

Project Argyll



Your Home in the Scottish Highlands

Project Argyll – Click to Jump:



Vision



Process



FAQ

Project Argyll



Vision and Community

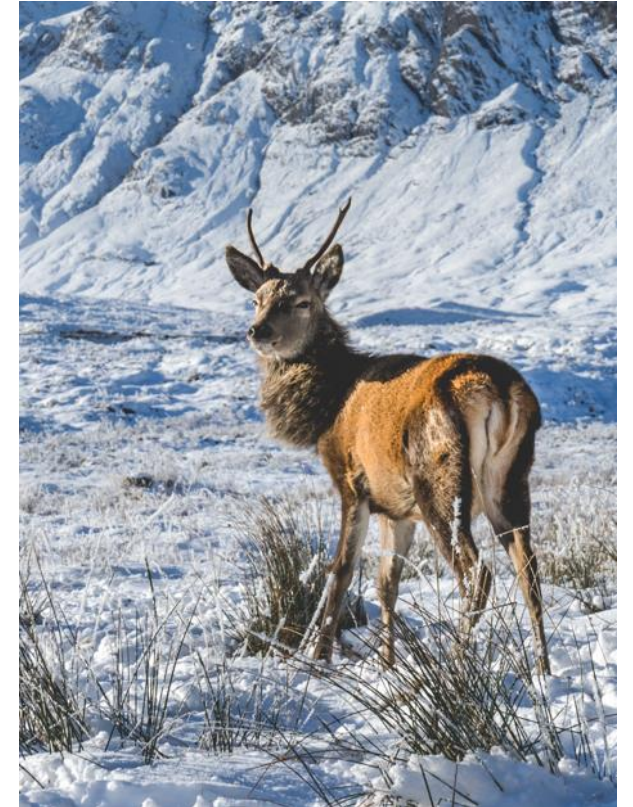
Project Argyll – The Goal



Project Argyll is a community-led land development in the Scottish Highlands where members:

- build private homes, enjoy communal assets and lifestyle multipliers; and*
- collectively steward a large shared landscape for generations to come.*

The aim is to create a place that balances independence with belonging.



Project Argyll – The Vision



Project Argyll aims to explore a different type of property model: a community where people maintain their independence while sharing responsibility for the land and its long-term future.

*Project Argyll is designed **not** to be a profit-generating enterprise. Its purpose is to create a community grounded in shared values, stewardship of land, and a long-term vision that extends beyond financial return.*

Project Argyll – The Audience



Project Argyll is intended for people who:

- *Value long-term stewardship of pristine land*
- *Want to anchor family, friendships over generations*
- *Enjoy sharing responsibility for a collective project*
- *Appreciate both independence and community*
- *Prefer cooperation and durability over speculation*

Members may live on the land full-time, part-time, seasonally, or simply visit when they wish, so long as they are committed to the land and to the community being built around it.

