

Scotland's Eilean Mòr Island Listed for £275K

August 5, 2025

— Categories: General News



[Download IPFS](#)

A private Scottish island, complete with sandy shores, woodland, and protected wildlife habitats, is now on the market for £275,000, roughly the cost of an average UK home.

Eilean Mòr, located in Loch Sunart near the Ardnamurchan Peninsula on Scotland's west coast, spans approximately 30 acres. Originally listed in 2024 for £325,000, the asking price has recently been reduced, making the island a rare opportunity for those seeking remote living or conservation-based investment.

The island is accessible by boat or via a tidal causeway, and is described by estate agents Bell Ingram as offering a “unique blend of natural beauty and historical intrigue.” Surrounded by waters rich in marine life and home to a variety of seabirds, Eilean Mòr presents a strong appeal for nature lovers and outdoor enthusiasts.

No planning permission exists for the site, and any development is subject to strict regulations. The island forms part of the Sunart Site of Special Scientific Interest (SSSI) and the Sunart Special Area of Conservation (SAC), which aim to protect rare habitats and prevent overdevelopment. This designation means new construction would be heavily limited to preserve the natural ecosystem.

The surrounding region offers a wealth of activities, from walking ancient woodlands and coastal trails to visiting the Ardnamurchan Lighthouse, the westernmost point on mainland Britain. Wildlife cruises, kayaking, and local distillery visits further enhance the area’s appeal for those interested in sustainable tourism or ecological preservation.

The property has been in the same family for generations and is currently uninhabited, making it a blank slate for environmentally-conscious ownership.

Last month, Insh Island, another private island off Scotland’s west coast, was offered for sale at over £500,000. That 90-acre island had previously been owned by the National Trust for Scotland, which controversially sold it in 2019 for £353,000 after receiving it through a will.

With interest in private islands on the rise, Eilean Mòr’s relatively modest price tag may attract attention from conservation groups or private buyers seeking an off-grid retreat within the UK.