Half glazed door to stone terrace overlooking rose garden.

Drawing Room: (7.90m x 5.59m) Decorative barrel ceiling. Deep recessed bay window to east with window seats. Wooden door to stone terrace to front lawn. Wooden floor. Open fireplace with stone hearth and decorative sandstone mantel. Wooden lattice work in front of radiators. Stone steps to barn room.

From hall doors to utility corridor, stairway lobby and side corridor with two built in cupboards. Built-in cupboard with electric fuse boards. Doors off to breakfast/dining room and:

Office: (3.39m x 3.49m) Picture rail. Window shelf. Recessed shelves. Open fireplace with brick inset, stone hearth and sandstone mantel. Window above door.

Bathroom: Wash basin. Bath. WC. Window shelf.

Bedroom 1: (3.27m x 3.56m) Window shelf. Blocked fireplace with sandstone mantel. Picture rail. Fitted cupboard.

Bedroom 2: (4.88m x 3.64m) Window shelves. Picture rail. Fitted cupboard with blocked access to bedroom 1. Built-in cupboard with shelves. Blocked fireplace with stone carved mantel.

From side corridor half glazed door with side panels to:

Scullery: Fitted floor and wall cupboards. Belfast sink. Stone floor. Arch to:

Kitchen: (4.89m x 4.19m) Large roof light. Cold shelf below window to south. Fitted floor and wall cupboards. Wall shelves. 2 oven Aga. Stone floor. Recessed cupboard with fitted shelves. Door to integral staff flat and doors to:

Utility Room: (3.41m x 2.39m) Deep stainless steel sink unit. Plumbing for washing machine. Stone shelf below window. Door to backyard.

Larder 1: Fitted shelves. Slate shelf. Stone floor. Door to:

Larder 2: (integral to Larder 1) Game hooks. Slate shelf.

From main hall, arch with steps to utility corridor with doors to:

Store Room 1: (4.47m x 3.03m) Window shelf. Picture rail.

Butler's Pantry: (3.25m x 1.99m) Coat hooks. Window shelf. Floor cupboard. Deep sink.

Drying Room: (1.83m x 3.33m) Hot water tank. Wall shelves.

Cloakroom: (4.46m (max) x 1.88m) 2 washbasins. Part tiled walls. Wall cupboards. Towel rail. Coat hooks. Half-glazed door to back garden. Door to:

WC: WC.

FIRST FLOOR

From the main hall double doors to staircase lobby with understairs drinks cupboard and wooden stairs to first floor. Part galleried landing with sandstone pillar and arch to corridor with doors off to:

Master Bedroom Suite:

Master Bedroom: (5.27m x 5.17m) Picture rail. Bay window to east with view over Firth of Clyde. Wall light. Open fireplace with brick inset. Stone hearth and carved sandstone mantel.

Dressing Room: (3.56m x 3.43m) Window seat. Picture rail.

Bathroom: (1.86m x 2.18m) Heated towel rail. Bath with shower above. WC. Wash basin. Fully tiled walls.

Bedroom 4: (3.54m x 3.98m) Picture rail. Open fireplace with stone hearth and carved sandstone mantel and sandstone frame above with design depicting yachts and crabs.

Bathroom: (2.17m x 3.52m) Fully tiled walls. Bath. WC. Wash basin. Towel rail. Window shelf. Fitted wall cupboard with shelves.

Bedroom 5: (3.56m x 3.30m) Window shelf. Picture rail. Bookshelves. Fitted cupboard with shelves. Open fireplace with brick inset, stone hearth and carved sandstone mantel with design depicting rabbits.

Bedroom 6: (3.65m x 4.99m) Window seats. Open fireplace with brick inset, stone hearth and carved sandstone mantel with design depicting seagulls. Picture rail. Book shelves.

WC: WC. Wash basin.

Maid's Cupboard: Deep sink. Fitted shelves.

From side landing door to side hall with roof light and doors off to:

Linen Cupboard: Fitted wall shelves.

Bedroom 7: (3.62m x 3.70m) Window shelves.

Bedroom 8: (2.92m x 3.01m) Wash basin.

Back hall: Door to external wooden stairs to back garden.

SECOND FLOOR

From side landing, stairs to second floor. Corridor with doors off to:

Bedroom 9: (4.97m x 3.73m) Bay window to east with window shelf. Open fireplace with sandstone mantel. Fitted wardrobe with hanging space and shelves. Wall lights.

