

# ISLE OF TANERA MÒR

SUMMER ISLES

SCOTLAND



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## SUMMER ISLES, SCOTLAND

Mainland 1.5 miles | Achiltibuie 3 miles | Ullapool 24 miles | Inverness 83 miles

### Easily accessible private island off Scotland's north-west coast

- Private island with varied coastline and freshwater lochans
- Principal house enjoying stunning views
- Portfolio of traditional cottages
- Tourism business with potential for expansion
- Private post office issuing Summer Isles stamps
- Sheltered offshore anchorage and three jetties
- Superb sailing, sea fishing and watersports

About 323 hectares (800 acres) in all  
For sale as a whole



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# ISLE OF TANERA MÒR

## Situation

Tanera Mòr is the main island of the Summer Isles archipelago, a group of rugged and exquisitely beautiful islands lying just 1.5 miles off the north-west coast of Scotland. Tanera Mòr has a coastline of approximately seven miles encompassing numerous cliffs, coves and beaches; innumerable perfect picnic spots interspersed with fresh water lochans; and wonderful waters in which to swim, sail and fish.

Tanera Mòr is reached via a short boat journey from Badentarbat Pier or Old Dornie Harbour. The pier is about 1.5 miles from the charming and popular west coast village of Achiltibuie. Alternatively, a larger vessel could be moored at Ullapool which lies 24 miles by road or 12 nautical miles to the south-east.

Achiltibuie has a village shop, Post Office, a well-known hotel and restaurant and a primary school. Ullapool is the main town for this area and provides a range of shops, medical practice and secondary schooling as well as a number of hotels and good eating establishments. Inverness (83 miles) is the principal city for the region and has all the facilities of a modern city including its airport with regular flights to the south and parts of Europe and a train station with services which include an overnight sleeper service to London.

Scotland's west coast, and in particular the scenic waters around the Summer Isles, is renowned for the quality of its sailing and Tanera Mòr is an ideal base with a safe anchorage in the bay. The long summer days and the warm current of the Gulf Stream ensure Tanera Mòr's seawaters are a rich feeding ground for fish. There is plenty to be caught by anglers of all abilities, both just off-shore and further afield, where mackerel, cod, pollock, coalfish and ling can be found. There are also lobsters, crabs and langoustines off the coast. Porpoises, dolphins, basking sharks and otters are seen in the waters around Tanera Mòr. Its deep, clear waters provide ideal conditions for diving.

## Historical Note

With evidence of inhabitation stretching back to Viking times, Tanera Mòr has always been the most significant of the Summer Isles, its freshwater lochans and sheltered, deep anchorage providing a safe stopover on northward sea journeys before the nearby mainland port of Ullapool was established. In the 1700's a herring curing station was founded which flourished for many years and today the beautiful main building is an important landmark on the island, surrounded by fertile land created from the deposits of ballast of Irish soil.

In addition to the herring industry, the island was farmed, with evidence of ridge and furrow still visible, and by the late 1800's the population had reached about 120. However, with the decline of the herring and the onset of World War 1, many men left the island and by the 1930's it was uninhabited.

In 1939 Sir Fraser Darling, the famous naturalist, became resident on Tanera Mòr, studying its bird colonies and reclaiming derelict land to agricultural production.

In the 1960's the management of the island focused on the development of a tourist business in conjunction with being an idyllic family home. The main cottages on the island were renovated and upgraded, a water system and electricity generators were installed to service the cottages and a fish farm was set up. In addition, The Summer Isles Post Office was established, providing a unique postal service from the island to the mainland and issuing sets of interesting and beautifully designed stamps on an annual basis.

The current owners bought the island in 1996 and became the first permanent resident owners since Fraser Darling. Their ethos in managing Tanera Mòr has been that of minimising interference with the natural ecology whilst using its existing assets to create a self-sustainable economic environment.