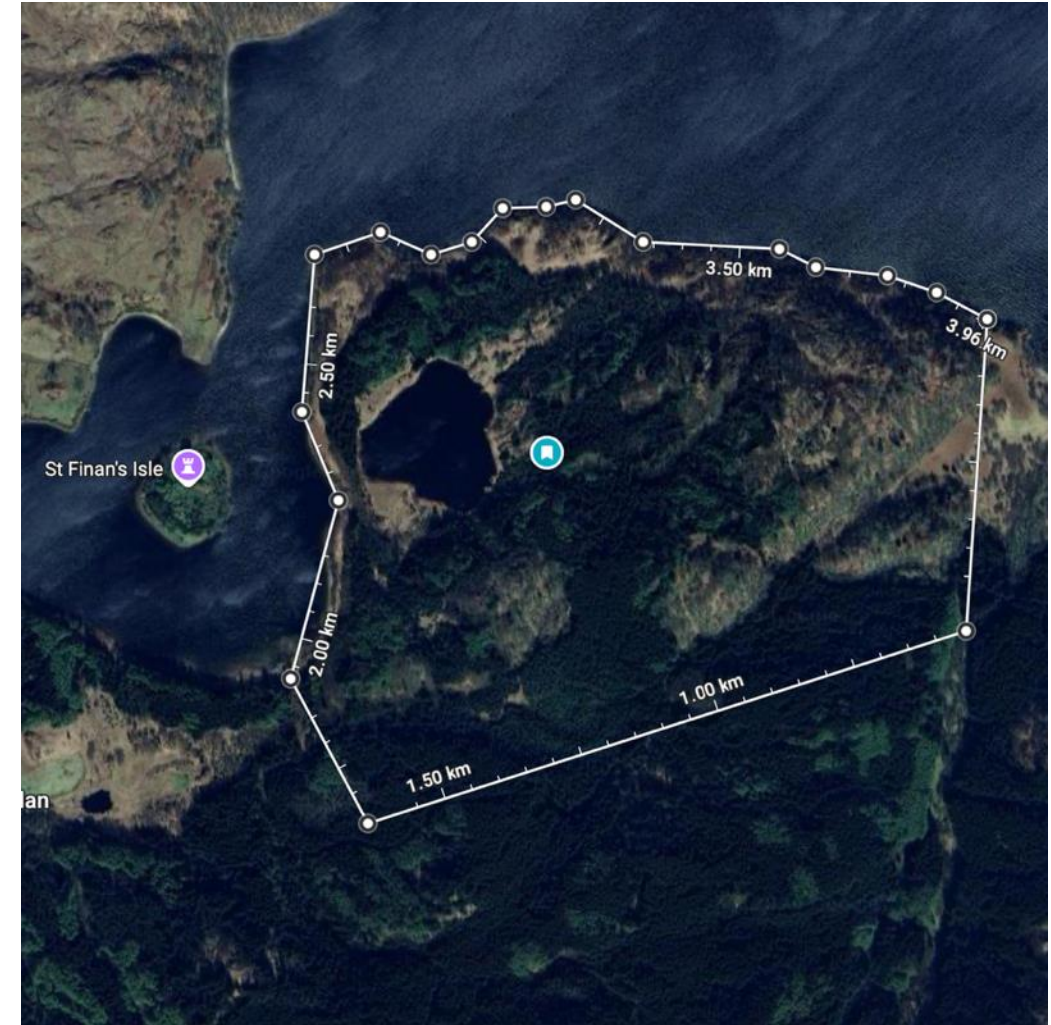
Project Argyll – The Land



The development is structured for both private and shared use.

- 40% personal plots for homes
- 60% shared forest, wilderness, waterfront, and community land

The majority of the land will remain permanently protected wilderness maintained collectively for this and future generations.



Project Argyll – The Trust



Project Argyll is set up as a not-for-profit Community Land Trust (CLT).

Individuals (or couples, families) become Members with a buy-in Commitment and are granted a long-term lease on land.

Members own the lease for generations, and anything they build on their plot.

The Company manages communal assets.

Project Argyll – The People



Members of Project Argyll receive:

- *A personal plot on which they may build a home;*
- *Access to shared forests, waterways and trails;*
- *Ongoing access to communal facilities and assets;*
- *Priority participation in seasonal/local on-site events;*
- *District-level renewable energy resilience systems; and*
- *Democratic rights of community governance.*

*Members may build immediately, later, or not at all,
and enjoy a diverse community across all stages of life.*

Project Argyll – The Founders



Project Argyll will begin with a relatively small group of founding members who can actively engage with bringing the community into existence.

These early members will help shape the culture of the community and provide feedback on aspects of the project. Because the character of the founding group will influence the community for generations, participation is intentionally thoughtful and selective.

Project Argyll – The Process



The previous slides describe the vision and community model behind Project Argyll.

To make this possible in practice, the project is organised through a clear legal and operational structure to acquire the land, preserve it long-term, and a process to manage shared infrastructure while enabling individual members' use and enjoyment.

Project Argyll – Click to Jump:



Vision



Process



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Project Argyll



Process and Status



Project Argyll - Location



The ideal community development is at least 200 acres in the West Highland mountains, is 60+% wooded, has direct water access, and is two to three hours drive from an international airport.

Project Argyll - Offer



In addition to their one-acre personal plot of land, Members will have use of shared wilderness, cabin accommodation annually, access to communal assets and on-site seasonal events.



