



Achnamara Community Slip

Business Plan

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Executive Summary

Purpose and Request

Achnamara Community Trust SCIO seeks support to secure community ownership of the Achnamara Slip, a small but strategically vital waterside asset at the head of Loch Sween. The Trust proposes to acquire the Slip through the Community Right to Buy process and invest in essential repairs and modest improvements to ensure safe, permanent access to the loch, protect an important community asset, and establish a financially sustainable, community-managed facility.

The Asset and the Need

The Achnamara Slip is the only practical and safe point of water access for the village and surrounding area. It is heavily used by local residents, including the community rowing club, swimmers, kayakers, small boat owners and the Moorings Association. Despite its importance, the Slip is in private ownership, unmaintained, and deteriorating, creating increasing safety and access risks. Loss of access or further decline in condition would have serious consequences for community activity, water safety, health and wellbeing, and local resilience. There is no viable alternative site nearby that could be recreated without very significant cost and environmental impact.

Community ownership is therefore the only realistic long-term solution to secure access, manage risk, and protect this asset for current and future generations.

The Community and the Trust

Achnamara is a small rural community of around 120 residents with a strong track record of successful community-led projects, including the acquisition and renovation of the Village Hall, development of the Community Shed, and delivery of a community-built coastal rowing skiff.

Achnamara Community Trust SCIO, established in 2019, is a capable and experienced organisation with:

- Strong governance and an updated constitution compliant with Community Right to Buy legislation
- A committed board with expertise in project delivery, finance, community development and marine activity
- An active volunteer base supporting delivery and ongoing management

The Trust has demonstrated its ability to raise funds locally, manage assets responsibly, and deliver projects that generate lasting social, environmental and economic benefit.

Project Proposals

Following acquisition, the Trust will prioritise essential, low-impact improvements focused on safety, access and sustainability. These will be delivered in phases as funding allows:

Phase 1 – Core Works

- Repair and improve the slipway surface and launch ramp
- Repair and enhance rock armour for resilience
- Clear derelict boats and hazards

Phase 2 – Functional Improvements

- Managed dinghy, small boat and trailer storage
- Improved signage and seating

Phase 3 – Community Enhancements

- Small multi-use shelter
- Community-led activities and events linked to the Village Hall

All proposals are deliberately modest in scale, environmentally sensitive, and designed to meet clearly evidenced local need.

Financial Summary

Capital Costs – Site Acquisition

Independent valuation:	£5,000
Legal costs:	<u>£2,000</u>
Total acquisition cost:	£7,000

Development Costs (Indicative, Staged)

Slipway and access improvements:	£15,000
Storage and safety infrastructure:	£2,000
Small-scale amenities:	<u>£2,500</u>
Total development costs:	£19,500

Development will be funded through a mix of own funds, grant funding, earned income and community fundraising, allowing works to proceed incrementally without placing financial pressure on the Trust.

Revenue and Sustainability

The Slip will operate on a not-for-profit, cost-recovery basis, generating modest but reliable income to cover insurance, maintenance and management. Income streams will include:

- Launch and access fees
- Dinghy, small boat and trailer storage fees
- Annual contributions from organised user groups
- Community fundraising events
- Visiting groups combining use with access to the village hall.

Financial projections show the facility breaking even from year one, with small surpluses reinvested into maintenance and future improvements. This ensures long-term sustainability without reliance on ongoing grant support.

Outcomes and Benefits

Community ownership of the Achnamara Slip will deliver clear, measurable benefits:

- Social and Health
 - o Safe, inclusive access to the loch for all ages and abilities
 - o Improved physical and mental wellbeing through outdoor activity
 - o Increased community cohesion and volunteering opportunities
- Environmental
 - o Better management of a sensitive shoreline within a Marine Protected Area
 - o A reduction in unmanaged activity and improved site stewardship
- Economic and Resilience
 - o Protection of an essential community asset
 - o Support for local recreation and small-scale tourism activity
 - o A sustainable income stream contributing to community resilience

Conclusion

This is a low-cost, high-impact community acquisition compatible with the principles of sustainable development. The project will secure permanent access to Loch Sween, protect an irreplaceable local asset, and empower a capable rural community to manage it responsibly.

The Achnamara Community Trust SCIO is ready to proceed and has strong community backing. Support for this proposal will enable the community to take control of its future, improve safety and wellbeing, and ensure the Slip remains a valued shared resource for generations to come.

Introduction

Who are We?

Achnamara is a small forestry village situated on the shores of Loch Sween, a Marine Protected Area in the National Scenic Area of Knapdale Forest, which is also a SSSI. We are a small, active rural community of around 120 people working towards community resilience and sustainable growth. Our population has increased over the past year with several new couples and families moving to the area and we have a strong community spirit, socialising together and supporting each other, especially during emergencies. We have improved our well used Village Hall and Community Shed over the years and run a range of activities and events which support positive health and well-being, build community cohesion and help to address rural and social isolation.



The Trust

Achnamara Community Trust SCIO (the Trust) was formed in 2019 to acquire the Village Hall and adjacent Shed. It is run by and works with the community of Achnamara and the surrounding area to deliver projects and activities which contribute to the well-being of the local population and the sustainable development of our area. In particular it is currently focused on the priorities for action identified within the recently completed Community Plan ([Appendix 9](#)).

Community Survey

In 2025 we carried out a survey to determine the priorities for our community. Over 50 responses highlighted these as:

1. Protecting our beautiful natural and marine environment and improving access to it
2. Enabling more people of a range of ages to live in our community
3. Maintaining and improving community facilities and infrastructure, where we can
4. Better connectivity – both mobile phone and broadband.

The responses showed that improved, secure and reliable water access was of high importance and over 70% of respondents supported us further investigating community ownership of the Achnamara Slip (the Slip) at the head of the loch. The Trust therefore wishes to secure community access to Loch Sween by purchasing the Slip, thus providing an opportunity for the community to improve sustainable waterside amenities and develop water-based activities. This project is a core part of [Achnamara's Community Plan](#) and directly addresses priorities one and three above.

The Achnamara Slip Project Overview

Over the last ten years, Achnamara has put huge effort into its most urgent priorities: restoring our Village Hall, developing the Men's Shed and reinvigorating its community activities. The community is now able to look to the outside space and is working towards potentially purchasing and improving the Slip. (For clarity, reference to the Slip includes the current launching ramp/slip together with the rough area currently used for boat storage and parking and the amenity land to the north and south, all as shown in pink on the plot plan below.)

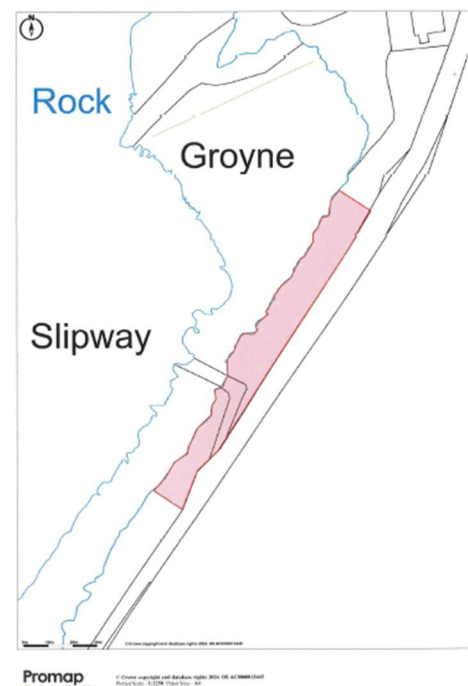
Security of Water Access

The primary and most urgent driver in this project is to ensure that the community has certainty of safe access to the waterside into perpetuity. Our **immediate** mission is to repair and improve the slipway, clean up the area, remove the derelict boats and old trailer parts and make it a safe communal space for all to use, with improved water access and an area for outdoor events.

The Slip is an important resource for the community of Achnamara, used regularly by the 20 members of the Achnamara Rowing Club to launch the skiff for team and social rowing year-round. We built our skiff as a successful community project and it is used regularly by the Achnamara Rowing Club for team and social rowing year-round. We aim to promote further water-based activities from Achnamara – encouraging people to visit, enjoy and appreciate the environment. The launching ramp is also used by the 42 members of the Moorings Association, by kayakers, leisure sailors and swimmers.

However, the Slip is currently in private ownership and is not maintained, so is worsening in condition and is becoming unsafe without attention. There are also old boats and trailer parts left at the site which we would like to clear up and make safe. The community and Trust have tried on several occasions to open a discussion and negotiations with the current owner, Ian Gray, but he has never responded. He responded to the CRTB Part 5 application notice at the last moment, stating he did not agree to a transfer and did not wish to discuss a transfer.