Badentarbat Bay with the mainland beyond









The Anchorage and Rosslyn Pier





## Description

Tanera Mòr has all the mystique, privacy, tranquillity and charm associated with island life. The island is approximately 1.2 miles wide and 1.6 miles long and extends to some 800 acres in total. The landscape is one of outstanding beauty and from its highest point, Meall Mòr (124m), the views are towards its sheltered bays, hidden lochans and traditional cottages, all with the breathtaking backdrop of the neighbouring Summer Isles and mountains of the mainland. The horizons provide a wonderful display, with the Outer Hebrides to the west, the mountains of Coigach and Assynt to the north and east and the Fannich and Torridon hills to the south. The views from the island are truly stunning and ever changing according to the weather, light and seasons.

The natural topography of the island creates a wide range of habitats, and the past and present sensitive management maintains and encourages its diversity of flora, insects and birds. A great variety of wildlife visits the island and otters are often seen playing in the turquoise waters on the rocky foreshore along the south-east corner of the island whilst the more dramatic west coast attracts a variety of seabirds including Arctic terns, great northern divers, grebes and little auks.

Over the past 15 years the current owners have planted in excess of 164,000 native trees as part of an ongoing woodland regeneration scheme. With no deer or rabbits, and sheep only in a very restricted area, these trees have flourished, creating a lush and green landscape; once windswept paths are now sheltered by semi-mature trees and the approach to the island is softened by the woodland which comes down to the shore along the eastern coastline.

The Old Herring Station lies to the rear of Tigh an Quay Cottage and despite being in a fairly ruinous state has significant potential for a number of uses subject to obtaining the necessary consent.





Old Schoolhouse, Farmhouse, Cafe and Murdo's Cottage



The island itself is self sufficient with regards to private water and power supplies and is an idyllic spot to enjoy all that island life has to offer. The Old Schoolhouse is the largest dwelling on the island and occupies a prominent location high above the bay looking over the water to Achiltibuie and the magnificent backdrop of the Assynt Mountains, of which Stac Pollaidh is the most famed.

Most of the island houses are traditional stone built houses which have been sympathetically restored for permanent use or holiday cottages. Broadly speaking, they are divided into three clusters at the northern, southern and western sides of the bay, each of which has its own jetty. The houses can be summarised as follows:



Name	Storeys	Bedrooms	Reception Rooms	EPC Rating	Heating	Council Tax / Rateable Value
The Old School House	2	3	1	F	OFCH	£1,450
Rossllyn Cottage	2	2	2	E	OFCH	C / £1,650
Farmhouse	2	4	2	F	LPGCH	£1,975
The Old Inn	2	2	1	E	OFCH	£1,325
Port Cottage	2	3	1	E	OFCH	£1,650
Tigh an Quay Cottage	1	3	1	E	OFCH	D
Rowan Cottage	1	3	1	E	OFCH	£1,325
Murdo's Cottage	2	3	1	G	WB	£1,650
Fuchsia Cottage	2	4	2	E	OFCH	£1,650

All dwellings benefit from private drainage to a septic tank, a BT phone line connection and a private water supply drawn from the fresh water Loch Allt a Mhuilinn.

**OFCH** – Oil fired central heating  
**LPGCH** – Liquefied petroleum gas (cylinders) central heating  
**WB** – Wood burner



A detailed description of each house and EPC assessment are available from the selling agents on request.





View southwards from the mainland to Tanera Mòr and the Summer Isles; An Teallach and the hills of Torridon behind. *(Colin Prior photography)*

















Ardnagoine Pier





In addition to the island itself, included in the sale is a shed at Badentarbat Pier on the mainland which is let to the fish farm that operates from the bay flanked by Tanera Mòr. The current rent is £12,468 per annum.

Tanera Mòr is currently managed and run as a successful tourist enterprise, incorporating a number of different facets. The established holiday letting business has been expanded to include residential and non-residential courses. The café and Post Office operate from a building lying close to Ard-na-goine Pier and are open for seasonal daily visits from tourist boats from Ullapool and Achiltibuie as well as yachts and sea kayakers and the occasional larger cruise ships such as the Hebridean Princess.