Project Argyll – Site: Loch



Project Argyll – Site: River



Project Argyll – Site: Manor



Project Argyll – Site: Coast



Project Argyll – Lodge/Manor



Project Argyll – Site Scoring



#	Current Status	Rating - Overall	Name - Working	Cost - Land*
1	Visited	47	Airds Point	£2,275,000
				-30
2	Visited	171	Kames Park	£1,605,500
				-15
3	Visited	122	Finan's Point	£1,059,500
				0
4	Assessed	157	Kentra Point	£1,925,000
				-25
5	In Review	140	River Dessary	£1,488,500
				-10
6	Visited	193	Glen Orchry	£1,189,500
				0
7	In Review	146	Arianas Park	£1,100,000
				0
8	In Review	122	Mudle Park	£574,000
				20
9	Visited	163	Gleann Park	£1,012,000
				10
10	In Review	217	Ardanaiseig House	£1,038,000
				10

TOPOGRAPHY							
Access - Mountains	Access - Water	Slope - Site	Beach - Site	Access - Fishing	Access - Hunting	Forest - Harvest	Internal Logging Roads
Trails - 60mins Drive	5 Minute Climb	Main+10 Plots Viable	1 Rocky Beach	Coastal Loch	2hrs Drive, Small	Good Commercial	Road to 2km
5	5	-5	4	8	2	5	1
0.8	0.6	1.5	0.3	0.6	0.7	0.4	0.6
Sites - 90mins Drive	Swim - All Plots	50% less than 8°	2+ Potential Beaches	Deep-Loch Fishing	No Hunting Access	High Quality	Road to 200m
2	9	5	3	9	0	8	10
0.6	1.3	1	1	1.3	1	1.2	1
Trails - 30mins Drive	Swim - All Plots	50% less than 8°	3+ Sandy Beaches 2L	Deep-Loch Fishing	No Hunting Access	Good Commercial	Road to 2km
7	9	5	10	9	0	5	1
1	1.3	1	1.6	1.2	1	1	0.6
Walk to Trailhead(s)	Swim - All Plots	50% less than 8°	3+ Sandy Beaches 2L	Deep-Sea Fishing	No Hunting Access	High Quality	Road to 200m
9	9	5	10	10	0	8	10
1	1.2	1	1.8	1	1	1	1
Walk to Trailhead(s)	Swim - All Plots	80% less than 12°	2+ Rocky Beaches	Medium River/Fly	No Hunting Access	Premium Asset	Road to 600m
9	9	0	5	5	0	9	8
1	1	1	1	1	1	1	1
Walk to Trailhead(s)	Swim - All Plots	80% less than 8°	2+ Rocky Beaches	Medium River/Fly	No Hunting Access	Average Commercial	Road to 200m
9	9	7	5	5	0	4	10
1	1	1	1	1.6	1	1	1.8
Sites - 60mins Drive	Swim (Main), Pier (Low)	50% less than 8°	2+ Potential Beaches	Deep-Loch Fishing	No Hunting Access	Average Commercial	Road to 600m
4	8	5	3	9	0	4	8
1	1	1	1	1	1	1	1
Sites - 90mins Drive	Swim (Main), Pier (Low)	50% less than 8°	2+ Potential Beaches	Inland Loch	No Hunting Access	Low Commercial	Road to 600m
2	8	5	3	7	0	2	8
1	1	1	1	1	1	1	1
Sites - 60mins Drive	Swim - All Plots	50% less than 8°	2+ Rocky Beaches	Inland Loch	No Hunting Access	Good Commercial	Road to 400m
4	9	5	5	7	0	5	9
1	1	1	1	1	1	1	1
Sites - 30mins Drive	Swim (Main), Pier (Low)	80% less than 5°	2+ Rocky Beaches	Inland Loch	On-Site, Birds	Low Commercial	Road to 200m
6	8	10	5	7	8	2	10
1	1	1	1	1	1	1	1

Project Argyll – Commitment



GBP £100,000 (USD \$134,000)

Membership commitment for priority parcel selection rights

*The structure is designed to keep
entry and exit pricing within a
controlled and predictable range.*