The private ownership and lack of maintenance of the Slip puts our community water and wider outdoor activities at risk. The Slip is the closest access point to the moorings on Loch Sween, the most accessible point to launch small craft (including the community-built skiff, Daisy Bell) and the safest water access for swimmers and kayakers. Despite its current poor state of repair and management, this site and the activities it facilitates are of significant importance to the community. The community recognises that it would greatly benefit from having



security of access to the Slip, enabling its effective repair, maintenance, management and improvement in the interest of all water users.

The Future Vision

Our future plan is to create an outside area and improved slip with facilities to run more outdoor activities and events in a safe and well-maintained space. These planned small projects are practical, useful, and important for community resilience, as they support and provide opportunities to come together regularly in a small rural village where social contact is so important for positive mental health.

Argyll's coastline makes it a prime destination for water-based activities and Loch Sween is perfectly placed to maximise this opportunity. Through community ownership, we can improve loch access and increase recreational use by local people and visitors. The protected waters of upper Loch Sween make it the ideal place for kayaking, paddle boarding and dinghy sailing.

'Wild swimming' has surged in popularity across Scotland because of its mental health benefits, clean waters, and easy access. Establishing a designated swimming area in Argyll would attract both locals and visitors, further enhancing the area's appeal as a hub for outdoor recreation.

Community ownership of Achnamara Slip will:

- Ensure that any development of this site is sustainable and sensitive to the current and future needs of our community
- Increase the use of the community skiff and allow us to train and compete with local teams
- Develop safe dinghy and small boat storage to generate a small income
- Provide a base for local kayakers and paddleboarders, if access and storage is improved
- Promote Loch Sween alongside the existing Argyll Sea Kayak Trail and the Crinan Canal as excellent kayaking sites
- Increase fishing and attract more anglers to the area
- Improve amenities such as seating areas, viewpoints, and signage
- Control currently unmanaged camping and campervan activity
- Attract walkers and cyclists by providing additional amenities.

The key elements of our plans are laid out at [Slip Project Development](#) below, with financial tables provided at [Financial Summary](#).

Current Status

The Trust is currently progressing the compulsory purchase of the Slip under Part 5 of the Land Reform (Scotland) Act 2016 and has a clear project plan for this.

To date we have:

- Commissioned an independent valuation ([Appendix 8](#)) which valued the site at £5,000 in April 2024. We will update this but presume no substantive change
- Updated Achnamara Community Trust SCIO's constitution to be compliant with the requirements of the Community Right to Buy (CRtB) legislation
- Attempted to contact the landowner informally to discuss the purchase of the Slip
- Formally written to the landowner to offer to purchase the Slip (recorded delivery) on 5th December 2025
- Prepared this business plan to articulate our plans for the Slip
- Developed our capital project.

Next steps:

- Wait for six months for a response from the landowner (expired 5th June 2026)
- Work with CRtB team to carry out a community ballot to confirm the required community support for the purchase
- Submit formal application for compulsory purchase of the Slip
- Undertake discussions with Planning Authority to confirm consents required
- Continue to communicate regularly with the community regarding progress
- Raise the funding required to purchase the slip site and pay the required legal fees.

Why Should the Community Purchase the Slip?

In 2002 the Slip was sold to Mr Ian Gray as part of his purchase of Achnamara House, at the other end of the village. Mr Gray has previously acknowledged in writing the importance of the slip to the Achnamara Community, noting its being used informally for the launching and retrieving of small craft and the storage of dinghies onshore. Mr Gray has more recently marketed Achnamara House, in whole and in part, for sale. His intentions regarding the house and slip remain unclear. Mr Gray makes no known use of the slip.

Whilst the slip has remained unmaintained since the residential school closed it is still usable, albeit now with some care. In the past, the Achnamara Moorings Association has tasked and paid for the area to be cleared of unsightly debris and abandoned boats and trailers. It is now in need of some improvement work. There is no other site near the village with a similar combination of factors where a similar slip could be reasonably formed. In the event that the present owner suspended informal use of the slip, sold it to another owner who did the same or developed it commercially, then **the loss of use would put the local community and the various users in a very difficult situation.**

Recreating another slip would be both extremely expensive and time consuming. Creating a new slip at a less optimal site on the shore line would involve buying the land from Forestry & Land Scotland and then engineering a slip, road access and storage area. Costs would be prohibitive and the process could take some years to complete - assuming a site could be found and the necessary planning permission obtained. The community impact would be immense. **It is vital that the community control its destiny with regards the Slip.**

Given that the slip is owned privately it is not currently possible for the community (and existing users) to properly maintain and improve the area. The launch ramp in particular is becoming extremely rough, increasing the possibility of an HSE incident during use. **An improved and maintained ramp would be much safer for users.**

There is a range of possible uses for the slip and associated land which could enhance the location for users and also form the basis of a viable business plan. Community ownership would guarantee long term access to what has become an important community asset, making it safer to operate and also allowing the area to be properly maintained and respectfully enhanced to provide **better, sustainable facilities for users.**

The slip is used weekly by the Achnamara Rowing Club to launch the community rowing skiff (hand-made by the locals) for rowing sessions on the loch. There is no other nearby location where this could be launched. **Loss of access to and use of the slip would almost certainly result in the closure of the rowing club.**

The slip is used for launching and recovering small boats although the launching surface is rough (and getting rougher). The nearest alternative public launch facility is at Tayvallich - 9 miles away by road. Upper Loch Sween is a glorious place to explore by small boat. Better launch facilities for sailors, kayakers and paddle boarders would enable more people to make use of the area. **Loss of access at Achnamara would result in fewer people being able to get out on the water.**

Loch Sween is a perfect place for learning water sport skills. **A good launch slip and better boat store area could encourage more people to take to the water.**

The slip is located alongside the Achnamara Mooring Association boat mooring area. Many boat tenders are kept along the shore line in sub-optimal locations, increasingly untenable as climate change advances. Better dinghy storage and launch facilities would improve access for some Mooring Association members. **Loss of use of the slip would be detrimental to users of the Mooring Association.**

Local swimmers regularly use the slip for water access. However, there are no benches or changing facilities. The slip would be the perfect place for a mobile sauna, encouraging people to enjoy the health benefits of wild swimming. **Improved facilities could increase and improve its use as a wild swimming spot.**

In recent years the Slip has been used for a variety of social and recreational activities that highlight its importance to locals and community life, such as community gatherings and celebrations, including a BBQ to celebrate the launch of the community skiff. It would benefit from being lightly enhanced by providing benches or picnic tables, and improving the quality of pedestrian access.

Campers and camper-vans occasionally make use of the area. However, this is uncontrolled, generates no income and can contribute to poor hygiene in the area which is not desirable in a place where people swim. **Community ownership of the area would allow this to be controlled and managed.** Whilst we do not envisage this being part of the initial development, it is a use we intend to explore as part of our ownership.

Challenges of Community Ownership of the Slip

Ownership of the Slip will mean additional responsibilities for the Trust and any volunteers involved in managing and maintaining the facility:

- The Trust will need to put Public Liability Insurance in place for the site and establish HSE and maintenance policies with clear accountabilities. Our current Hall and Shed insurer have confirmed the additional costs for including the slip and land in our policy will be under £100 pa.
- The project must be effectively financed, including fund raising for the purchase and development, and collection of income for ongoing management.
- Operating rules for the facility will need to be agreed and clearly communicated, including associated usage costs. At present there are no formal rules or costs for use of the facility. This change will need to be carefully managed.
- The implementation of the works at the site will require close management to ensure they are completed to specification, on time and on budget.
- The Trust will need to enlarge its committed volunteer base to ensure it continues to have capacity to manage the above.