The private postal service on Tanera Mòr was inaugurated on 1st September 1970 with the approval of the Post Office. In return for administering the postal service to and from the mainland, the owners are allowed to issue private Summer Isles postage stamps, and these are much sought after by collectors. Past issues reflect the wonderful plant life, birdlife and wildlife associated with the island. The current owners' boat operates as a post boat, delivering the island's mail to the Royal Mail Post Office at Achiltibuie and returning with postal items.



Tigh an Quay Pier with Tigh an Quay Cottage and Rowan Cottage







The island's freshwater lochans





## General Remarks

### Viewing

Strictly by appointment with Savills or CKD Galbraith.

### Directions

From Ullapool take the A835 north for about 9½ miles, turning left, where signposted Achiltibuie, onto a single track road with passing places. After about 14 miles, turn right at the T-junction and proceed to Badentarbat Pier.

For those using satellite navigation, the postcode for the pier and Tanera Mòr is IV26 2YN.

### Entry & Possession

Entry by arrangement.

### Moveables

All properties are sold as seen and furnished, with the exception of certain personal items. All island and associated equipment including vessels, machinery, Post Office stock and fuel stocks is available by separate negotiation. An inventory is available on request.

### Harbour Dues

Harbour Dues of £926 are paid annually to the Highland Council for the use of both Badentarbat Pier and Dornie Harbour.

### Island Services

**Electricity** – there are two grids on the island, each fed by a diesel powered generator, which charge battery banks, the power from which is then converted from DC to AC and supplied to all the island's houses.

**Water** – a recently upgraded (June 2012), gravity fed supply taken by siphon from the freshwater Loch Allt a Mhuilinn is pumped through a filtration system (installed new April 2010) and up to large header tanks from which all the island's properties receive a gravity delivered supply. The filtration system was designed to meet the requirements of the European Union's Drinking Water Directive and is tested annually by the Highland Council to ensure the treated supply is safe for both domestic and commercial use

**Fuel** – heating oil and diesel are delivered to the island in tanks and delivered to each property.

**Gas cookers** – LPG (gas) cylinders at each property.





**Telephone** – every property on the island has a BT land line connection, linked to the BT owned and maintained telephone exchange located at Tigh an Quay. This receives and transmits signals via radio link to a BT exchange on the mainland. There are currently active lines in use in Rosslyn Cottage, Port Cottage and the café.

**Broadband Internet** – this is provided by radio link from the same mainland BT exchange and is currently available in Rosslyn and Port Cottages.

#### Coigach Assynt Living Landscapes

The owners of Tanera Mòr are partners of the Coigach Assynt Living Landscapes Project, a ground-breaking initiative formed to promote both the conservation and restoration of the landscape and sustainable thriving communities. It is a partnership of private, community and charity landowners (including the Scottish Wildlife Trust and The John Muir Trust) whose land ownerships in the Coigach and Assynt area extend to some 32,000 hectares. The owners have so far benefited in many ways, including skilled volunteer work and land management advice.

#### Servitude Rights, Burdens, Wayleaves and Statutory Public And Other Access Rights

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

#### BT Sites

There is a lease to BT for a site for their equipment on the island at a peppercorn rent.

#### Sporting Rights

The sporting rights are in hand.

#### Mineral Rights & Timber

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber will be included within the sale.

#### Solicitors

Macleod & MacCallum, 28 Queensgate, Inverness IV1 1YN  
Tel: 01463 239393

#### Offers

Offers in Scottish Legal Form are to be submitted 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.



## Stipulations

### Purchase Price

On conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

### Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

### 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 selling 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.

### Overseas Purchasers

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

### Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

### Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

### Important Notice

Savills & CKD Galbraith and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Neither these particulars nor any subsequent communication relative to the property shall be binding upon Savills, CKD Galbraith or the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers 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.