Project Argyll – Added Value



- Wilderness land access for individuals;
- Renewable energy support systems;
- Annual use of premium cabins;
- Social capital without obligation;
- System resilience for individual sites;
- Continuity of culture and community across generations ;
- Shared amenities (workshop, excursions, pier, hall, gym);
- Ecological/climate stewardship and conservation practices;
- Community-sponsored events (e.g. Whisky and Jazz Fest)

Project Argyll – Event Options



***Lochside
Arts Residency***



***Whisky and
Jazz Festival***



***The Highland
Ideas Forum***

Project Argyll – Process



Before Site Purchase

1. Planning Research (Nov '25)
2. Site Assessments (Feb '26)
3. Prospectus Drafting (Mar '26)
4. Feedback Sessions (Apr '26)
5. Company Registration (May '26)
6. Member Invitations
7. Member Consultations
8. Architectural Renderings
9. Site Selection and Purchase

After Site Purchase

1. Member Plot Selection
2. Access Road Development
3. Construction Mobilisation
4. Site 'Smoothing'/Prep
5. Foundations/Infrastructure
6. Cabins (3 Bedroom) Pre-Build
7. Short-Term Let Licensing
8. Lodge Pre-Build/Renovations
9. Finishing/Furnishing

Project Argyll – Status



Project Components (Spring '26)

Site Options Identified/Assessed	10 Sites (6 Loch, 3 River, 1 Coastal / 9 Land, 1 Manor)
Accounting Services	McCreath & Co, Edinburgh [mccreathca.co.uk]
Lodge Architect (Option)	Oakwrights UK [oakwrights.co.uk]
Specialist Property Solicitors	Douglas Reid, Anderson Strathearn [Link]
Road/Earthworks Construction	DA MacDonald [damacdonald.co.uk]
Cabin Supplier (Option)	WoodenMe UK 3-Bedroom [wooden-me.uk]
Utility Building Supplier	Carbon Dynamic Modular [carbondynamic.com]
Solar, Battery, and Heat Pump	Ferguson Energy, Oban [ferguson-energy-oban.co.uk]
5kW Communal Wind Power	BritWind Energy UK [britwind.co.uk]
Plant (Heavy Equipment) Hire	West Cost Tool/Plant Hire [westcoastplanthire.co.uk]

Project Argyll – Data and Risks



- No site will be perfect; we'll choose from the best, balanced option;
- Waiting for all members' commitments may take 12-24 months;
- Launching with 20-30 Members committed will stage the process;
- Remote locations will first require road and infrastructure builds;
- Fastest *possible* completion (full project, no snags) will be 3-4 years;
- New build costs will also require costs of access and utility integration;
- Plots/homes may also be subject to property or local 'Council Tax';
- Planning Permission will constrain types and scales of new homes;
- Planning Permission is harder to secure in 'Sites of Natural Beauty';

Project Argyll – Interested?



Join the Next Online Project Update

Bring questions, and
get updates on current
site options/scoring

Contact Alex or Kyle
for the date, time
and Zoom link
for the next
quarterly call

Schedule a 1:1 Engagement Review

Review and discuss
the membership contract
details and terms

Commitments are insured
and refundable (90%)
until Notice of Intent to
Purchase is submitted to
seller and Council

Sign the Membership Agreement and Terms

Complete the contract
and transfer the
Membership Commitment

Once received, each
Member will be logged
for sequential choice
of eventual plots/rooms
after Estate purchase

Project Argyll – Contact



Alexander Knapp

aknapp@projectargyll.org

Kyle Taylor

ktaylor@projectargyll.org

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FAQ and Details

Project Argyll - FAQ



What exactly am I buying?

You are becoming a Member of a UK Company Limited by Guarantee (the 'Company') that entitles you to exclusive use of a one-acre plot of land or Manor room on a larger estate (the 'Estate') of property to be purchased. Once the Estate is acquired, Members will select options in order of commitment.

What will the total Membership fund be used for?

The 'Fund' (the total of all commitments) will be used to manage the project, assess and purchase the Estate, issue individual Deeds to Members, prepare road and infrastructure to it, construct 4-6 rental 'Cabins', service buildings, renewable utilities, the main house (the 'Lodge'), and upgrades within it.

Who will own the remaining land/plots/housing?

