



Caravan, Wigleywoo,

Sourin, Rousay, KW17 2PR





KEY FEATURES

- Various outbuildings and land extending to 3.2 acres or thereby
- 4 outbuildings have been re-roofed, 3 have mains electricity
- Caravan on site with fibre optic WiFi
- Registered holding - farm code No 627/0108
- Potential for development with the appropriate consents from the local authority. There was previously planning in place for a three bedroom dwelling with outhouses, garage space and general purpose sheds which has since lapsed 11/576/PP
- Close to primary school and shop

Offers Over £90,000

An exciting opportunity to acquire land extending to 3.2 acres or thereby with various outbuildings situated in the picturesque area of Sourin on the island of Rousay. Enjoying a peaceful rural setting surrounded by Orkney's spectacular natural scenery, Wigleywoo offers excellent potential for those seeking a lifestyle project, smallholding or future development opportunity.

The land contains a number of buildings including a ruinous stone built, extended, 'but and ben' cottage, four stone built byres with a block-built shed attached which was formerly used as a community snooker hall. Four outbuildings have been re-roofed and three have mains electricity. Parts of the buildings are believed to date back to the 1500's.

The property is a registered holding and may appeal to those looking for agricultural or hobby farming opportunities.

A particular feature is the development potential, subject to obtaining the necessary consents from the local authority. Previous planning permission was granted for development on the site (Planning Reference 11/576/PP), although this permission has now lapsed, providing prospective purchasers with an indication of the site's potential for future redevelopment.

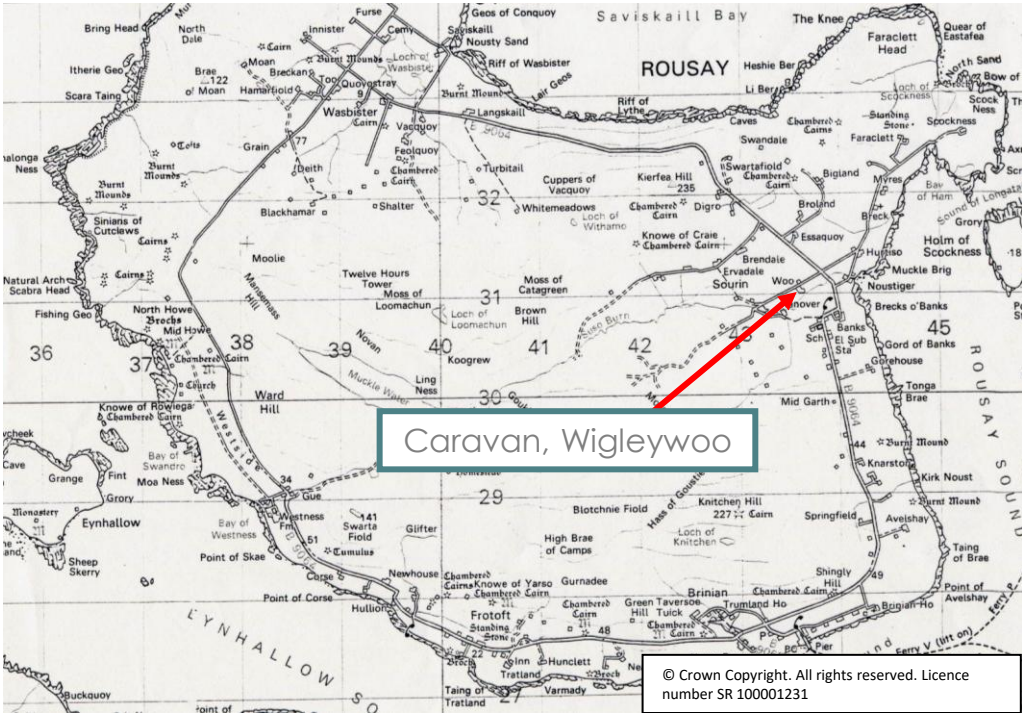
The site is isolated from Souso Burn by a narrow band of ground and a post and wire fence extending down the length of the southern boundary. The neighbour and owner of this area has expressed an interest in selling it to give the property a water frontage if desired.

Situated within the island of Rousay, the location offers a unique blend of history, tranquillity and natural beauty. Rousay benefits from a welcoming community, local amenities and regular ferry connections to Mainland Orkney, making it an attractive location for those seeking a quieter pace of life while remaining well connected.

/// What3words : ///iteration.quite.subject

EXTRAS

Some building materials on site will be included in the sale price.





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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.