



Land near Bonnyhill

Shapinsay, KW17 2EB



Extending to 9.03 acres or thereby



A well-situated parcel of arable land extending to approximately 9.03 acres, with an ancient monument, and enjoying a highly attractive rural coastal setting near Bonnyhill on the island of Shapinsay.

Shapinsay is recognised for its productive farmland and strong farming heritage, with an established rural community and a mix of arable and livestock enterprises across the island. The land lies within a predominantly agricultural landscape, characterised by large, open fields, traditional stone dykes and gently undulating ground well suited to modern farming practices.

Conveniently positioned, the land benefits from direct access from a public road, allowing ease of movement for machinery. The nearby ferry terminal provides regular connections to Kirkwall on the Orkney Mainland, ensuring straightforward access to agricultural suppliers, services and transport links.



The holding enjoys an open and elevated setting, with expansive views across surrounding farmland towards the coastline. This location offers a balance of productive rural ground combined with a scenic and unspoilt environment typical of Orkney's coastal agricultural areas.

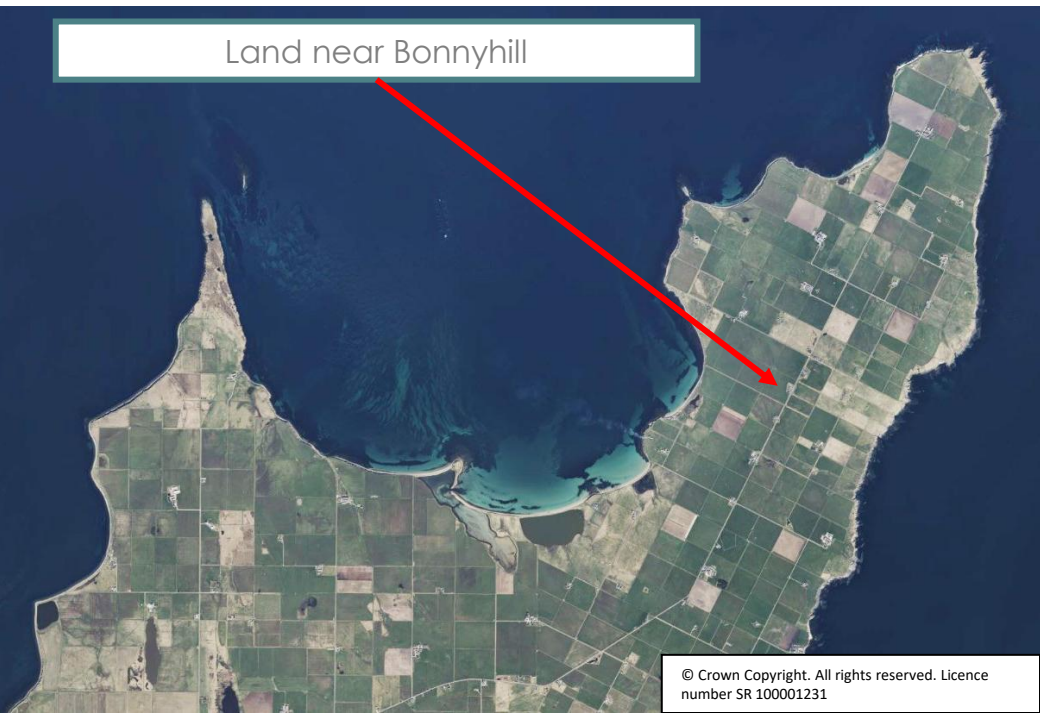
The site will appeal to those seeking to extend an existing farming unit, purchase a manageable block of land, or invest in agricultural ground within a well-regarded and accessible island farming location.

Offers Over £30,000



 **LOWS**

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LOCATION

Shapinsay is a well-regarded and close-knit island community lying just a short ferry journey from Kirkwall, the Orkney Mainland's principal town, where a full range of amenities can be found including shops, supermarkets, schools, medical services, leisure facilities and transport links. The island itself offers a tranquil way of life while benefiting from everyday facilities including a primary school, village shop, café, local hall and regular ferry services to and from Kirkwall. The surrounding landscape is characterised by productive farmland, rolling countryside and an indented coastline, providing a scenic and unspoilt setting.



What3words : [///barman.mural.fines](https://www.what3words.com/#!/barman.mural.fines)



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Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Purchaser is liable for taking the services to the site	N/A	N/A	Flexible

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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.