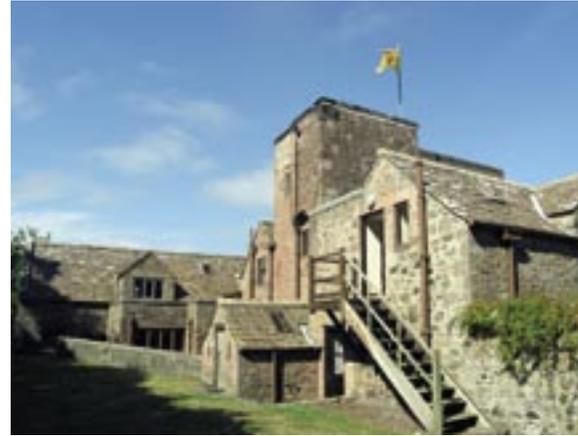
Bathroom: (3.75m x 2.88m) WC. Wash basin. Bath. Heated towel rail. Part tiled walls. Wall cupboard. Wall light.

Box Room: (2.68m x 1.90m).





Typical bedroom



INTEGRAL STAFF FLAT

From the kitchen of the main house a half-glazed door leads to an integral staff flat. The accommodation comprises:

Ground Floor

Dining Room: (4.45m x 4.42m) Window shelf. Under stairs cupboard. Fitted corner cupboard with shelved and cupboards below. Picture rail. Open fireplace with tiled mantel. Stairs to first floor.

First Floor

From stairs door to corridor with roof light, two walk-in cupboards and doors to:

Bathroom: WC. Wash basin. Bath. Wall shelf.

Bedroom 1: (3.08m x 2.44m) Window shelf.

From corridor door to:

Bedroom 2: (4.49m x 3.01m) Window shelves. Door to:

Bedroom 3: (4.53m x 3.01m) Window shelves. Picture rail.

INTEGRAL OUTBUILDINGS

To the rear of the house is an enclosed concrete back yard with doors off to:

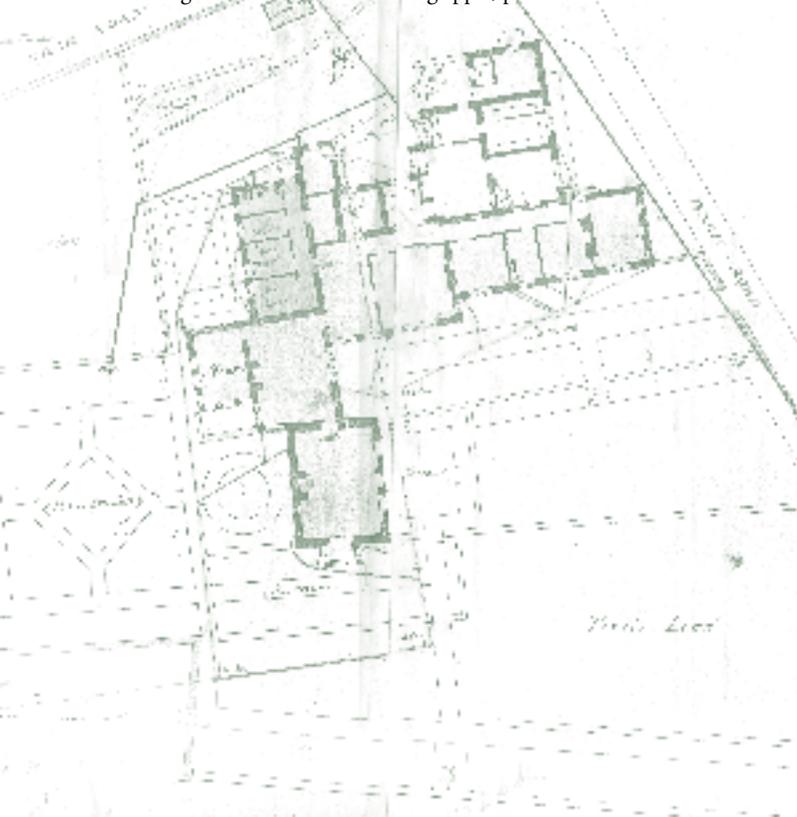
Boiler Room: 2 Clyde Combustion boilers.

Store: Fitted shelves. Walk-in cupboard with fitted shelves. Electricity switch.

GARDENS

The gardens to Little Cumbræ House extend principally to the eastern (front) and southern (side) of the main building, which is also extensively surrounded by stone-flagged terraces. Drawings from 1918 show the presence of a tennis lawn to the front of the main house, together with various terraced levels and pathway to the main jetty. To the southern side was a formal rose garden, with a vegetable garden inland to the west.

