



**Lot 1 – Farm and Lands of Ha’quoy and the
Lot 2 – Lands of Lucknow extending to 204 acres
or thereby, Shapinsay, KW17 2EB**

The farm of Ha’quoy and lands of Lucknow have traditionally been a beef and arable unit with an extensive steading and substantial 5 bedroom farmhouse. There are stunning panoramic views of the North isles. Offered for sale as a whole or in 2 lots. Basic Payment Entitlements are included in the sale price.

**LOT 1 – HA’QUOY
OFFERS OVER
£600,000**

**LOT 2 – LUCKNOW
OFFERS OVER
£312,000**



- Spacious 5 bedroom farmhouse with 2 reception rooms, large kitchen, utility room, office, bathroom and shower room.
- Oil central heating and UPVC framed double glazed.
- Large walled front garden and an area of decking.
- Stunning panoramic views of the North isles.

Offered for sale as a whole or in 2 lots – if sub-divided, Lot 1 would be Ha'quoy which extends to 85.7 acres or thereby with 85.2 acres of very good arable land and 0.5 acres or thereby lying between the fence line and the foreshore. The extensive steading includes a sloped floor byre with adjacent feed area, calf pens and calf creep, bedded court byre with feed area, bull and calving pens, 2 calf byres, general purpose shed, slatted byre with solid feed passage, slatted court with suspended feed passage, slatted byre, earth walled silo with concrete floor; slurry lagoon, implement shed, various stone built sheds and large concrete apron area. Lot 2 would be the steading and lands of Lucknow, 118.7 acres or thereby. 105.3 acres or thereby are very good arable land with 13.4 acres of wetter land and rough grazing. The steading includes a slatted court, earth walled silo with concrete floor and concrete apron. The dykes and fencing are fully stockproof and all fields have mains water.



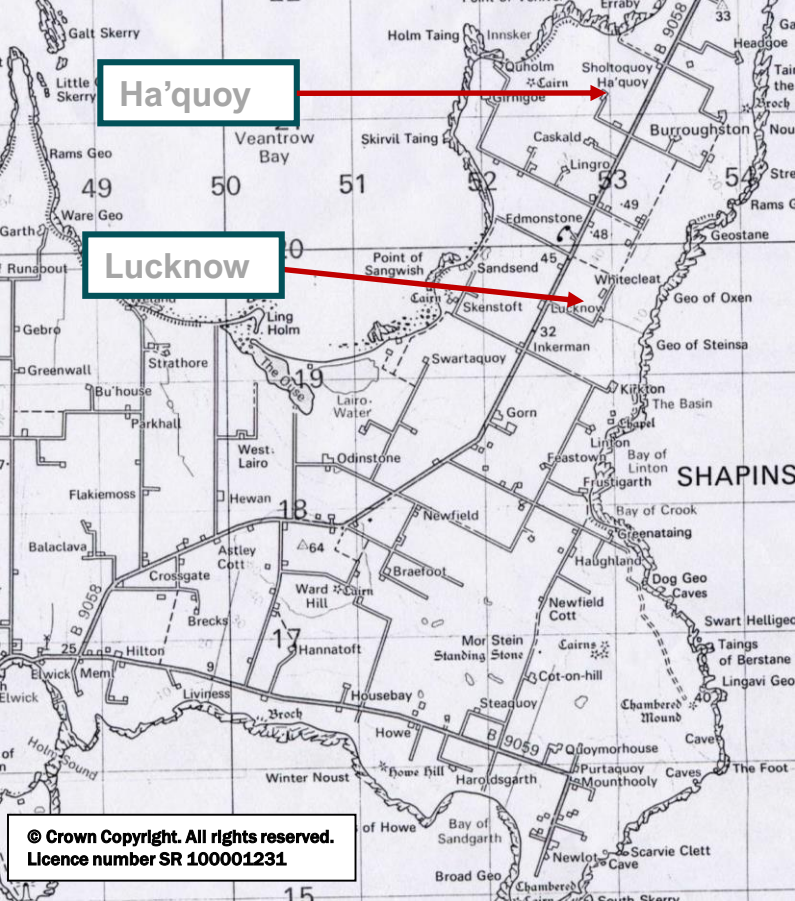
LOT 1 – HA'QUOY: farmhouse, steading & 85.7 acres of land



LOT 2 – LUCKNOW: steading & 118.7 acres of land

LOCATION

This farm is situated on the north east of the island of Shapinsay which is one of Orkneys inner north isles. The island is connected to the Orkney mainland by a scheduled ferry service and its amenities include a very well respected primary school, doctors surgery, shop, restaurant, public house, heritage centre, craft shop and fitness suite.



BASIC PAYMENT ENTITLEMENTS – To be included in the sale price.

STOCK AND MACHINERY – May be available for sale by separate negotiation.

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 – LOT 1 – Ha'quoy – Offers over £600,000.
LOT 2 – Lucknow – Offers over £312,000.

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

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ETCN

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

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.