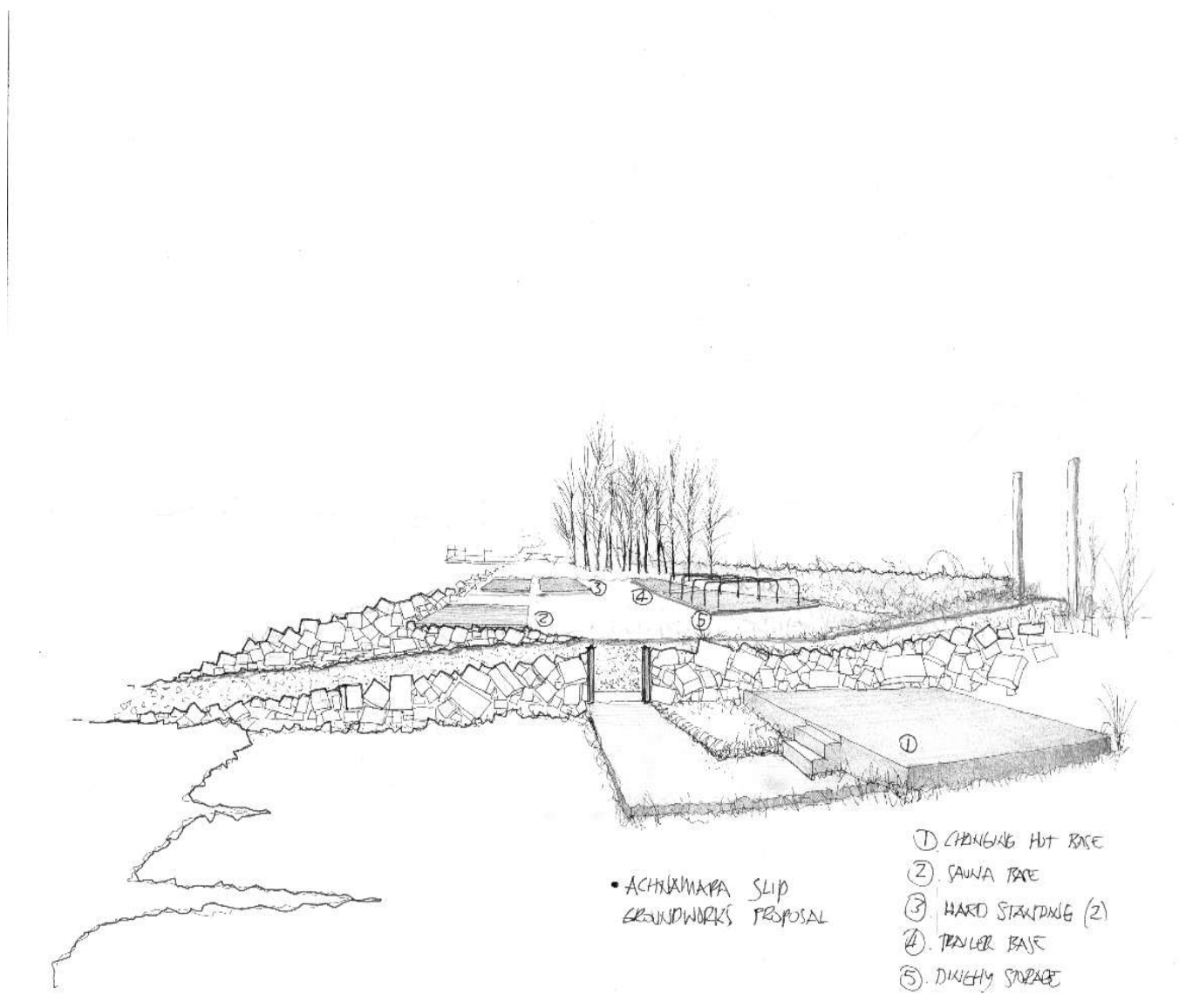
Slip Project Development

The Trust has planned a range of improvements and developments for the slip and surrounding area, focussing on improving the condition of the Slip, making it safer, better managing the site for local and visitor use, and generating a small annual income to cover insurance and maintenance costs. These proposals are listed in the table below in order of priority and deliverability, with further information in the section below on [Slip Project Delivery](#).

Achnamara Slip Development Projects - Summary Table

Project	Income generating?	- Benefits
1. Improved Slip facility	Yes – via a launching fee	- Safer boat launching - Increased skiff use - Increased launch opportunities - Health / wellbeing from social activity - Income generation
2. Dinghy, small boat and trailer storage	Yes – via a storage fee	- Improved water access and use - Improved land management - Improved site safety - Income generation
3. Provision of bench and signage	No	- Improved local access and enjoyment of the area - Improved awareness of the Trust and the community management of the Slip
4. Shelter / hide - create a small multi-use shelter on the site (built by local Shed team)	No	- Social / health and well-being / environmental awareness - Visitor attraction - Increased use of the area
5. Community sauna	Potentially	- Community cohesion - Health and well-being - Income generation
6. Guided activities and hosting events	Potentially	- Community cohesion - Health and well-being - Income generation

The following image provides an illustration of the potential initial improvements at the Slip.



Slip Project Delivery

Improved Slip Facility

The first stage of the project will be to improve the overall working surface and launching ramp.

The rock armour on the seaward site of the ramp and working area will be repaired and enhanced. This will improve protection for the ramp during periods of severe weather and will allow the working surface of the storage area to be slightly raised and improved. Suitable material will be brought in to in-fill the boat storage surface. The ramp will be repaired using compacted loose material – as per its original design. The ramp should be sufficiently protected by enhancing the rock armour to the south but, in the event that this does not prove to be sufficiently resilient, alternative ramp surfaces can be investigated in future years.

As a general note applying to all aspects of this project, the Trust will need to put Public Liability Insurance in place for the site and establish HSE and Maintenance policies with clear accountabilities.

Cost: The estimated cost of repairing and improving the working surface of the site, including adding additional rock armour, is £15,000. Some of this can be done by local volunteers and via donations of materials. This has been a successful route for works at the Village Hall.

Dinghy, Small Boat and Trailer Storage

Currently boats and trailers are left across the site in an ad-hoc manner and we have had issues with damaged and disused boats and trailers being abandoned. This has previously caused an environmental and health and safety issue, which we intend to remedy through ownership and careful management of the area.

The second stage of the project will therefore be to establish a managed storage area for dinghies, small boats and trailers. A dinghy storage rack will be constructed to enable inflatable dinghies to be stored and secured vertically. This will require a concrete base to be poured and some steel frames to be installed which can support and secure the dinghies. A marked-out storage area will be established for small boats on launching trolleys and trailers. The repaired launch ramp will then allow much easier and safer launching than is currently possible.

Boat parking is expected to be in demand as there is no other similar facility in the area. This would be a great demonstration of success as more people would be getting access to Loch Sween. In the event that more space is required in future this could be managed by adding more levelled space to the north of the initial storage area.

Cost: The estimated additional cost for this element is £2,000 (to be confirmed). Materials will be sourced locally, with the work being carried out by volunteers from the Moorings Association members and the Shed Team where possible.

Provision of Bench and Signage

There is potential for the installation of benches and/or picnic tables near the shore. In addition to a bench on the front near the ramp and boat store, one or two picnic tables could be installed on the north side taking advantage of the light shade created by the trees near the shore. This would create a tranquil spot for relaxing and enjoying the waterside environment.

The benches and picnic tables will be built by the Shed team. Ongoing maintenance would be the responsibility of the Trust.

Some small signage would be installed that explains the community ownership.

Cost: Materials for benches and a small sign are estimated at £500 (to be confirmed).

Multipurpose Shelter

Several of the community groups that use the Slip are keen to create a multi-functional shelter at the Slip. This will provide shelter for rowers and swimmers and the potential for bird and otter watching. This project has been inspired by the otter hide located at Taynish (Tayvallich) where binoculars, wildlife information and a sightings list are provided.

Responsibility: This project will be led by the Shed Team, who have an excellent track record in planning and implementing projects. The Trust will carry out fundraising to purchase materials and also ensure that all approvals etc. are obtained as required.

No income will be generated from this facility; however, it is expected to increase the use of the area and improve health and well-being by encouraging more people to access the loch, particularly in the winter.

Cost: Estimated materials costs £2,000 (to be confirmed). Volunteer labour.

Community Sauna

There is much interest in supporting the Shed Team to build a wood-fired sauna for use at the Slip. This would benefit a wide range of groups, including the Rowing Club, swimmers, local people and visitors to the area. It would be run on a voluntary community event basis, with donations for use. The sauna would be on wheels and stored adjacent to the Village Hall alongside the skiff when not in use.

Responsibility: A sub-group of the Trust would be formed to take responsibility for building the sauna and managing the use of the sauna, with training and a policy on use being put in place at the outset.

Cost: Funding for the sauna would be a separate matter for the Shed and Community. The sauna would pay a small rental to the Slip for use of the area.

Guided Activities and Hosting Events

Going forward, there is potential for local business opportunities to develop through guided tours and visitor experiences, e.g. wildlife spotting, painting weekends, heritage tours, skills workshops etc. These would all be supported by improved facilities and activity at the Slip, and in collaboration with the existing facilities at the Village Hall. In turn they would add to the community cohesion and attractiveness of Achnamara.

As a general note: the area used for boat storage, trailer storage and campervans will all be on the same surface. Additionally, there is room to create further space to the north if, for example, more people wished to operate small boats from the site. The area is flexible, adaptable and expandable subject to demand, allowing the Trust to respond based on operating experience.