Although much of the original Gertrude Jekyll planting scheme has lapsed, the general layout and planting proposals of the various areas still exist. Whilst one of the original buildings adjoining the cottages has been removed, various sheds and stores still remain as well as a large greenhouse serviced with electricity, water and an automatic ventilation system. This area includes a range of orchard trees including apple, plum and damson.



“The central focus of the garden is a rose temple surrounded by a geometric diamond-shaped arrangement of beds planted with cannas, *Ricinus communis*, begonias and dahlias in rich warm colours. The far border in the painting, sheltered by the walls of the garden and a screen of tamarisk, is also planted with perennials - kniphofia, helenium and rudbeckia. In the background is a view of the Firth and the Scottish mainland and an old castle keep standing on a tidal island”

From "Lost Gardens of Gertrude Jekyll", written and illustrated by Fenja Gunn



Shepherd's Cottage



The Old Garden Cottage and Bothy

ESTATE DWELLINGS AND BUILDINGS East Coast

LITTLE CUMBRAE KEEP

In front of Little Cumbrae House is Castle Island, with its 13th century keep. Built on three storeys over a dungeon below, the tower was occupied by Robert II in 1375 and 1384 and partially destroyed by Cromwell in 1653.

BOAT HOUSE

Adjacent to the slipway is a boat house, built of stone and timber under a pitched slate roof.

Store 1: (15.76m x 6.00m) Double sliding doors. Fitted cupboard with work bench. Concrete floor. Loft section.

Store 2: (15.00m x 4.1m) Double wooden doors.

THE OLD GARDEN COTTAGE

Built of stone under a slate roof, the property has recently been renovated and is occupied by the island caretakers. There is an oil fired Rayburn used for hot water and central heating. The accommodation comprises:

Ground Floor

Living room, dining room, bathroom/WC, kitchen, larder/pantry, workshop/store.

First Floor

2 bedrooms with double glazed windows.

BOTHY

Recently modernised to provide a comfortable studio with kitchenette. Shower unit. WC. Central heating and hot water shared with the Old Garden Cottage.

SHEPHERD'S COTTAGE

Built of stone under a slate roof (currently vacant). The accommodation comprises: Hall, kitchen with oil fired Rayburn, dining/living room, pantry, 2 bedrooms, bathroom/WC. Floored loft above.

KENNELS

Built of stone under a slate roof with four kennel runs and serviced by water and electricity.

THE OLD BYRE

Built of stone under a slate roof (external measurements 27m x 5m). Serviced by electricity and water. External stable double doors lead to:

Store, Milking Parlour (6 stalls), Byre, Paint Store with hay loft, Old Generator Room, Loft Store over.

GENERAL PURPOSE MODERN WORKSHOP

Steel portal frame construction (24.3m x 17.7m) with cement fibre walls and roof. Concrete floor. Serviced by electricity.

Generator room with two 15kw Lister-Petter diesel generators.

To the rear are three diesel tanks.

HARBOUR AND JETTY

Stone jetty providing small boat access at high and low tides.



The Old Byre



ESTATE DWELLINGS AND BUILDINGS West Coast

LIGHTHOUSE COMPLEX

On the west side of the island is the former lighthouse complex, enclosed by a walled garden. It is situated on the flat grassed area above steep cliffs and backed by a steep grass escarpment with outstanding views to Bute, Arran and Rothesay. The lighthouse was operational until 1997 and is now uninhabited.

The buildings are all built of stone under slate roofs, although they are all in need of repair and modernisation. The complex, which is serviced by electricity and water, could potentially be redeveloped to provide additional accommodation, subject to planning permission.

HOUSE 1 (Master's)

Ground Floor: Drawing room, kitchen, bathroom

First Floor: 2 bedrooms, box room

HOUSE 2 (Second Assistant's)

Ground Floor: Kitchen, living room, bathroom. Main door to garden.

First Floor: 3 bedrooms, 2 box rooms.

Approached by a separate entrance is the Old Lighthouse, which has a circular round lighthouse tower. To the rear is a store shed.

HOUSE 3 (First Assistant's)

Adjacent to the lighthouse building is House 3, which has been partly renovated and comprises: Kitchen, dining room, bedroom, cupboard, dressing room with en suite bathroom, 2 stores, WC.

WORKSHOP

Adjacent to House 3 is a workshop building. The accommodation comprises: Workshop, Stores 1 and 2.

