

Fladda-Chuain Island

North West of The Isle of Skye | Invernesshire

27.11 Hectares / 66.99 Acres





LEANAN AN IAR

Fladda-Chuain

WESTERN ISLES

SEA OF THE HEBRIDES

INNER HEBRIDES

ISLE OF SKYE

HIGHLAND

SCOTLAND

GRAMPIAN MOUNTAINS

PERTH AND KINROSS

MORAY

CAIRNGORMS

TAY

PERTH AND KINROSS

PERTH AND KINROSS

Pabbay/Pabaigh
Berneray/Bearnaraigh
Malacleit
Lochmaddy
Carinish
Eochar
Tobha Mòr
Uist air
Dalabrog
Lochboisdale
Eriskey/Eirisgeigh
Barra/Barraigh
Sandray/Sandrayraigh

Loch Snizort
Troternish
Staffin
Balmaqueen

Loch Torridon
Shieldaig
Rona
Raasay
Portree
Bracadale
Drynach
Soay

Loch Carron
Loch Maree
Loch Fannich
Kinlochewe
Achnasheen

Loch Monar
Loch Mullardoch
Cannich
Drumnadrochit
Invermoriston
Fort Augustus

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Loch Cuaiach
Invergarry
Loch Arkalg
Loch Leven
Kinlochleven

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Loch Eil
Acharacle
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Fladda-Chuain Island

27.11 Hectares / 66.99 Acres

An exceptionally rare opportunity to purchase a stunning island off Skye's north-west coast.

- Private and romantic uninhabited island
- Remarkable scenic views in an area of world class natural beauty
- Pristine condition, untouched and unspoilt
- Outstanding birdlife and wildlife
- Superb sailing, scuba diving and sea fishing
- Rich in history and subject of several legends

Freehold For Sale As A Whole

Offers Over £190,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jon Lambert MRICS, Jock Galbraith MRICS & Emily Moore



Location

The name "Fladda-Chuain" is derived from the Old Norse "Flatr," meaning "flat" or "level," and "Chuain," meaning "of the ocean" or "sea." Therefore, it can be translated as "Flat Island of the Ocean". It is the largest island of the exquisitely beautiful Fladda Island Chain, located just three miles north west of the Trotternish peninsula on the Isle of Skye.

The island is uniquely positioned and gives exceptional views in all directions; from the dramatic hills and mountains of Skye, to the rugged mountains of northern Scotland or the picturesque Outer Hebrides.

Fladda-Chuain has varied topography with small valleys, peaks and cliffs. The highest point is 29 meters above sea level. The island's stunning coastline encompassing cliffs, coves and inlets providing a range of landing places for small boats or kayaks. Off the northern part of the island there is a sea lagoon protected by an outer reef.

There are plenty of impressive hotels, BnBs and restaurants on the Isle of Skye as well as shops and other amenities. Inverness (100 miles) is the principal city for the region and has all the facilities of a modern city including the 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 Skye, are renowned for the quality of sailing and water sports. The long summer days and the warm current of the Gulf Stream ensure the seawaters are a rich feeding ground for seabird and aquatic life. There is plenty to be caught by anglers of all abilities, both from the rocks and further afield, where mackerel, cod, pollock, coalfish and ling can be found. There are also lobsters, crabs and langoustines which can be caught in pots. Porpoises, dolphins, whales, basking sharks and otters are regularly seen in the area. Its deep, clear waters provide ideal conditions for diving and snorkelling, there are a number of ancient ship wrecks to explore.

To locate the island, please refer to location and sale plans within these particulars. The What3Words code is: Pull.Island.Beaks and the grid reference is: NG 362 810.



View east to Rubha Hunish and the Trotternish Ridge



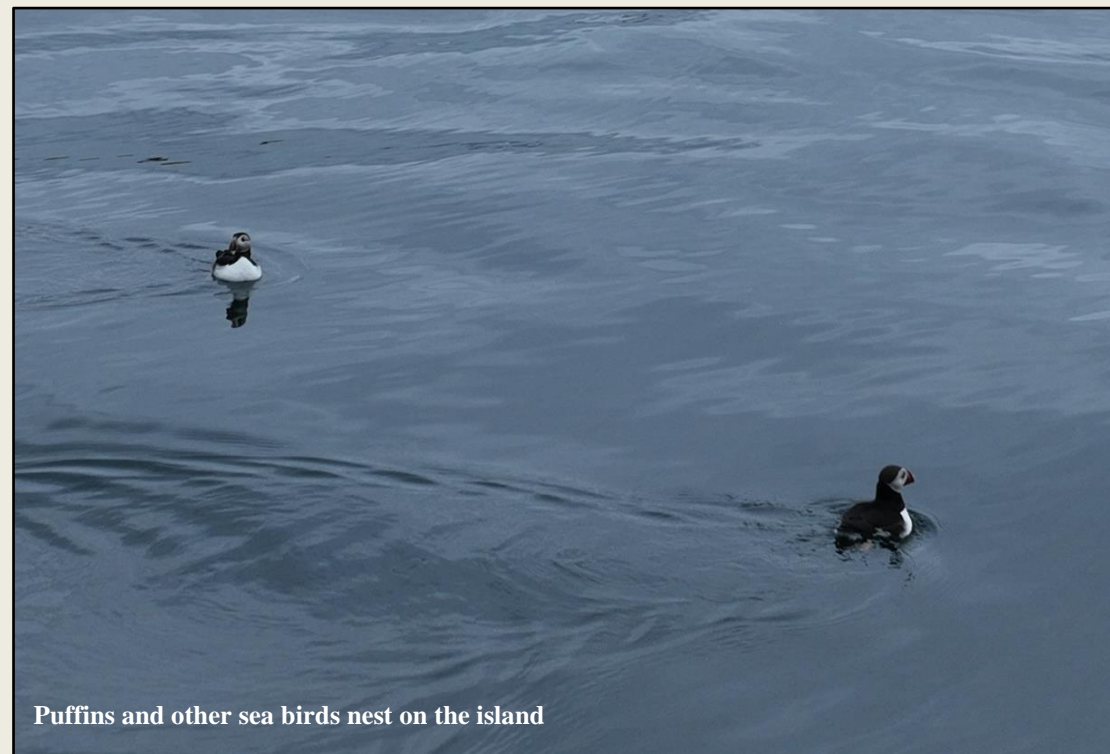
Seal colony residing on the shore of Fladda-Chuain