Everything other than individual Members' plots will be owned by the Company. The Company will manage the remaining land for communal use, shared gardens, the rental properties, the Lodge, natural resources, and ongoing maintenance. Company/management accounts will be open to Members.

Project Argyll - FAQ



Why couldn't I just buy an acre of land with these kind of Highland views?

You could of course, and we encourage you to research other options. But they won't include the costs of access, utilities, and maintenance that are included in the collective value of the Project. Loch-side single-family homes are also available, but not with the added community and lifestyle amenities in this offer.

How does this opportunity also create 'community value'?

Aside from practical benefits, the Project offers private access to dramatic wilderness living, a curated network of good humans, lifestyle multipliers beyond individual affordability, an 'off-grid' haven designed for sustainability, an ecological investment that resists encroachment, unique events and support.

Once funded, will all the development/building be done at the same time?

Probably not, even if all the funding is in place. Planning permission can be challenging in 'National Scenic Areas' or with 'Landscape and Visual Impact'. It may ease local government approval to first build the cabins, then their support capacity (lodge/outbuildings), then additional homes over three years.

Project Argyll - FAQ



Can I buy multiple Memberships, or Memberships for someone else?

If you'd eventually like a larger space, you can buy as many options as you'd like, and may be able to create a contiguous set after the Estate is purchased during plot allocation. Alternatively, you can also purchase Memberships for children for them to enjoy, build upon, and eventually pass on to their families.

Can I share this opportunity with my friends who might be interested?

We will stagger closed invitations to small, select groups of our own global families and friends initially. After they've had a chance to consider, potentially even visit possible sites, and secure their place through Membership, we'll likely ask them to introduce other people with similar values and eco-social priorities.

Prior to the purchase of a specific site, how will we know what's going on?

We'll hold quarterly, virtual Open Houses to introduce the Project, provide updates, current status of the search, new information/research, and answer questions. We'll also periodically send out E-mail surveys to capture priorities, ideas, and concerns, which we'll share/address in the next Open House.

Project Argyll - FAQ



What happens to any surplus revenue from the Estate?

Public rentals (i.e. AirBnB) of Cabins, (sustainable) logging income, and any other potential revenue will be re-invested into the Estate for business expenses, debt management, maintenance, upgrades, staff costs (cleaners, property manager...) Profits cannot be distributed as dividends within the Company.

Will there be ongoing costs to Members?

Yes. There will be an annual maintenance fee assessed to cover common, ongoing Estate costs, and fund collectively-prioritised communal upgrades (for example, paving hard gravel roads, building a pier, increasing solar/wind infrastructure, installing a waterside hot-tub/sauna...) over time as affordable.

What kind of Estates are you considering for purchase?

We're assessing three types of potential Estate purchases, all at approximately 200 acres of total property size: first - woodlands on Scottish Highland lochs and coast, second - woodlands on medium-sized Highland rivers, and third – grand Manor Houses with wooded estates on waterfront Highland properties.

Project Argyll - FAQ



Do you already have a site purchased?

Not as of now (date below), but potential sites have been identified, assessed, and scored against 30+ variables of Site, Topography, Accessibility, and Status to generate comparable ratings for consideration. “Site” images in this document are of possible properties that have been identified, assessed, and visited.

Do I get to help choose the main site?

The Directors of the Company will finalise a recommendation of an eventual site for consideration and approval by the Members...balancing priorities, availability, and funding. Members will receive regular updates on options and progress, and may join on site visits if they'd like a closer look at the process.

How much will each Membership cost?

Membership for one party (individual, couple, or family) will cost GBP £100,000 for for priority parcel selection rights and ongoing participation. The structure is designed to keep entry and exit pricing within a controlled and predictable range to prioritise accessibility and shared values over profit maximisation.

Project Argyll - FAQ



Will additional ‘Memberships’ be offered after the initial number?

No. The intent is to purchase an Estate of approximately 200 acres, of which at least 40% is viable for development (i.e. 75 acres), less 10-15 acres for the Lodge, Cabins, service buildings, and road/energy infrastructure. The balance of the estate will be retained in its natural state for protection/enjoyment.

How long will this take to buy the land/before we could start building?

