



Former Farm Buildings



Nether Onston, Stenness, KW16 3JX



These former farm buildings are set in approximately 1700m² (0.40 acres) or thereby and enjoy beautiful views over farmland and the Loch of Stenness.

The stone-built building may have architectural and/or historic merit, and the integrity of this building must be retained as part of the building process so the siting of any new house to the east of the outbuildings would be an advantage. Depending on the plans submitted, it may be possible that a second house could also be built at Nether Onston. Nether Onston is within the Hoy and West Mainland Scenic Area and the Inner Sensitive Zone of the Heart of Neolithic Orkney World Heritage Site, and a high quality of design will be required.

The stone-built building extends to 10.9m x 4.4m approx. and the adjoining former store 13.5m x 6.2m approx..

Prospective purchasers should note that as part of the planning application, an initial archaeological evaluation will be required. Depending on the nature of the proposed development of the site further evaluations may be required, the purchaser will be responsible for the evaluations.

The purchasers will be liable for taking services to the site, mains water is believed to be close by.

Offers Over £60,000

/// What3words : ///surfer.depravity.sunroof



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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.



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Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water believed to be close by	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.