



West Aith

Sandwich, KW16 3LP





TAKE A LOOK INSIDE

West Aith is a registered croft and B listed. The cottage and outbuildings require extensive renovation. The property extends to 2 acres or thereby.

Interested parties should consult the Orkney Islands council Planning Department to establish if they require planning consent/ building warrant before commencing works.

Due to the state of the roofs, entry to the buildings is not advised.

KEY FEATURES

- Owner occupied croft, registration number O1005
- B listed
- Former barn, byre and store and various roofless buildings
- Extends to 2 acres or thereby
- Enjoys beautiful view across Loch of Skail
- Access to buildings is not advised due to the poor condition of the roofs

A prospective purchaser should note that this croft land is regulated by the Crofting Commission. This means that the successful purchaser/assignee is agreeing to abide by certain duties regarding the croft land. These duties are:

A duty to be ordinarily resident on, or within 32km (20 miles) of your croft.

A duty to cultivate and maintain your croft or put it to another purposeful use.

A duty not to misuse or neglect your croft.

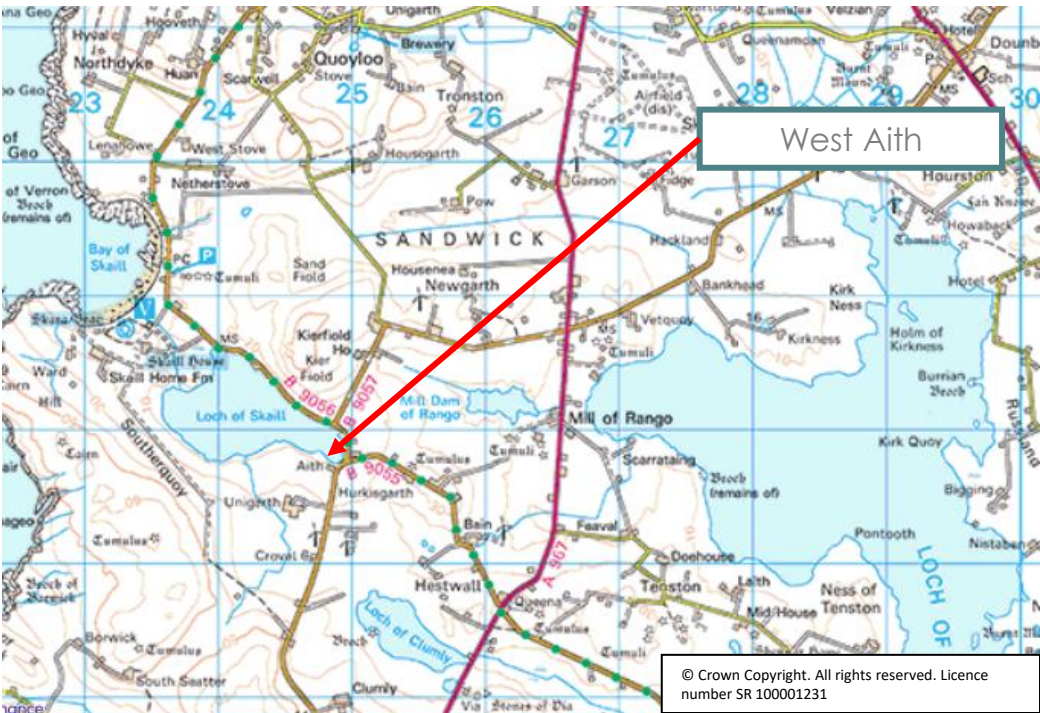
In addition, there is a legal requirement to return an Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties. Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties is discovered, you could lose the croft or the right to use it.

Further information on being a crofter can be found at www.crofting.scotland.gov.uk

Offers Over £120,000



 **LOWS**



LOCATION

West Aith lies 4 miles from Dounby where there is a primary school, supermarket and post office. Stromness is 6 miles away and Kirkwall 15 miles.

/// What3words : ///haystack, tipping, informal

Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.



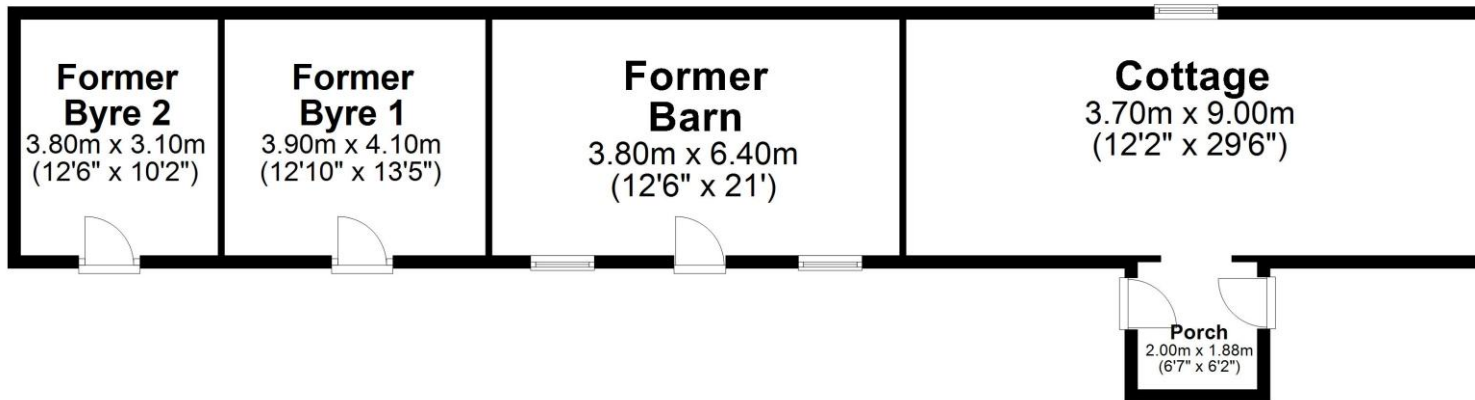
Viewing

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.

Ground Floor
Approx. 90.4 sq. metres (973.5 sq. feet)



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity	n/a	n/a	Flexible