

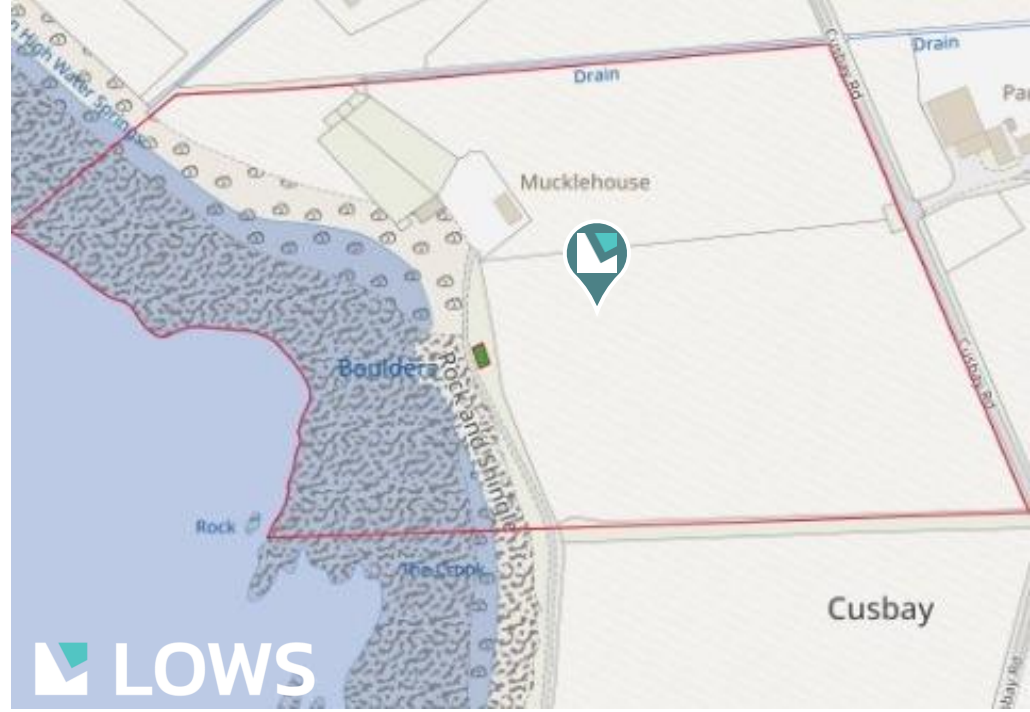
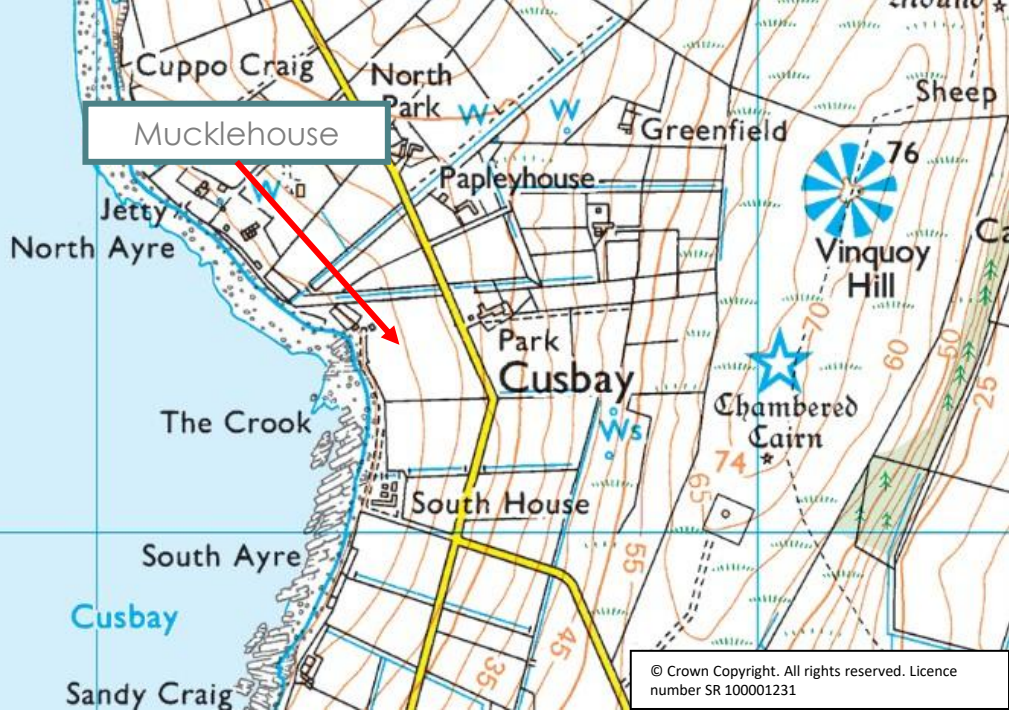


Mucklehouse

Causbay, Eday, KW17 2AB



7.04 acres or thereby plus foreshore



Mucklehouse presents a rare opportunity to acquire a generous parcel of crofted land (croft register O0591) extending to approximately 7.04 acres or thereby, set in a stunning coastal position on the island of Eday. Offering uninterrupted views over the surrounding sea and neighbouring isles, this picturesque holding combines productive grazing land with exceptional natural surroundings.

The land lies in a gently sloping coastal setting and is predominantly laid to permanent grass, well-suited for grazing, small-scale agriculture, or hobby crofting. The fields are bounded by traditional fencing, with clear boundary lines shown on the supplied plan.

A small cluster of traditional outbuildings sits toward the western side of the property, close to the shoreline. These buildings offer potential for storage, workshops, livestock shelter, or future redevelopment (subject to the necessary consents). Their position makes the most of the expansive coastal outlook, with open sea views visible in every direction.

Offers Over £15,000

The land enjoys a peaceful location yet remains within reach of Eday's amenities. With sweeping landscapes, an open horizon, and the sound of the sea as a constant backdrop, Mucklehouse offers an ideal opportunity for those seeking crofting land, a rural retreat, or a unique coastal project in one of Orkney's most unspoiled environments.



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.

'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 with regard to the croft land. These duties are:

- A duty to be ordinarily resident on, or within 32km (20miles) 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.go.uk

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water	N/A	N/A	Flexible

/// What3words : ///rise.redeeming.hopefully

www.lowsorkney.co.uk

[Lows Facebook Page](#)

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.