



North Park, extending to 18 acres or thereby,
Eday, KW17 2AB

OFFERS OVER £130,000



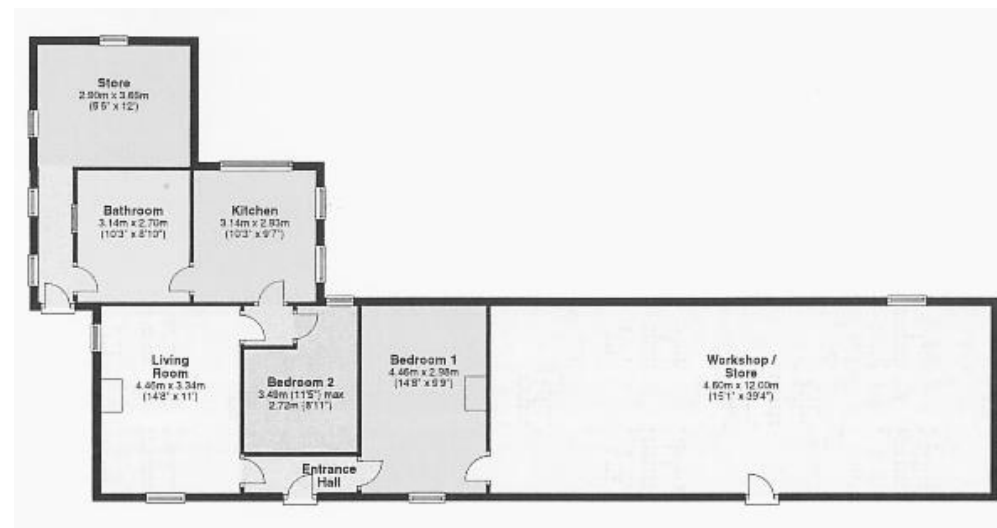
North Park is an agricultural holding extending to 16.2 acres (7.28 ha) or thereby and includes a two bedroom cottage, range of traditional outbuildings and several containers.

The land lies in permanent grass together with a peat field, with working peat bank, and there is a 1/7th grazing let of Linkataing hill. The land beneath the road extends to the foreshore.

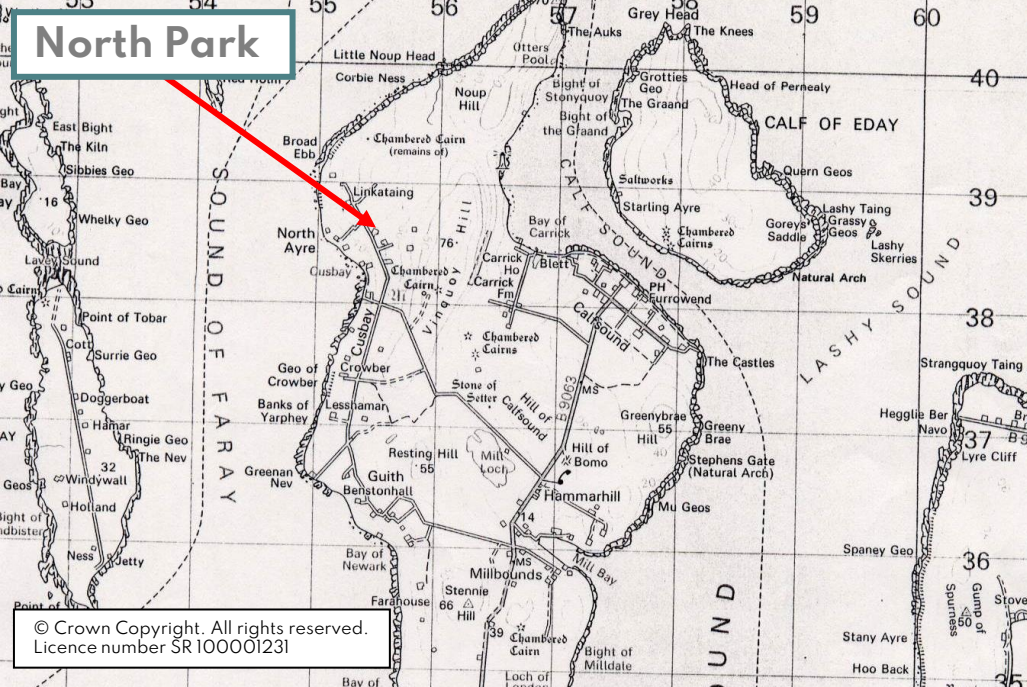
- Two air source heaters.
- UPVC framed double glazed windows.
- Dwelling house walls and attic have modern insulation added.
- Adjoining workshop/store may be suitable to extend into additional accommodation subject to the necessary planning consents.
- Enjoys beautiful view over farmland to the sea with Faray in the distance.
- Steading includes a hay store, 2 traditional cattle byres, tractor shed and stone-built chicken shed.
- Includes a right to a grazing let of one seventh of Linkataing hill which lies to the rear of the property. A small rent is payable for this.
- The purchaser will be liable for fencing the south-east boundary above the public road.

LOCATION

Eday is one of Orkney's outer north isles and is connected to the Orkney mainland by scheduled ferry and air services. The amenities on the island includes a primary school and co-operative shop.







SERVICES – Mains water & electricity. Private septic tank.

COUNCIL TAX BAND – Band A. 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 – Band E.

ENTRY – By arrangement.

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

PRICE – Offers Over £130,000

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

EJT

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.

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