

**BUILDING SITE AND LAND extending to 5.21 acres  
(2.11 ha) or thereby,  
FURROWEND, SHAPINSAY, KW17 2DY  
OFFERS OVER £35,000**



House plot site looking SW towards Mainland Orkney

Extending to 5.21 acres (2.11ha) or thereby including a building plot, this newly fenced field is of permanent arable grassland. The field, shown in blue on the map, is relatively flat around the house plot, with the rest of the land sloping gently down towards the sea.

A new home erected on this site will enjoy spectacular sea views out over Furrowend Bay towards Orkney West Mainland and the north isles of Gairsay, Rousay and Egilsay, with smaller islets in the foreground. There is planning in principle (OIC ref 18/517/PIP) to erect a dwellinghouse upon the site bordered in red on the plan. Purchasers will require full planning consent and a building warrant before they can commence building.

The land is presently in permanent grass, and has a water trough and brand new fencing all around, erected in October 2018. The field can be cropped or grazed as required, and has been grazed and cropped for hay and silage in recent years. The fencing is full height Rylock mesh with a barbed wire at the bottom and two at the top, providing an excellent stock proof enclosure for both cattle, or sheep or other livestock. The property is entered by way of two new double gates off the public road in the south east corner of the field.

Mains electricity and water services are very close by, electricity within 100 metres and mains water runs adjacent to the plot.

Furrowend is approximately two miles from the pier and Balfour village where most of the islands amenities are located.

**The island of Shapinsay**

Shapinsay is one of Orkney’s inner north isles. It is connected to Orkney Mainland and the counties capital Kirkwall by a modern scheduled roll on/roll off car and passenger ferry. The ferry runs 6 daily return journeys. Each trip takes approximately 25 minutes.

The island of Shapinsay has a population of about 320 people, in about 110 households. Many commute daily to work in Kirkwall, whilst others choose to live and work on the island.

There is a modern doctor’s surgery, and a resident nurse practitioner always on call. The island has its own primary and pre-school in Balfour village, and older pupils attend the school in Kirkwall on a daily basis.

The school is a community school, so also provides accomodation for events and clubs. The building also houses the surgery and a modern well equipped gym for fitness enthusiasts. There is also a popular play park for the younger children.



## House plot site looking west towards Mainland Orkney & Gairsay



## Looking north towards the house at Furrowend



There is a well-stocked island shop and in Kirkwall, there are modern supermarkets and a great array of other shops. There is a popular café/restaurant open in summer months, along with a craft shop and Shapinsay Heritage Centre. There is a Presbyterian Church in the middle of Shapinsay.

The island operates its own Shapinsay Development Trust or SDT, which has a base at the Boathouse in the village. The SDT run several vital key services for the island, and is funded by income from the islands own community wind turbine. These include the out of hours (or OOH) Ferry passenger service. This runs in the evenings after the scheduled service has finished for the day, enabling folk to attend events and meetings in Kirkwall or come over to Shapinsay for the evening.

The OOH Ferry is also available for private hire at other times by arrangement. The SDT also provide electric car and minibus travel for anyone wishing to get to places who don't have a vehicle of their own, or for groups.

Shapinsay is served by a haulier, who comes over to Shapinsay most days of the week. They provide a door to door delivery service, bringing larger items and supplies from Mainland Orkney and from further south. Other hauliers transport live stock to and from the island, along with bulkier commodities such as farm fertiliser and road material.

Shapinsay has a proud and thriving farming community, producing high quality livestock. There is an agricultural show in August and celebratory dance and ceilidh.

There is an RSPB reserve on Shapinsay. It is about one mile from the pier and about one mile from Furrowend. It is a wetland and attracts many species of both nesting and wintering birds. Large flocks of ducks such as wigeon, teal and mallard gather in winter, whilst birds such as pintail, shoveler, snipe, redshank, curlew and lapwing nest in summer. The hide sits on top of a high bank, affording spectacular views of the wildlife.

Shapinsay is a peaceful island, with many quiet roads and tracks. It is only 6 miles long at its longest point, but has a coastline of over 30 miles, consisting of a mixture of secluded sandy beaches, rocky or shingle shores and sea cliffs and stacks. It has a thriving community spirit and is above all a very safe place to be. The sea and the sky and fertile green fields are ever present, and all these things make Shapinsay a wonderful place to live.



**5.21 acres (2.11ha) FURROWEND, SHAPINSAY**

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**ETCN**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.



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