A while. We are in the middle of the scoping stage now (Spring 2026), and hoping to launch the first round of Membership invites this year. Land assessment will continue in parallel, but even at the fastest (e.g. 70 commitments in 12 months), it will still be 3-4 years from now before individual builds might begin.

Are plots or rooms more, less, or as expensive as other available properties?

Pricing for Membership is determined by a fixed, non-market formula designed to ensure long-term accessibility and stability. Interested parties are encouraged to do their own research on costs and complexity of land and development in the Highlands, and balance that against Project Argyll’s offer.

Project Argyll - FAQ



Can I become a Member if I'm not Scottish/British?

Yes. Anyone can become a Member of this kind of Company (to secure land use/rights) regardless of citizenship. Most tourist visitors can remain in the UK for up to 180 days (US – 180 days at a time, EU – 180 days in one calendar year). Currently, owning land or investing does not create UK visa eligibility.

Does a Membership give me ownership/voting/management rights in the Company?

Membership does not confer ownership of the Company or its assets. Members have limited voting rights on defined matters, but no role in day-to-day management. The Company is controlled by its Directors, who oversee operations, assure continuity, and protect the project's long-term structure.

Do I get to choose which plot/room I buy?

Yes. Once a specific Estate is purchased and professional surveyors map one-acre options, Members will choose their specific plot(s) in order of their commitment. Plots will be allocated in a pre-defined and transparent process, so those making early commitments will benefit from the widest range of locations.

Project Argyll - FAQ



What happens if I change my mind about the commitment in Membership?

While we hope that the value of Membership in the Project sustains commitment, any Member may request a refund of 90% of their commitment until a formal Offer to Purchase an Estate is made by the Directors. After that, Membership can only be transferred or sold per the eventual Agreement (contract).

Why only 90% of my initial Membership?

Like any endeavour of this size, complexity, and financial commitment, realising it will take management, time, professional services, and significant effort. 10% of the value of each Commitment will be transferred to an operating account to pay for those costs, which will be reported on annually.

What do you (Kyle and Alex) get out of this project financially as Founders?

We will be paid GBP £50,000/year equivalent (billed by work-days) until the core construction (lodge, cabins, outbuildings, access, and infrastructure) is completed, at which point we will be allocated a Lodge apartment or equivalent for our exclusive use. We may then remain in a paid part-time staff position.

Project Argyll - FAQ



What guarantee do we have that our money is safe until the Estate purchase?

The Company will guarantee in your contract that it will only commit the balance of your Commitment (90%) in its eventual Offer to Purchase the land Estate. The Project's finances will be viewable in real-time online for Members, confirmed quarterly, and professionally accounted annually per UK law.

What do we do if we decide to commit to the Project and become a Member?

We'll host quarterly information sessions, offer one-on-one conversations to answer detailed questions, and provide a contract governing Membership and eventual relationship of your personal plot within the larger project, estate, and community. If acceptable, you sign, transfer funds, and secure your participation.

Can we 'pledge' the money to get on the list instead, and pay it when plots are available?

Unfortunately not. Like anywhere else in the world, property moves fast, and the Company will need to be able to substantiate that it has *actual* capital (not expressions of interest) or no Offer to Purchase can be made under UK law. If you prefer to wait, feel free to keep up to date, and pick from plots that remain.

Project Argyll - FAQ



How long will you search for land before buying or giving up?

The land search has already begun, as has research on Scottish property acquisition process and law. We propose a four-year active commitment from the first Membership to find and make a formal offer on a suitable Estate, after which Members can vote to extend the search, or reclaim 90% of their Commitment.

Do you two have any idea what you're doing with this kind of thing?

Somewhat (adventure!) We've both managed publicly-funded projects ten+ times this size, and run our own businesses. Alex has also managed small Berzerkistans, and Kyle the third largest political party in the UK. And if you're reading this, you know one or both of us. We believe we can do it, especially together.

Who are you looking for to join? Are families with kids OK?

Families – of any kind or composition – *are* the point. We're looking among our networks, and for those we've not yet met. We're looking for the 'helpers', 'teachers', 'artists', 'thinkers'... 'the builders', 'carers' and the 'curious'. We want individuals who need families, and families who make communities. You.

Project Argyll - FAQ



Do I get to build my own home on my plot?