Potential Income Streams

Once fully operational, the managed and improved Slip will generate income from a range of streams, estimated as follows:

- Launch fees will be charged for use of the slip for launching and recovering boats. Similar facilities in the area charge £5 per launch/recover. Assuming 50 launch / recover operations per year at £5 = £250
- Mooring Association surcharge to support the enhanced facility: 30 members at £5 = £150
- Regular local users of the launch ramp will be offered an annual usage fee. Assume 20 users at £30 per year = £600
- The Rowing Club would pay an annual fee to the Trust for use of the Slip and onsite storage of the skiff. Assume £250 per annum
- Dinghy storage would be charged at £20/dinghy per annum for 10 dinghies = £200
- Small boat storage and trailers would be charged £50 per season for use of the area including use of the launch ramp. Assume 5 users = £250
- The community sauna will pay a fee for use of the site when in operation. Assume £10 per operation 20 days a year = £200
- Annual Community fund raiser event = £250 (based on previous events)
- Voluntary donations from swimmers and other users of the multi-purpose shelter = £50
- Activity groups will be able to hire the Slip and Village Hall for combined events; for example, kayaking groups, nature groups, visiting skiff groups. Assume £200 per annum.

Based on the above, the overall slip facility has the potential to generate £2,200 per annum. Offset against this would be insurance costs and any ongoing maintenance costs.

Outcomes and Benefits

A wide range of positive outcomes can be achieved through this project, including:

Social / Community

- Certainty of safe water access into perpetuity
- Increased agency for Achnamara community through ownership of an asset that is important to them
- Improved access to the loch waters and shoreside
- Opportunities for outdoor community gathering events and activities
- Increased physical health and well-being for community members through local swimming, kayaking and other related activities
- Increased mental health and wellbeing for local people and visitors through access to natural spaces
- Increased community resilience through the generation of a small income stream
- Retaining community use of a valued local natural environment
- Positive visitor management
- Increased opportunity for accessing and learning about the natural environment
- Organised volunteer opportunities for the whole community.

Specific social benefits arising from increased shoreside access include:

- Improved skills, water confidence and social interaction, through the setting up of kayak, dinghy and paddleboard clubs for local people
- Support of the rowing club to enable Achnamara to row and compete with local villages
- Improved mental health, well-being and water safety, through improved and increased access to open water swimming

Environmental

- Encouraging access to the natural environment locally
- Conserving local natural environment and wildlife through community ownership
- Positive land management through community ownership
- Management of campers/campervans to reduce impact in other areas

Economic

- Improved visitor experience leading to increased visits, length of stay and spend with tourism businesses
- Improved signposting orientating visitors and encouraging extended visits
- Increased spend at nearby businesses, eg Tayvallich and Crinan
- Increased income for the Achnamara community
- Potential new local business opportunities

Educational

- Opportunity to host user groups combining access to the water and the village hall.

Financial Summary

A summary of capital and revenue financial tables is provided below.

Site Purchase Costs and Funding

This table is based upon the independent valuation for the site provided by D M Hall of £5,000 ([Appendix 8](#)).

Capital costs - Site purchase	£
Site cost (independent valuation Feb 2025)	£5,000
Legal costs for purchase	£2,000
	£7,000

Capital funding for site purchase costs	
Scottish Land Fund application (Stage 1 submitted)	£5,000
Local fundraising and donations	£2,000
	£7,000

Site Development Costs Estimates – Overview

We have discussed these plans with a local contractor and the Shed team, and have developed estimates for the project costs as set out below.

Capital costs - Site development estimates	£
Project 1 Improved Slip facility	£15,000
Project 2 Dinghy, kayak, small boat and trailer storage	£2,000
Project 3 Picnic bench and signage	£500
Project 4 Multipurpose Shelter	£2,000
	£19,500

Capital funding for Site development costs	
Earned income surplus years 1 & 2	£1,000
Earned income surplus years 3 & 4	£2,500
Earned income surplus year 5	£1,500
Crown Estate Community Grant	£15,000
Total estimated funding	£20,000

Potential Funding Opportunities for Site Development

The proposed project funding will be raised through small grant applications together with generation of earned income from the site. The Trust has an excellent track record of raising funding for small projects and expects to be able to source funds for the small projects from the outset. The larger Slip improvement project will require grant funding and will be delivered once the required funds have been raised.

The Trust has also been successful over several years and projects in securing volunteer labour and donations of materials from local landowners and contractors for community projects and expects to be able to do the same again here.

Early Stage Estimated Income and Expenditure

Using early estimates, the project has a projected turnover of around £1,700 growing to around £3,000 by year 5. It breaks even with a small surplus from year 1, providing a small amount of funding towards planned capital projects. Grant funding will be sourced to carry out the proposed Slip development work.

	75%	90%	steady state	110%	120%
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Estimated income - ANNUAL	Yr1 (26-27)	Yr2 (27-28)	Yr3 (28-29)	Yr4 (29-30)	Yr5 (30-31)
Visitor launch fees - 50 launch and recover operations at £5	£188	£225	£250	£275	£300
Mooring Association surcharge - 30 members at £5	£113	£135	£150	£165	£180
Regular local user fee - 20 users at £30	£450	£540	£600	£660	£720
Rowing Club fee for use of facilities £250	£188	£225	£250	£275	£300
Dinghy storage - 10 boats at £20	£150	£180	£200	£220	£240
Storage for small boats and trailers - £50 for 5 users	£188	£225	£250	£275	£300
Community sauna fee (from year 3)			£200	£220	£240
Annual community fund raiser	£188	£225	£250	£275	£300
Voluntary donations from swimmers and other users of the multi-purpose shelter	£45	£54	£60	£66	£72
Hire to activity groups - in conjunction with the Village Hall	£188	£225	£250	£275	£300
Total estimated annual income	£1,695	£2,034	£2,460	£2,706	£2,952
Expenditure early estimates - Annual expenditure (3% increment)	Yr1 (26-27)	Yr2 (27-28)	Yr3 (28-29)	Yr4 (29-30)	Yr5 (30-31)
Insurance (Public Liability for Land) estimate	£100	£150	£200	£200	£250
Maintenance and small-scale project materials	£300	£309	£400	£412	£424
Volunteer training	£300	£309	£400	£412	£424
Total estimated annual expenditure	700	668	1000	1024	1098
Profit/Loss	£995	£1366	£1,460	£1,682	£1,854

Risks and Mitigation

The table below identifies the key risks and potential mitigating actions for this project. These will be monitored and updated by the Trust as the project progresses.

Nature of risk	Detail of possible risk	Likely	Impact	Mitigation
Community Right to Buy is unsuccessful	Unable to purchase the Slip as seller is unwilling	Low	High	Work closely with CRtB team to ensure all information is in place as required
Achnamara volunteer capacity	Lack of time available for Achnamara volunteers to deliver this project	Med	High	Trust and volunteers manage time effectively and delegate tasks appropriately. Set up a workplan for specific projects and recruit new members with allocated tasks
Community capacity	Lack of specialist skills to cover the work that needs doing	Low	High	Committed and skilled volunteers are engaged with the project. Succession planning and recruitment will be carried out as required
Unable to raise the required funding to purchase the asset	Achnamara has a good track record in raising funding locally and this project is well supported	Low	High	Start fundraising as soon as CRtB outcome is known
Cost of site is higher than the	Currently valued at £5k	Low	Med	Liaise with CRtB re expected price

Nature of risk	Detail of possible risk	Likely	Impact	Mitigation
independent valuation				
Unable to secure capital funding required for site redevelopment plans	Capital grants required for Slip redevelopment specifically	Med	High	Bridge any funding gap with community fundraising. Liaise with potential funders from the outset. Project must be strongly presented to attract funding from a wide range of funders
Visitor management required	Increased visitor numbers, traffic and litter	Med	Med	Local volunteers to monitor increased Slip use and educate / request donations
Unable to meet expectations re facilities to be developed	Heightened local community expectations re visitor management	Med	Med	Clear ongoing communication with community and volunteer team in place to deliver monitoring
Reputational risk	Failure to deliver outcomes damages Trust reputation.	Low	High	Strong processes, and policies in place, good code of conduct. Clear communication with community and stakeholders.

Appendices

Appendix 1: Achnamara Community

Achnamara Community Trust SCIO (SC048950) works to develop positive projects on behalf of the community, with an emphasis on sustainable development. The area we cover extends for 14 miles from Barnluasgan Cross to Kilmory, with its heart at the forestry village of Achnamara. It is defined by the postcode areas PA31 8PS, PA31 8PT, PA31 8PU and PA31 8PX. The Trust has recently updated its constitution to be compliant with Community Right to Buy requirements.

The Trust owns and manages Achnamara Village Hall and the adjacent Shed, the only community space for



Achnamara and the surrounding area. Our aim is to draw the community together to share time and experiences, looking after each other as needed.

