

**CLOSING DATE SET FOR OFFERS
2PM THURSDAY 25TH AUGUST 2022**



Farm and Lands of Kebro & Oback Cottage, extending to 126.67 Ha (313 acres) or thereby, Orphir, KW16 3HD

This extensive hill and livestock farm comprises 2 dwellinghouses, substantial steading, 34.8ha (85.9 acres) or thereby Region 1 and 91.87ha (227acres) or thereby including meadow/heather and short heather hill.

There is a Xzeres 10kw wind turbine and the Entitlements [Region 1 34.07 units and Region 2 82.28 units] are included in the sale price.

**OFFERS OVER
£875,000**

Kebro Farmhouse

Oback Cottage



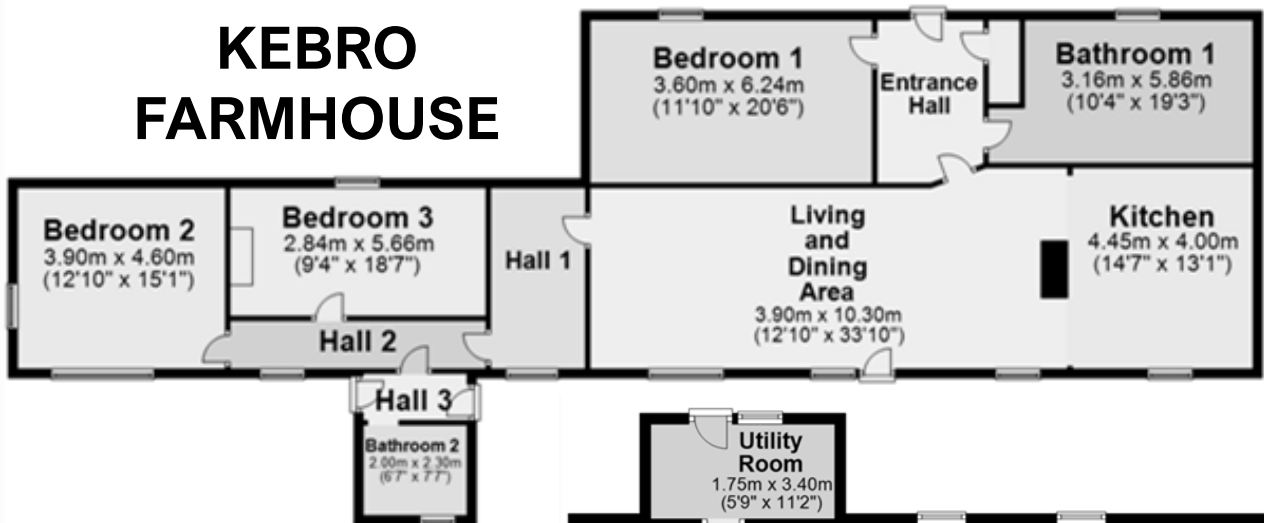
- Kebro Farmhouse – substantial 3 bedroom detached dwellinghouse with a large attic which may be suitable to convert to further accommodation, subject to the necessary planning consents. There is oil fired central heating. Accommodation include a large open plan living room/dining area/kitchen and 2 bathrooms. Floored attic.
- Oback Cottage – Spacious 2 bedroom cottage with large attic offering potential to convert to further accommodation, subject to the necessary planning consents. Conservatory to front offering beautiful views. Open plan living room/kitchen/utility room. Bathroom with bath and shower cubicle. Floored attic.
- Steading at Kebro includes a 20m x 7m byre, 20m x 7.5m barn, 16m x 9m workshop and 35m x 17.5m slatted byre.
- Wind turbine offers a potential FiT's income of £10,000 - £12,000 per annum or off-grid power generation.

LOCATION

The farm of Kebro and Oback Cottage is situated off the Germiston Road which links Stenness and Orphir.

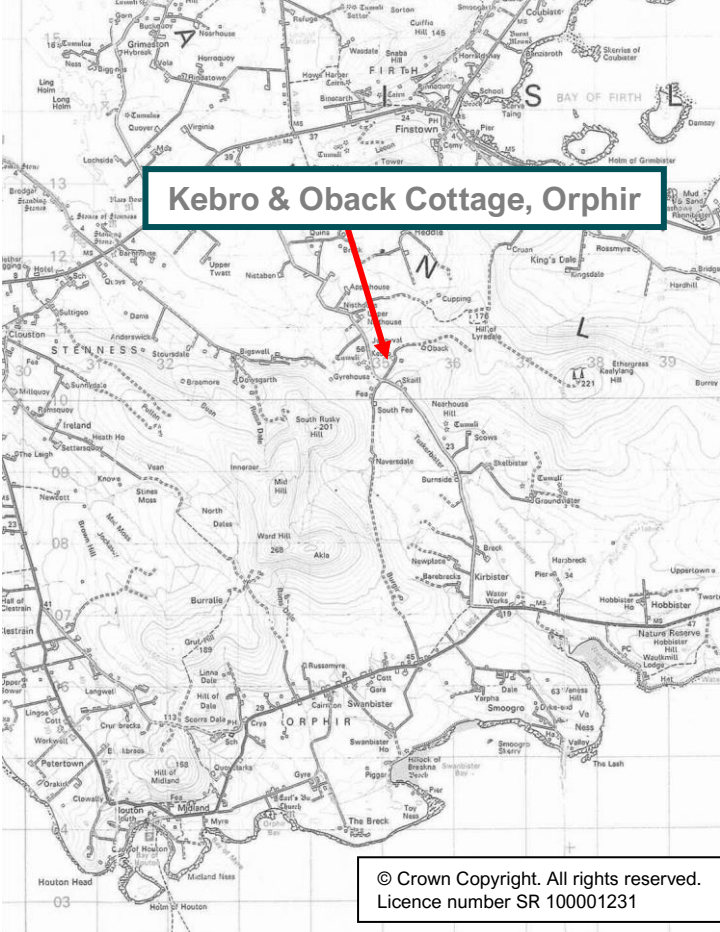


KEBRO FARMHOUSE



OBACK COTTAGE





Kebro & Oback Cottage, Orphir

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Kebro living room



Kebro kitchen



Oback kitchen



Oback conservatory

SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Kebro – T.B.C. Oback Cottage – Band C. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Kebro - Band B. Oback Cottage – Band F.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £875,000

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.



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CMS

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.