Remnants of bothy on south side of the island



11th century Viking gold ring found on Fladdah-Chuain in 1851
Image © National Museums Scotland



Puffins and other sea birds nest on the island

Access

Boat hire is possible from the harbours of Portree (27 nautical miles) or Uig (12 nautical miles). If you have your own vessel, the closest slipways which can be used to launch a RIB/boat are at Duntulm or Camus More giving a journey of approximately four nautical miles respectively.

If you wish for someone to take you to the island, please contact Goldcrest Land and Forestry Group and we can arrange a private hire boat to take you to and from the island.

From an anchored boat, a dingy, paddle board or kayak is required to land on the island.





Description

Fladda-Chuain – 27.11 Hectares / 66.99 Acres

This mystical and romantic island has all the privacy, tranquillity and charm associated with a small island off the coast of north-west Scotland. The views from the island are truly stunning and ever changing according to the weather, light and seasons.

Fladda-Chuain has a width of approximately 240 meters at the widest point and a length of 1,300 meters at the longest point. In total it extends to some 66.99 acres. The landscape is one of outstanding natural beauty and the isle benefits from the world class scenery of the Inner Hebrides.

It may be possible to construct a small cabin/hut on Fladda-Chuain, subject to consent. At present, there are no services to the island, other than mobile phone reception.

A wide variety of birds nest on the island. Observations by the Shiant's Auk Ringing group have included Storm Petrel, Gannet, Shag, Oystercatcher, Ringed Plover, common Sandpiper, Great Skua, Artic Tern and Black Guillemot.

In addition, the island benefits the most diverse and untouched flora and fauna. There is also a colony of seals which reside on the south-east side of the island.

Further information and photographs of the island are available from the Selling Agents upon request.

Historical Note

Fladda-Chuain is the subject of fascinating folklore and legends. The island was once a sacred place identified by some as the mysterious Tír na nÓg in Irish mythology, 'The Isle of Perpetual Youth', traditionally believed to be a magical island where it is always summer, and the sun never sets.

St Columba built a chapel on Fladda-Chuain when he brought Christianity to the islands in the sixth century. The ruin of the chapel is still evident on western side. It is said that within the chapel a stone known as 'The Weeping Stone' was placed on the altar. Folklore told that the stone was perpetually wet and that fishermen poured three handfuls of seawater on the stone to procure favourable winds and catches.

The last inhabitant was known as "Am Muileach Mòr", which means either 'Big Mullman' or 'Man of the Headland'.

The island was visited by the Vikings as evidenced by the intricate 11th century gold ring found in 1851 and now on display in the National Museum of Scotland (see photo on page 6).





Designations

The Inner Hebrides and the Minch is a Special Area of Conservation.

Viewing

Viewing is by appointment only. Please contact Goldcrest Land & Forestry Group to arrange for boat hire, if required. your own personal safety, please be aware of potential hazards when inspecting.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agent

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS, Jock Galbraith MRICS & Emily Moore

Seller's Solicitor

Thorntons Solicitors

65 Haymarket Terrace, Edinburgh, EH12 5HD

Tel: 0131 603 8365

Ref: Robin Dunlop

Mineral Rights

The mineral rights have previously been reserved by the Secretary of State for Scotland and are not included in this sale.

Measurements

The measurements stated in the brochure are from recent digital mapping. The area is taken from the high water mark. The property will be sold as per the Title.

Authorities

Highland Council

Headquarters

Glenurquhart Road

Inverness

IV3 5NX

Tel: 0134 9886 606

Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

Additional Information

Additional information is available from GOLDCREST Land & Forestry Group upon request.

Common Grazing

The island forms part of The South Duntulm Common Grazings. The property will be sold with the benefit of, and subject to, all existing rights and burdens within the Titles.

Hutting

For guidance on hutting in Scotland we encourage reading 'Good practice guidance on the planning, development and management of huts and hut sites', produced by Reforesting Scotland's Thousand Huts campaign. A copy of this document is downloadable from the Thousand Huts website - <https://www.thousandhuts.org/>



Sole Selling Agents
GOLDCREST
LAND & FORESTRY GROUP

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office@goldcrestlfg.com



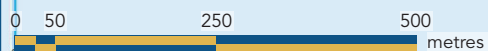
Cladh a' Mhanaich
and rems of
St Columba's Chapel

Fladaigh Chuain

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| Key | |
|-----|-----------------------|
| | Area - 27.11 hectares |

| Approximate Distances | |
|-----------------------|-------------------|
| Duntulum slipway | 4 nautical miles |
| Camus More slipway | 5 nautical miles |
| Uig | 12 nautical miles |
| Portree | 27 nautical miles |



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IMPORTANT NOTICE

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