Through the Hall the Trust runs community activities and events for the community of Achnamara and has also supported the Achnamara Rowing Club to raise funding to build a skiff (coastal rowing boat) and set up a separate constitution to enable it to run rowing activities in its own right.

Where possible the Shed and Hall use locally sourced products and materials: for example, the Shed uses Knapdale-grown timber and most work is performed by local volunteers and companies.

We communicate across the community using a variety of means including noticeboards in the village and at the Hall itself, a website (www.achnamara.org), an active WhatsApp group, an email circulation list and a regularly updated Facebook page (418 followers), so everyone knows what's happening.

Our relevant SIMD area includes Tayvallich, Crinan and Kilberry with an overall population of over 700 people. Achnamara and the area to the end of the single-track road has a population of approximately 120 people. The SIMD ranking for Knapdale (part) S01007320 is 4475, with geographic access in the worst 10%, ranking 12 overall. Like many small, rural communities we have an aging population. Although new families have recently moved to our community, the demographic still skews towards older retirees and we experience the range of health issues associated with this.

The community has carried out a number of successful projects in recent years, including the acquisition of the buildings of both the Hall and the Shed via the establishment of the Trust in 2019; the reflooring, insulation and re-roofing of the Hall in 2023-4; the re-roofing of the Shed in 2025 and the building of the Daisy Bell rowing skiff in 2019-21. Each of these has been funded by a combination of grant funding and local community fundraising, as appropriate.

The Hall operates a weekly coffee morning as well as a range of bi-weekly, weekly and ad-hoc events. Its main funding is from donations, monthly subscriptions and, for one-off projects, grant funding. It is in a sound financial position, as is the Shed.

The community is increasing in confidence and has been inspired, by the success of the Village Hall renovation projects, the building of the skiff and the launch of the rowing club, to work towards the potential community purchase of the Achnamara Slip and surrounding land.

Appendix 2: Achnamara Community Trust SCIO

Governance, Ownership and Management

The Achnamara Community Trust SCIO (charity No SCO48950) (The Trust) was formed for the public benefit of the Community of Achnamara, as defined by the postcode units PA31 8PS, PA31 8PT, PA31 8PU and PA31 8PX, with the purposes to be exercised following the principles of sustainable development (where sustainable development means development which meets the needs of the present without compromising the ability of future generations to meet their own needs).

The Trust's constitution was updated to comply with CRtB requirements in Sept 2025 and a compliance letter was received from Scottish Government to confirm this.

Catchment Area of the Trust



This map shows the defined area of our Community, which extends from Barnluasgan Cross to the end of the public road at the Point of Knap.

Trustees

The Trust currently has five Trustees and supporting Board members:

Ailsa Raeburn (Chair)

Ailsa has many years experience in community development and project management. She is the Independent Chair of the Isle of Eigg Heritage Trust and recently stepped down as Chair of Community Land Scotland after 6 years. She is a current Board member of Highlands and Islands Enterprise and Crown Estate Scotland. She is an active volunteer locally.

Kate Walker (Treasurer)

Kate has a background in SME corporate finance and corporate training. She is now retired and is a keen sailor and kayaker. She is a member of the Rowing Club and the Moorings Association, and an active volunteer at the Achnamara Village Hall.

Tricia O'Neill

Tricia is a local resident with a background in Human Resources Management, Organisational Development and Corporate Governance, mainly within the NHS and Local Government. Through her involvement in local governance and elections management she brings a wide knowledge and broad experience of community initiatives across Argyll.

Mark Stonham

A relatively new resident in Achnamara, Mark has had a long career in retail management in the UK and abroad. A keen user of the local facilities, swimmer, kayaker and rower, Mark will be active in representing users on the Trust Board.

John Jackson

A resident of Achnamara with an interest in boating activities, John has a background in project development and delivery with blue chip entities as well as more recent work with local enterprise organisations advising businesses, teaching and volunteering in local coastguard operations.

Trust Membership

The Trust has three classes of membership: Ordinary (resident in the Trust area), who have the right to vote at general meetings and stand for election as a Trustee; Associate (not resident in the Trust area), and Junior (aged 12-15), neither of whom has voting rights or the right to stand for election as a Trustee. The Trust currently has 28 Ordinary members and 16 Associate or Junior members.

Ownership and Management of the Slip

The Trust will purchase and own the Slip and be responsible for insuring it annually as part of its existing public liability insurance. It will manage the legal and financial requirements for the purchase of the land, receiving grants and paying costs. The finances for this project will be managed as a separate cost centre within the Trust accounts, which are subject to independent review. The Trust will manage the land, partnerships and volunteers on a day-to-day basis, delivering the planned projects on behalf of the community in conjunction with local volunteers and partners.

Volunteers

In addition to the Trustees, there is a group of committed volunteers who work across the Shed Team, the Rowing Club, the Moorings Association and the Village Hall. All these local people contribute skills, time and energy to the successful running of the wide range of regular and one-off community events, activities and projects that take place in Achnamara every year.

The community ownership, management, maintenance and improved use of the Slip rely heavily upon volunteers. The Trust will have overall responsibility for providing strategic direction for all Slip project activities and working closely with volunteers to make projects happen. It will also be responsible for ensuring that the volunteer and health and safety policies are kept up to date and adhered to.

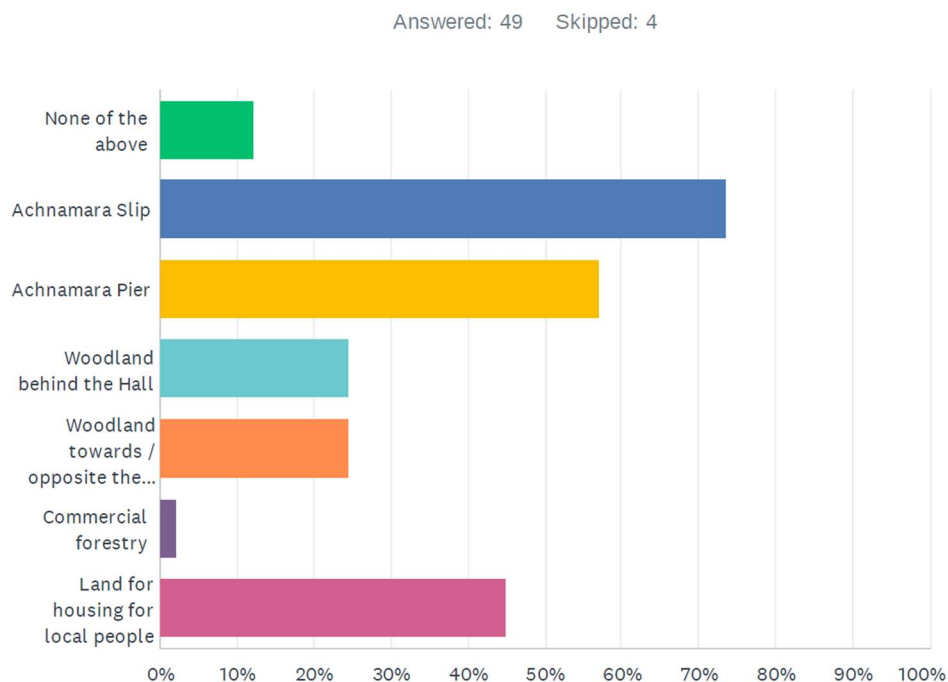
Around ten named volunteers are already engaged with the Slip project, offering practical help, skills and knowledge to the Trust's Trustees as the project progresses. More volunteers will be actively recruited from the local community through events, posters, social media and word of mouth. Partner organisations will also be approached as they are likely to provide volunteer teams for specific projects. Tasks and roles will be clarified at the outset, so volunteers can see what is required and what skills they may need or can learn. Every effort will be made to match volunteers with suitable roles and all necessary training will be provided.

Appendix 3: Evidence of Community Support

The Trust carried out an online Community Survey in 2025 and received more than 50 responses from the population of approximately 120 people, which is a good indication of how engaged local people are in community activity. From these responses, over 70% supported the Trust's buying the Slip to improve access, maintenance and management. This was the most popular option for community land acquisition as illustrated by the bar graph below, and shows the support and strength of feeling for this project.

The Trust is therefore moving forward with the project as a priority.

Q5 Do you think the community should investigate buying land e.g:



Ongoing discussions and conversations across the community continues to generate positive support for the purchase. For example, a recent verbal survey of the skiff rowers, swimmers and members of the Achnamara Moorings Association highlighted the importance of the Slip to these community groups, with very strong support for the Trust pursuing community ownership.