ANCILLARY BUILDINGS

Outwith the lighthouse complex are further ancillary buildings built of stone, which comprise:

Acetylene Store: (7m x 5m).

Generator Shed: (10m x 20m).

Adjacent is a building and land extending to 48 square metres, owned by Clyde Port Operations.

Stone steps lead down steep cliffs to a small inlet with a jetty, slipway, boathouses, store and oil storage tank.



Little Cumbrae looking south east



Site of proposed planning application for lodge development

BUSINESS OPPORTUNITIES

The Island of Little Cumbrae offers a variety of opportunities for commercial development, and the current owners have made significant progress in recent times towards establishing a variety of business options. Briefly, these can be summarised as follows:

- 1 Proposals have been made for the creation of a 40 berth marina to be achieved by the provision of floating pontoons.
- 2 Detailed plans have been given a generally positive response for the siting of 20 lodges around an inland loch.
- 3 Proposals for the renovation of the lighthouse-keeper's houses, as well as the sympathetic conversion of the main lighthouse, have been proposed. Some renovation work has been undertaken over recent years.
- 4 Proposals for the adaptation of Little Cumbrae House to other uses are being considered such as: hotel, restaurant, a club facility for lodge or boat owners.

- 5 Alternatively the main house, which is in need of some renovation and refurbishment, would ideally suit adaptation for full private occupation.
- 6 The introduction of sustainable electricity (such as wind- or sea-driven generators), additional water supply and collection as well as sustainable and eco-friendly waste water disposal methods have all been researched and are believed to be important in the further development of the island.
- 7 The introduction of outdoor education and management development courses.
- 8 The potential to create a superb lowland pheasant and partridge shoot.

Further information on various proposals are provided in an Information Pack available from the sole selling agents HLL Humberts Leisure upon application from seriously interested parties.

SERVICES

Electricity is supplied by two 15kw generators located in the modern general purpose shed.

Private water supplies and drainage.

COUNCIL TAX

<i>Building</i>	Band
Little Cumbræ House	E
Cottage 2	A
Lighthouse Complex, House 2	E

TOWN & COUNTRY PLANNING

Little Cumbræ falls under the North Ayrshire Finalised Local Plan, and is deemed to be within a Sensitive Landscape Area (ENV5). As well as policies on nature conservation and conversion of existing buildings, there are other policies on the Coastal Zone (ENV5) and development within the countryside (ENV1). Tourism policies in the Local Plan state that “provision should be made for new tourism development at appropriate locations”. Discussions with the Local Authority and other consultation bodies have resulted in a positive response towards proposals for 20 lodges as well as refurbishment of the lighthouse complex and creation of an enlarged mansion, all subject to further consultation and formal consent.

LISTED BUILDINGS

<i>Building</i>	Category
Keep	A
Old Lighthouse	A
New Lighthouse	B

Scheduled monuments include the Keep and Old lighthouse (coal-fired)

EXCLUSIONS

Two areas of property owned by Clyde Port Operations in connection with solar powered navigational devices. One area to the west extends to 48 square metres and the other to the North of the island to 1 square metre.

ACCESS RIGHTS

A right of access exists in favour of Clyde Port Operations to service the property owned by them.



Not to scale. Licence number 100005384. This plan is for identification purposes only and does not form part of any contract.

SPORTING RIGHTS

The sporting rights are in hand.

MINERAL RIGHTS

Included in the sale so far as they are owned.

INGOING VALUATION

The purchaser shall be obliged to take over and pay for certain boats, generators, spare parts etc at a price to be agreed.

An inventory will be prepared at mutual cost.

SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is offered subject to and with the benefit of all servitude rights, including rights of access and rights of way whether public or private. The purchaser will be held to be satisfied as to the nature of all such servitude rights and others.

