Farm & Lands of Salties, extending to 95 acres or thereby, Sanday, KW17 2BP

Enjoying a beautiful location adjacent to an outstanding sandy beach, the farm of Salties includes a spacious 3-bedroom farmhouse and a range of traditional outbuildings together with 95 acres or thereby.

The property has a 5kw Evance wind turbine with associated feed-in-tariff payments, single farm payment entitlements and is currently in an agri-environmental scheme with annual payments.

OFFERS OVER £280,000
The Farm and Lands of Salties are situated on the picturesque island of Sanday which is one of Orkney’s North Isles. The property extends to approximately 95 acres including sand dunes and the foreshore to the mean low water springs. Salties includes part of 2 lochs, the North loch and Loch of Rummie, which are sites of special scientific interest. There is also part of a Ramsar site of national environmental importance in the form of the dunes and beach.

The spacious farmhouse has 3 double bedrooms together with an office which could be converted into a fourth bedroom. There is a large L-shaped open-plan living room/dining room/kitchen. The living room has a solid fuel fire and the kitchen, which has a flagstone floor, was refitted with new units, dishwasher and electric range cooker in 2018. There is a utility room with a double sink, plumbing for a washing machine and space for a dryer and chest freezers. The windows are all double glazed.

There is a large, mature garden including a greenhouse/garden room, ponds, trees, bushes, shrubs, a vegetable plot and a chicken run. The substantial traditional farm buildings adjoin the garden and an access track. They include a lambing/calving shed which was completed in 2006, 2 sloping-floor byres with feed barriers, a bull byre, a workshop, 2 loose boxes, a tack room and a feed/store room. There are two stock handling areas adjoining the buildings and a further yard with ample room for parking.

The farm currently carries a flock of sheep but has formerly been used to farm pedigree and commercial cattle. The steading has the potential to be adapted to other ventures, e.g. equestrian use, market gardening, crafts or tourism enterprises. The land is mainly to grass with several fields having previously been in barley. 96% of the land is graded Region 1, the remainder being Region 2. There is a water trough to each field and all fencing has been renewed to a high standard over the last 10 years.

The farm entitlement is included in the sale price. Current single farm payment scheme income has amounted to between £5500 and £7000 per annum for the last 10 years. The L.F.A.S.S. payments are in the region of £1000 per annum. In addition, the farm is currently in year 2 of a 5 year agri-environment scheme which provides a further income of £4300 per annum. Any incoming landowner will have the opportunity to take this scheme over for its remaining duration.

There is a 5KW turbine at Salties and this provides electricity to the house in addition to feed-in-tariff payments which have amounted to £4-5,000 per annum since installation.
The amenities on Sanday include a primary school, junior secondary school, swimming pool, general stores, post office, hotels and a 9 hole golf course. The island has many beautiful beaches and places of archaeological interest.

SERVICES – Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND - Band C. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

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

ENTITLEMENTS – The basic payment entitlements will be included in the sale price.

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

PRICE – Offers over £280,000

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

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.