"My top focus would be on the slip area. This could become a centre for water-based activity. It could include a dinghy park and provide good access for sailing, kayaking, paddle boarding, etc... It could have a picnic table, bench and perhaps a changing shed or similar." Quote from Achnamara Community Survey 2025

The Trust also maintains a good connection with the wider community of Achnamara and surrounding villages through Achnamara Village Hall, which regularly engages with approximately 60 people through its routine activities, one-off events and information dissemination. The feedback through the Hall is very positive and supportive of more developments over the coming year. A comment that we are now hearing frequently is "there is a lot happening in Achnamara, isn't there?!"

It is our aim to build upon this positive community engagement, working towards a project that draws together a wider range of people and interests, whilst also providing the opportunity to better manage visitors and generate an income stream.

As highlighted above, there are a number of key community organisations that are engaged with the project and will partner in the development, management and maintenance of the Slip. These are laid out in more detail at [Appendix 4](#).

Appendix 4: Key Partner Organisations and Slip Users

Achnamara Rowing Club

The Rowing Club meets weekly to launch Daisy Bell, our community-built skiff, from the Slip. A self-managed group, we attract people from Achnamara and surrounding villages to row on Loch Sween, providing a social opportunity to get out on the loch, enjoy our beautiful environment and build strength and stamina as part of a team.

The community is very proud of Daisy Bell, which was hand built by the Shed Team (see below), and we work hard to maintain her in good condition.



Despite a carefully co-ordinated launch process, we are often hampered by the combination of weather and the poor, uneven and rocky surface of the Slip, preventing us from launching. Improving the Slip's condition and providing better launching facilities are key drivers for the purchase of the Slip.

Achnamara Shed Team

The Shed Team, having built Daisy Bell, are on hand to help with her maintenance and to carry out other local build projects as required. A skilled group of volunteers, the team have also replaced the floor in the Village Hall and are currently working on building benches for forestry paths and gates for local people. The Shed Team will support the Slip purchase by providing voluntary labour to help with the creation of some of the planned Slip infrastructure, and leading on the potential Slip shelter project.



Achnamara Moorings Association

The head of Loch Sween is home to approximately 30 moorings which are managed by the Achnamara Moorings Association, founded in 2002. Use of the Slip to launch dinghies and trailered boats is vital to those who own and rent moorings, and many also require a safe and secure area to leave dinghies. The Moorings Association Committee is therefore strongly in favour of the Slip being better managed and maintained, and is keen to work alongside the Trust to help to implement specific projects. They will also be integral to the ongoing management of the dinghy storage in conjunction with the moorings themselves. A small fee will be charged for dinghy storage as part of the annual moorings fee, on behalf of the Trust.

Crown Estate Scotland

The Moorings Association has a close relationship with Crown Estate Scotland, paying a fee each year for the use of the seabed for moorings. Whilst the improved arrangement being proposed for the slip will use much of the existing layout, the Trust will work with Crown Estate Scotland to ensure compliance with any improvements or alterations performed.

Local Boat and Small Marine Craft Owners

Many local people own and use boats on the loch, using the Slip to launch and recover by trailer, or to launch kayaks, paddle boards or dinghies. All these individuals are stakeholders in the positive management and maintenance of the Slip and the Trust will work closely with individuals to ensure that the best use is made of people's skills, interest and time.

Local Swimmers

The physical, mental and social benefits of loch swimming are well known and it is recognised that Achnamara provides a wonderful outdoor swimming environment. A swimming group travels to Achnamara to swim in Loch Sween on a regular basis and local individuals swim on a weekly, if not daily, basis. Although it is possible to swim from the steps at the Pier (250m further down the loch), the Slip provides the only reasonably level access and opportunity to walk into the water without needing to negotiate slippery steps or rocks, which is vital for several people who have limited mobility. It is the Trust's aim to carry out required maintenance and improvement on the Slip area to provide safer water access for all abilities.

Heart of Argyll Wildlife and Argyll Beaver Centre [Heart Of Argyll Wildlife Organisation](#)

Heart of Argyll Wildlife interprets and protects the biodiversity of Mid Argyll and is based at Barnluasgan, on the edge of the Achnamara catchment area. It is linked closely with the Heart of Argyll Tourism Alliance, and these organisations aim to market the "Heart of Argyll" region as a welcoming and accessible tourist destination. Achnamara can add significantly to the local visitor offer by providing well managed and maintained water access.

Outdoor, adventure and nature-based tourism is a growing focus area for visitors seeking more small-scale 'experience-based' activities. Community ownership of the Slip has the potential to build on this, by improving access to Loch Sween's shoreline for general recreational use and bringing social and environmental benefits to local people, the wider community and visitors to the area.

Appendix 5: The Slip - History and Current State

Historical Background to the Slip

In the 1990s Glasgow City Council bought Achnamara House, which lies on a hillside above the northern end of Achnamara village, for use as a residential outdoor centre for Glasgow children. They wished to improve access to the water for their activities and so bought a section of shore line to the south of the village from the Forestry Commission in 1992, with a plan to create the Slip. The section that they purchased and developed was the most suitable and perhaps only viable part of the shore line for this purpose, being close to the village, relatively low lying and with a suitable slope from the shore into the water allowing it to be usable at all states of tide.

In order to create a safe and useable marine access facility they brought in some large stone for rock armour and then infilled an area to create some level working ground for access, storage and parking. The power lines were moved back from the shore line to avoid conflict with the dinghy masts. The Slip facility was always made available for use by the community.

Shortly after the Slip was completed, however, the outdoor centre closed and in 2002 the whole property, including the Slip and surrounding shoreside, was sold to a private buyer by Strathclyde Council. The Slip continued to be used informally by the local community for a range of marine uses. However, the current landowner is not normally resident at Achnamara House and does not maintain or manage the Slip site in any way. In his absence, the community has informally maintained the site by removing dangerous abandoned trailers and boats as well as rubbish left by campervans and campers, and ensuring the Slip is clear for skiff launches. It is not, however, able to maintain the launching slip or carry out any other maintenance or improvement works, or restrict campervan/camper usage.

As a community, we recognise that improved maintenance and management of visitor use would be extremely beneficial.

Current State of the Slip

The following photographs provide an overview of the current condition of the Slip.



Left: Current boat storage area – overgrown and unmanaged.

Right: Damaged boats on the shore beside the ramp.



Left: The current unmaintained launch ramp.

Right: Current rough ground on the storage area and shoreside to the north.

Appendix 6: Strategic Fit

This project is compatible with the objectives of a number of Scotland-wide initiatives and entities.

Volunteering Action Plan aims to create a Scotland where everyone can volunteer, more often, and throughout their lives. The Trust will be recruiting and training volunteers to help deliver this project, increase access and biodiversity and manage the site into the future. Volunteering is evidenced as delivering positive social benefits for those who volunteer regularly through increased social interaction, learning new skills and feeling valued, all of which contribute towards improved mental health and well-being.

Public Health Scotland A Scotland where everybody thrives: Public Health Scotland's three year strategy to improve and protect the health and wellbeing of people in Scotland – 2025 to 2027.

This partnership will help local areas to strengthen their local plans to reduce health inequalities and improve wellbeing in their communities. The ultimate goal is to enable people to live longer, healthier lives by addressing the root causes of health inequalities and preventing illness before it starts. By creating conditions where communities can thrive, the initiative aims to create lasting positive change. Improving water and walking accessibility, will increase Achnamara community's opportunity to exercise and improve health and well-being.

Community Empowerment Action Plan - jointly developed by the Scottish Government, COSLA and colleagues in the third sector, encourages people in both rural and urban areas to participate in the running of their neighbourhoods. Achnamara Community is directly adhering to this by working towards community ownership of the Slip.

Visit Scotland Strategic Framework – FVH aims to build responsible facilities for visitors to the area.

Tourism represents a major source of income in Argyll with 25% of all private-sector jobs being directly dependent upon visitors to the area. Tourism levels have largely recovered post-pandemic with a significant boost noted in overseas visitors who tend to spend more and stay for longer. One of the larger growth areas is outdoor adventure and nature-based tourism with visitors seeking more small-scale "experience-based" activities. Achnamara provides the opportunity to develop water-based activities for local tourism operators.

Scotland's National Outcomes – This project fits specifically with "strong, resilient and supportive communities" living in "well-designed, sustainable places." Achnamara is working towards developing this community owned asset to give the community resilience and improved agency regarding access to the loch and the use of land surrounding the village.

Highlands & Islands Enterprise Strategy - The delivery of this project aligns strongly with the HIE priority in relation to building strong, capable, and resourceful communities. The development of low-key income generation opportunities, including moorings and kayak/small boat storage space will enable Achnamara to make the project financially sustainable, giving the community an opportunity for growth in the future.

Scotland's Social Enterprise Strategy 2016-2026 – The Trust is a community-led organisation working towards income generation and sustainability on behalf of its community.

Appendix 7: Options Appraisal Summary

A simple appraisal of the pros and cons of the Trust's purchasing the Slip is summarised below.

