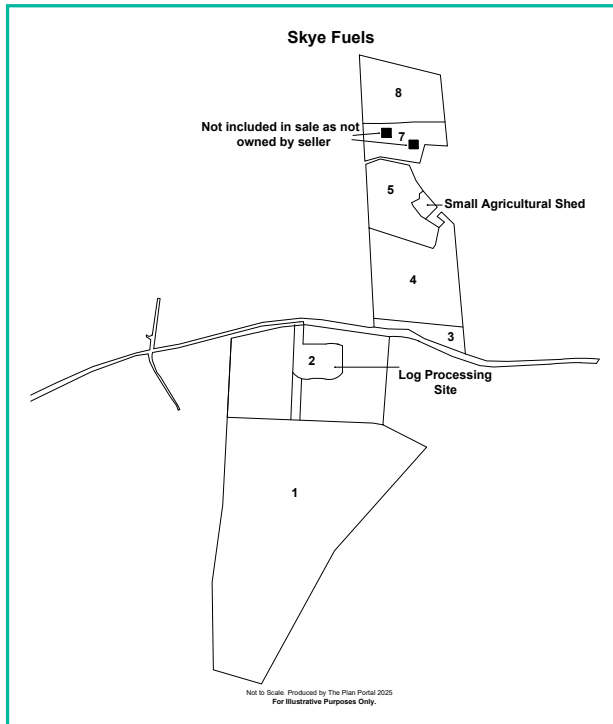








- Long-established, profitable wholesale/retail fuel business with loyal client base
- Self-sufficient site with generator, solar panels, water tank, and septic system
- Specialising in kindling, anthracite, and fire wood timber processing
- Serving over several hundred customers across Skye and the Highlands with year-round trade
- Approx. 71.5 acres croft land with silage field, grazing, second shed, redevelopment potential, and croft assignment
- Residential properties in the vicinity may be available by separate negotiation
- Purpose-built agricultural shed with high-spec wood processing machinery
- Option to split the sale







Description

Skye Fuels is a long-established and profitable wood processing, wholesale and retail business, specialising in the supply of fuels and related products including logs, kindling, peat and anthracite. Built on a foundation of strong customer loyalty and a dependable client base, the business has developed an excellent reputation for efficient production and consistent quality. With clean, well-maintained facilities and a fully operational setup, Skye Fuels is ready for immediate continuation under new ownership.

The sale includes the goodwill of the business, along with a comprehensive range of vehicles, tractors, trailers and machinery. This ensures a seamless takeover and offers significant potential for the new owner to expand operations further if desired.

Occupying approximately 71.5 acres, the croft is spread across several parcels of land, either side of the A87. The principal operational area on the South West of the A87 includes the wood processing facility, a recently constructed and robust agricultural shed, outbuildings, yard and ample storage. The current owner has flattened this area and placed the material around the perimeter to create a natural bund, which has been planted with willow. Beyond the bunded area, further croft land allows significant scope for expansion. Additional croft land situated across the public road comprises a silage field, rough grazing and another agricultural shed.

This is a rare opportunity to acquire a well-regarded and proven business with extensive landholding, solid infrastructure and clear potential for development and diversification. Skye Fuels presents a fantastic platform for a new owner to build upon its existing success and extend into broader markets.

In addition, there is a couple of residential properties owned by the seller located close to the business premises which may be available through separate negotiation, offering further convenience and appeal for prospective purchasers.



Trade

The business serves a loyal customer base across Skye and the wider Highlands, with steady year-round demand, seasonal peaks, and a strong reputation for quality and reliability. The landholding offers ample space for storage, processing, and distribution, with scope to increase production and expand its reach. The business currently supplies around 1,000 customers both on Skye and further afield, with deliveries extending as far as Kishorn, supported by an established delivery service.

The business is actively promoted through regular advertising in the West Highland Free Press and the Skye and Lochalsh Echo, the latter is delivered to every household on Skye.

Staff

The owners both work fulltime in the business and employ one member of staff.

Reason For Sale

The owners' retirement brings this well-established business to the market.