Yes, subject to agreed terms and 'Planning Permission' from the local government, which is valid for three years, must be specific to each plot and architectural renderings, and be secured for each property *after* its allocation if you wish to build. Company Planning Permission may ease sub-plot applications.

Can I offer my home to my family, friends, or guests?

Absolutely; it's yours to do with as you like, and we aim to allow you to potentially also share your Cabin-weeks as well if you wish. We'll only ask that doing so is with the understanding that they will follow the same community, access, and usage guidelines as Project Members, and respect common assets.

Can I rent out or 'AirBnB' my own home that I eventually build on my plot?

No. Not only must 'Short-Term Lets' in the UK be licensed by the local government, but doing so creates legal, insurance, and financial liability for the owner and Company. The Company *may* explore potentially extending *its* license to your home if you wish, and defray an amount up to your annual fee as a Member.

Project Argyll - FAQ



Can the Company help secure Planning Permission?

The Company will formally support applications for Planning Permission on Members' personal plots, and will be able to recommend specialist services who can assist in site surveys, architecture firms specialising in Highland properties and local government applications to maximise approval chances.

Can the Company help with potential home building on my plot?

Certainly, based upon its experience preparing the Estate, building the Lodge, service buildings, and Cabins. Depending upon the extent, details, and ambition of your plans, there may be additional project management/general contractor services that the Company can offer at competitive pricing.

Can I transfer or sell my plot or plot/home to someone else?

Yes, but only within the Company's rules. Transfers must be to approved Members, at a price set by the project's formula, not the open market. This maintains fairness, prevents speculation, and ensures continuity of the community's long-term structure. This is not a restriction, this is the Project's purpose.

Project Argyll - FAQ



But it's *my* home on *my* property, why can't I sell it for what the market offers?

Because not only is that not why we're doing this, but market-based capitalisation of finite resources and environmental systems is destroying the planet and human society. You can do that elsewhere if you wish, of course, and you won't lose money on Project Argyll, but this part isn't negotiable. It's the point.

So, the Company owns my land and home?

No, the Company will transfer your private plot in a long-term (125 year) renewable lease for your exclusive use. It's a [common UK legal/property mechanism](#), and mortgage'able. You own the lease to the land, and what you build on it. The Company owns all communal assets on the rest of the property.

And each Member gets a vote in how the community is run?

Members govern the Company, and have approval rights over acquisition/disposal of communal land, changes to the Articles of Association, admission of new Members, capital expenditures, and changes to other Member rights. Directors implement and manage the Project on behalf of the Members day-to-day.

Project Argyll - FAQ



What's this 'formula' that sets the price I can sell my plot/house for?

It's defined in advance (you can see it now before you commit, of course) and takes the actual cost of your plot and buildings, adds for inflation and reduces for depreciation (using common public indices in the UK) plus 10% for your efforts in the community, and a fee (10%) that goes to the Company.

I like the idea of being able to live 'off the grid' – how does that work?

The goal is for the Company to build a 'Virtual Power Plant' of renewable energy sources (solar, wind, hydro) with transmission architecture, and distributed batteries. To plug in/join, your build must include compatible inputs, storage, and systems, which will add +5% to the overall cost, but then be free utilities.

How will the energy, ecological, accessibility and other commitments be ensured?

The Company will meet or exceed statutory (legal) standards, and voluntarily engage and select higher-level standards for *communal* assets. Members' builds will be required to meet the *minimum* level of all standards (statutory and voluntary), which will add +3-5% to overall build costs (in addition to energy).

Project Argyll - FAQ



How can I (or my lawyer) review all the details before committing anything?

All the terms and documentation will be available in advance for you to download, read, have legally assessed, and discuss with us. We *want* you to know, understand, and support exactly how things will work in order to avoid conflict, build confidence and engagement in the most transparent way possible.

Will these terms be negotiable by individual Members, or if I pay more?

No.

(That's it; that's the whole answer.)

So, this isn't a property development or investment opportunity?

Exactly this. You're buying into higher lifestyle breadth per unit of effort, infrastructure and resilience beyond what normal people can afford alone, a scalable variety of richness and experience, in a location of stunning beauty and peace with likeminded global good humans who want to put community first.

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Your Home in the Scottish Highlands