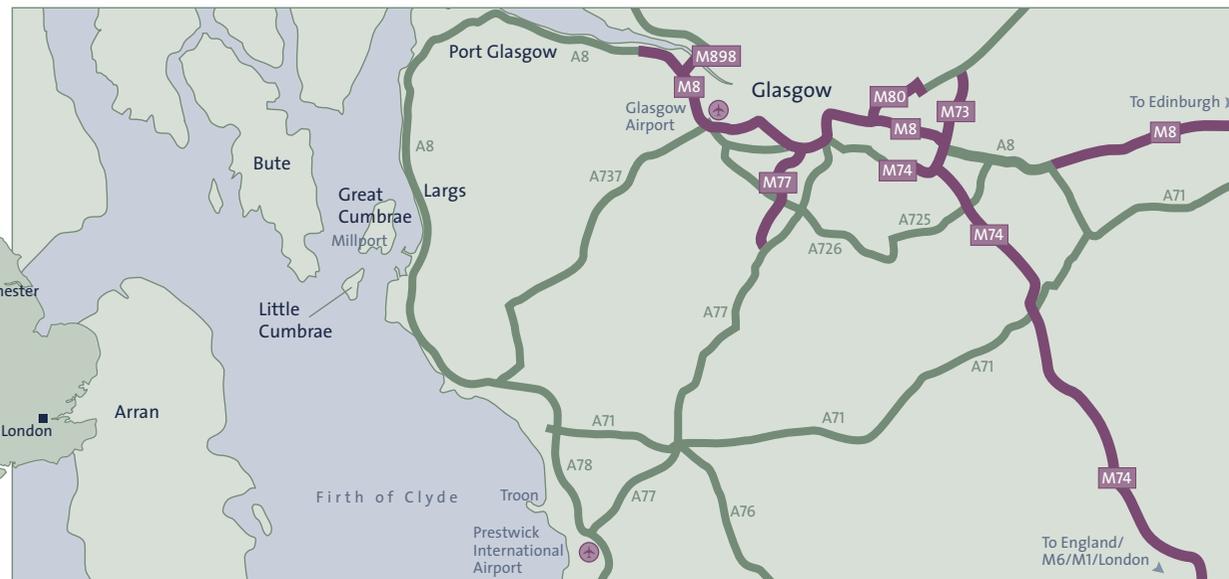
TENURE AND BASIS OF SALE

The property is held freehold(feuhold). The property is owned and operated by The Island of Little Cumbrae Ltd, which operates business activities on the island and employs the 2 caretaker managers. Further details of the Company's activities and the advantages of acquisition of the Company by way of share transfer will be supplied in the Information Pack available to genuinely interested parties upon further request.

STIPULATIONS

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.



Generally

Should there be any discrepancy between these particulars, the General Remarks and Information Stipulations and the Missives, the latter shall prevail. Offers in Scottish Legal Form should be submitted to the agents and it is intended that a closing date will be set to receive offers. However, the owners reserve the right to withdraw the property or any part of it from the sale.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the vendor and the purchaser as at the date of entry.

OFFERS

Offers must be submitted in Scottish legal terms to the sole selling agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the sole selling agents following inspection.

DIRECTIONS

Access to Little Cumbrae is via a private ferry service operating from Largs Marina, or by helicopter.

From Glasgow From Glasgow take the M8 through Port Glasgow and at Greenock join the A78 on the Clyde coast. Follow the A78 south through Wemyss Bay and Skelmorlie. At Largs follow the A78 south for approximately 1 mile and the marina is on the right. The high-speed ferry service has a journey time of 10 minutes.

VIEWING

Strictly by appointment with HLL Humberts Leisure, the sole selling agents. Please contact either:

Peter Smith BA MRICS 01756 799 271
E-mail peter.smith@humberts-leisure.com

John Mitchell BSc MRICS 020 7629 6700
E-mail john.mitchell@humberts-leisure.com

Please note: The caretaking staff will not allow landing on the island without authorisation from the agents. All private ferry transportation requires a minimum of 48 hours notice. No liability in respect of transportation to or on the island will be accepted by the owner or their agents and prospective purchasers visit and inspect the property entirely at their own risk. No accommodation or meals are provided on the island.

IMPORTANT NOTICE

- 1 These particulars are prepared for the guidance only of interested purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
- 2 Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- 3 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- 4 It should not be assumed that the property remains as displayed in the photographs.
- 5 Any area measurements or distances referred to herein are approximate only.
- 6 It should not be assumed that the property has all necessary planning, building regulation or other consents. These matters must be verified by interested parties.
- 7 The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- 8 HLLHumberts Leisure will not be liable, in negligence or otherwise for any injury or loss arising from the use of these particulars.
- 9 The property is offered for sale subject to contract and availability.
- 10 The purchaser shall deem to acknowledge that he is not entered into any contract in reliance of any said statements,

that he has satisfied himself as to the content of each said statement by inspection or otherwise, and that no warranty or representation has been made by the vendor or said agents in relation to or in connection with the property.

- 11 These particulars were first produced in September 2005.

REQUIREMENTS OF WRITING ACT

Neither these particulars nor any subsequent communication relative to the property shall be binding upon HLL Humberts Leisure or the owners (whether acted on or otherwise) unless the same is incorporated within a written document signed by the owners or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.



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