Pros	Cons
Community land ownership facilitates local empowerment, access, and control of asset	Volunteer capacity will be required to manage the community buy out project
The landowner does not facilitate community ownership	Community becomes responsible for the management and maintenance of the site, requiring insurance and clear management and maintenance policies and procedures
The Trust Board is skilled, experienced and committed to delivering the project successfully	The Board will require a succession plan for the future
Very strong community support for the project, with a wide range of skilled individuals keen to get involved to facilitate the project	Purchase and maintenance of the site will have a financial cost which will need to be covered by the community
Gives community a say in what happens to the site – for example, prevents a private owner closing off access	Could be a conflict around the altered use of the site and any charges implemented
Potential to improve the condition of the Slip and increase use for skiff launch, dinghies etc.	Cost of maintenance of the site may outweigh the income generated
Potential to protect the wildlife, biodiversity and the natural environment of the site	
Potential to keep the site safe by removing abandoned trailers, boats and other detritus quickly	
Potential for better use of the site, with income to be generated from new projects	
Potential for improved site management for boat and trailer storage – whilst managing camping activity.	

Having considered these pros and cons, the Trust is very keen to pursue the purchase of the Slip and surrounding land on behalf of the Achnamara community. It has considered the responsibilities and risks carefully, together with potential income generation and management options, and has articulated how these will be addressed in the business plan.

Appendix 8: DM Hall Valuation 2024

(excludes standard terms and conditions)

18 April 2024

Kerrien Grant
Achnamara Community Trust
Innisfree
Achnamara
Lochgilphead
PA31 8PX

Email: kerrien.grant@outlook.com

Our Ref.: 20/3225/224/DY

Dear Kerrien

Land South of Achnamara, Lochgilphead, PA31

We write further to your instructions dated 20 March 2024 in respect of the above-mentioned property. We now write to provide our opinion of the current Market Value.

We confirm that this report has been prepared in accordance with the Standard Edition of the RICS Valuation – Global Standards (Red Book) and that all relevant requirements with regard to compliance and competence have been met.

Our valuation will be prepared over the heritable (formerly feudal) interest, and we refer to our Conditions of Engagement attached which should be read in conjunction with this letter.

Description

The subject property comprises an area of land, which extends to approximately 2.016 sq.m (0.49 acres) in total and is situated to the south of Achnamara, between the minor public road and the foreshore.

Achnamara is situated approximately 5 miles west of Lochgilphead on the Kintyre peninsula and alongside Loch Sween. The property comprises an area of hardstanding, rough ground and foreshore together with a slipway, providing access to the sea. The site also includes some scrub woodland, which provides an element of amenity and shelter and consists predominately of semi-mature trees.

It was noted that the slipway is in a fairly poor state of repair and in need of some attention. The site appears to be used for the storage of boats.

Plans showing the extent and location of the property are attached at Appendix 1.



DM Hall LLP, a Limited Liability Partnership registered in Scotland with registration number SC301144
Registered office, 17 Constopline Road, Edinburgh, EH12 6DD.

A full list of members can be obtained from Head Office, 17 Constopline Road, Edinburgh, EH12 6DD. T: 0131 477 6000. F: 0131 625 6304.

Aberdeen, Ayr, Bridge of Allan, Dumfries Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Glasgow, Glasgow, Hamilton, Inverness, Inverurie, Irvine, Kirkcaldy, Livingston, Oban, Perth, Peterhead, St Andrews, Spring.

The Mill
Bridge of Allan
Stirling FK9 4JS
T: 01786 833800
F: 01786 834382
www.dmhall.co.uk

Title and Tenure

We assume that the properties are held on the basis of heritable (formerly feudal) tenure with marketable title and vacant possession available throughout. We have further assumed that the property is free from encumbrances, restrictions, or outgoings of an onerous nature, which would affect the value. The site clearly provides access to the sea.

Planning

We are not aware of any current Planning Consents or Planning Applications relating to the area of land. We assume that there are no development proposals within the current Local Plan, and it is effectively "green space". As such, there is likely to be a general presumption against new build development unless it can be specifically justified.

We assume however that the site can be used for the storage and launching of boats.

Environmental Considerations

No indications of past or present contaminative land uses were noted during the inspection. Our inspection was only of a limited visual nature, and we cannot give any assurances that previous uses on this site, or in the surrounding areas, have not contaminated sub-soils or ground waters. In the event of contamination being discovered, further specialist advice should be obtained.

Property Market

We envisage that the potential market for the subject property is likely to be limited to adjoining property owners and those located within the surrounding area who are seeking to add to their existing holdings. The property clearly provides some access to the sea, and space to store boats, therefore, is likely to have some market appeal.

Valuation

Having regard to the content of this report, including the terms and conditions attached hereto, and assuming that the property is not subject to any onerous burdens of which we are not aware, we are of the opinion that the **Market Value** of the property as at today's date, assuming vacant possession throughout, would be fairly presented in the sum of **£5,000 (FIVE THOUSAND POUNDS STERLING)**.

Yours sincerely

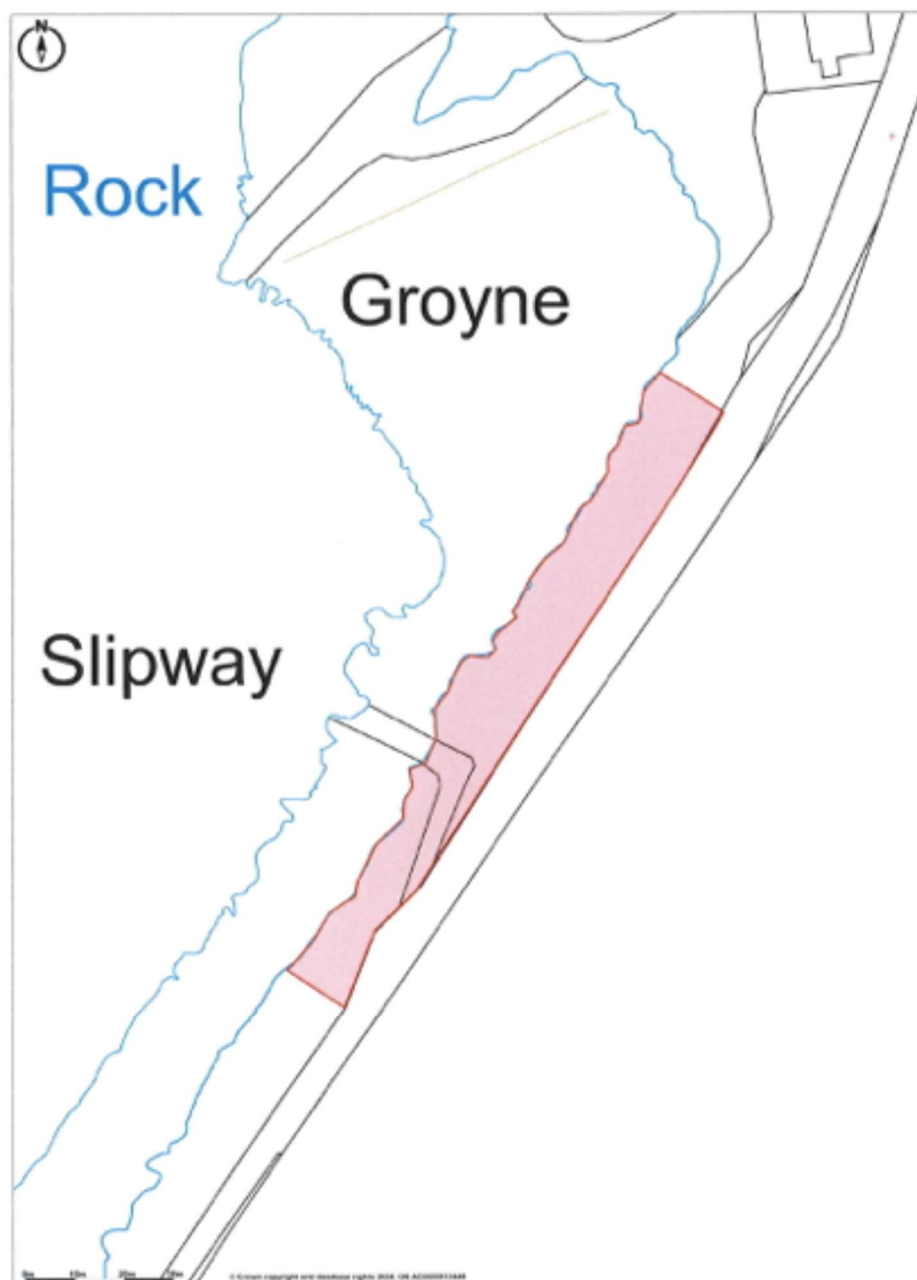


Donald Yellowley MRICS, RICS Registered Valuer
DM Hall LLP

Encls.