Location

Skye Fuels operates from a strategic location just a short distance north of Portree, the capital and main service centre of the Isle of Skye. Portree is the commercial and administrative hub of the island, offering a full range of services and acting as the focal point for trade across Skye. From this position, the business benefits from excellent road connections via the A87, linking Portree southwards to the Skye Bridge and onwards to the mainland road network, enabling efficient distribution across the Highlands.

The site is well placed for both local and regional trade, providing convenient access for collections and deliveries while maintaining a rural setting suitable for large-scale storage and processing. The location allows Skye Fuels to serve its established customer base across the island and mainland, with scope for further expansion into wider markets.

The Agricultural Building

Skye Fuels is a long-established and profitable business which has been brought to the market due to the owner's forthcoming retirement. The business buys in logs and specialises in the supply and processing of timber, operating from a well-equipped site that has been purpose-built to support efficient production and distribution.

At the heart of the operation is a recently constructed agricultural building, designed specifically for wood processing. Incoming timber is received and stored in the designated yard area before being transferred to the processing shed, where it undergoes preparation using bespoke machinery, including hoppers, conveyors, and belt systems. The finished product is then bagged and made ready for distribution to customers.

The agricultural building is of robust modern construction, featuring low-level concrete liners, a steel frame, plastisol corrugated cladding, and a high double sliding door to facilitate easy access. Ancillary units and shipping containers are positioned on-site to provide drying facilities for timber, ensuring consistent quality of output. In addition, a site cabin offers welfare amenities and toilet facilities for staff.

The site is supported by practical infrastructure, including a tanked water supply and an independent generator system which currently powers the business. A solar panel has been installed to power the security camera.

Plant And Machinery

The sale includes the plant and machinery required to handle and process wood. A full inventory will be prepared for interested parties.



Land

The business croft land extends to approximately 71.5 acres of land, part of which has been decrofted, offering substantial scope for future development. In addition to the main processing facilities, the property includes a silage field and a further agricultural shed, with the entire site securely fenced and clearly defined by established boundaries. There is significant potential to expand the current processing operation to a larger scale or to explore alternative uses such as an industrial park or similar commercial venture, subject to the necessary consents. Conveniently located just six minutes north of Portree, the site is exceptionally well placed to serve both local and wider markets.

There is a small parcel of total croft land, around 1.4 acres of improved grassland, which is not included with the sale.

Within Area 7, two landlocked parcels are accessed by mutual agreement. These are under separate ownership and excluded from the sale.

Development Potential

The site presents tremendous potential, not only for the enhancement and expansion of the existing wood processing operations but also for imaginative redevelopment into alternative commercial ventures. With its extensive landholding, modern infrastructure, and strategic location, the property could lend itself to the creation of an industrial park or similar enterprise, subject to the necessary consents. This combination of scale, versatility, and location ensures that the opportunity will appeal both to those seeking to grow an established business and to investors with a vision for broader commercial development.

There is a couple of residential properties owned by the seller located near the business which may also be available by separate negotiation, offering further convenience for prospective purchasers.



Services

Electricity is supplied via an on-site generator, with water tanked onto the site. Foul water drainage is managed via a septic tank

Accounts

The business is offered as a going concern and can be taken over immediately. Full accounting information will be made available to interested parties subsequent to viewing.

Croft Number

The Crofting Register number is C1761.

Rates / Council Tax

The business is currently not liable for business rates.

Website

The current owners have considered creating a website, and this represents a clear avenue for development. Establishing a Facebook presence could also provide further scope to grow the business.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

Offers Over £875,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. It is possible that the sale could be split into lots should that be attractive. The possible split would be as follows:

- **Lot 1** – The core business premises and the directly associated land within the fenced boundary.
- **Lot 2** – A smaller shed (possible ancillary storage space).
- **Lot 3** – The balance of the croft land (the remaining land not included in Lots 1 and 2 of around 56 acres).

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is ///enthusd.destined. rounds

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd,
1 Cromwell Road,
Inverness, IV1 1SX

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