APPENDIX 1

PLANS



Promap
LANDMARK INFORMATION

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Printed Scale: 1:1200 Paper Size: A4



Promap
LANDMARK INFORMATION

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Printed Scale: 1:25,000. Digital Scale: 1:25,000

Appendix 9: Achnamara Community Plan

Achnamara Area Community Plan

2026 – 31



Achnamara Slip

Introduction

The Achnamara area is located in a beautiful part of Argyll, nestled between the National Scenic Area of Knapdale Forest and the shores of Loch Sween, a Marine Protected Area.

Our area extends for 14 miles from Barnluasgan Cross to Kilmory, with its heart at the forestry village of Achnamara. We are a small, active rural community of around 120 people with a strong community spirit, which comes to the fore during emergencies. Recently we have seen an increasing demand for

permanent accommodation in the Achnamara area, and our resident population has grown over the past year with several new couples and families moving to live here.

Achnamara village is centred around a much valued and well used Village Hall and Community Shed, from which we run a range of activities and events that support community cohesion and positive health and wellbeing, whilst helping to address rural and social isolation. Our central purposes are resilience and

sustainability – we aim to keep pace with the modern world while preserving and protecting what we have.

Our community volunteers have a strong track record of delivery, evidenced by continuing Hall improvements, the development of the Shed, the building of a community-owned rowing skiff and the creation of our rowing club, as well as delivering a wide range of regular local events and activities.

Our recent Community Survey received more than 50 responses which highlighted:

- **Over 70%** supported buying the slip
- **70%** wanted better mobile signal
- **78%** supported proposed windfarm investment
- **96%** said the environment made Achnamara a great place to live.

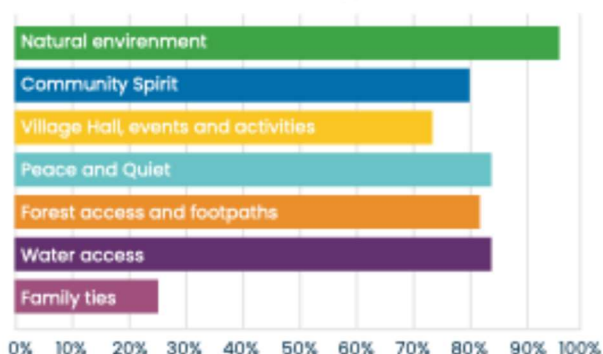
'The combination of people and setting make Achnamara a great place to live.'

Loch Sween from Achnamara Pier



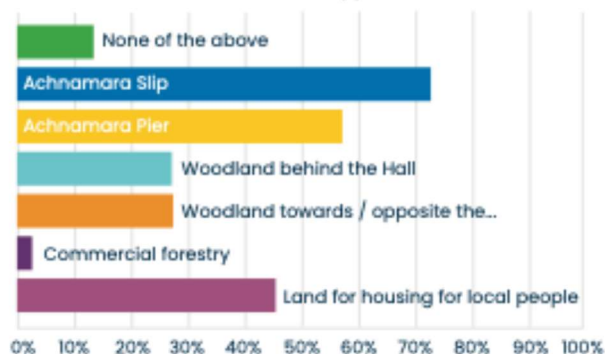
Community survey Q1: What makes Achnamara Peninsula a good place to live?

Answered: 53 Skipped: 0



Community survey Q5: Do you think the community should investigate buying land e.g:

Answered: 49 Skipped: 4



'My top focus would be on the slip area. This could become a centre for water based activity. It could include a dinghy park and provide good access for sailing, kayaking, paddle boarding, etc... It could have a picnic table, bench and perhaps a changing shed or similar.'

Our Challenges

Like all small rural communities, we have challenges to overcome. These were identified by the Community as:

1. A small and aging population: although new families have recently moved to our community, the demographic still skews towards older retirees
2. Volunteer capacity and fatigue: we have delivered a range of projects but volunteer numbers are small and we must remain focused
3. Aging physical infrastructure and facilities: for example, the communal village sewage system needs upgrading
4. Poor quality digital and mobile phone connectivity: these can discourage people from living and working here



Some of the Shed Team at work



Headline Priorities for Action

1. Maintaining and improving community facilities and infrastructure where we can
2. Better connectivity – both mobile phone and broadband
3. Protecting our beautiful natural and marine environment and improving access to it
4. Enabling more people of a range of ages to live in our community.



Volunteer training in Achnamara Village Hall

'.... continue with initiatives like building the skiff, Daisy Bell. This seemed to have a positive impact on the local community and continues to be used. These projects encourage the community to work and enjoy together.....'

Our Action Plan for 2026 – 2031

We have identified four key themes to focus on over the next five years. To address these, we will work as a community to carry out the following actions,

prioritising those that can best be delivered within a reasonable timescale, depending on situation and volunteer capacity.

Community dreams for Achnamara in the future:

'A quiet, peaceful place with good community spirit and hall events.'

'For it to continue to be alive with families and young people. For the environment to remain unspoilt'

Theme	Action	Expected Outcomes	Led by
Community Resilience Continue to support our community to socialise together and care for each other	Maintain the Village Hall and Community Shed so we can continue to deliver a range of activities and events Be active listeners to ensure we are delivering the services and facilities our community wants and needs Continue to build strong and effective community communications and responses, of especial value in times of emergency Maintain connection with Tayvallich and surrounding villages regarding potential windfarm investment to secure future income streams	Increased community cohesion and resilience Addressing rural isolation Increased community engagement and participation Positive health and wellbeing for our community members Supporting our community during emergencies, especially power outages and road blockages Potential long term income stream to support community resilience	Achnamara Community Trust SCIO Achnamara Village Hall Committee Achnamara Shed Team
Connectivity and Infrastructure Improve digital connectivity	Continue to push providers to improve mobile phone and digital services at accessible prices	More people living and working in our community Supporting local businesses Reducing fuel poverty by increasing access to smart meters Addressing cost of living increases	Achnamara Community Trust SCIO
Environment Help our community to have better access to the loch, shores and woodlands around us.	Pursue Community ownership of the slip Improve access to Knapdale Forest, including benches for community and visitors Continue to develop activities that protect and responsibly use our natural and marine environments Improve safe access, storage and facilities for the Achnamara moorings Investigate potential ownership and long-term preservation of the pier Investigate improvement to village sewage system	Improved safety and access to Loch Sween Increased numbers of people accessing and benefitting from Loch Sween Increased numbers of people accessing and benefitting from Knapdale woodland Improved health and wellbeing for the local community and visitors to the area Increased appreciation of the area we live in to ensure its long-term protection and enhancement Increased use of moorings and loch access Security of safe access to loch for water users Improved water quality in upper Loch Sween.	Achnamara Community Trust SCIO Forest Land Scotland Achnamara Moorings Association SEPA
Population Enable more people of a range of ages to live in our community	Ensure Achnamara can provide a good living environment for residents of all ages Consider Hall and Shed activities for all ages Undertake a Housing Needs Survey to understand future demand for housing	More young people and families engaged in the community More full time residents Support for older or less able residents in the community, where needed More volunteers actively engaging in the community	Achnamara Community Trust SCIO

What is your dream for Achnamara?

'That Achnamara continues to be a friendly and welcoming village, with a thriving Village Hall and ownership of the slip. People look out for and support each other and we all have access to, and work together to maintain, the amazing environment around us.'

'[to be a] Small thriving community for all age groups with a large percentage of permanent residents'



Kilmory Beach, Knapdale



You can find out more by visiting
www.achnamara.org

The Skiff – Daisy Bell

Appendix 10: Historic Financial Summaries

Achnamara Village Hall (excluding Shed) – we use the AVH Bank account for all SCIO and AVH activities

£	2023-4	2024-5	2025-6
Income	17,234	9,336	8,388
Expenditure	13,912	7,993	8,175
Surplus/deficit	3,322	1,343	213

Bank balance at 26/7/26: £17,188

Key events:

2023-4: £7,600 community and grant fundraising for replacement of hall floor, carried out by Shed team; £2,700 grant funding for activities and resilience spending

2024-5: £1,000 grant income to fund activities; acoustic panels made for hall ceiling; purchase of fire-resistant curtain fabric

2025-6: major upgrade of fire exit and ramp. No dedicated fundraisings in the year.

Achnamara Community Trust SCIO

£	2023-4	2024-5	2025-6
Income	100	74	398
Expenditure	84	28	398
Surplus/deficit	16	46	0

Notes: Income each year comprises contributions from Achnamara Village Hall, to fund bank charges (2023-5) and production of community plan (2025-6).