

Farm & Lands of Saviskaill, Skatequoy, Stennisgorn & Furse, Rousay, KW17 2PS

Extending to 644.11 acres or thereby

LOWS

Occupying an outstanding position overlooking the Bay of Saviskaill on the picturesque island of Rousay, the Farm & Lands of Saviskaill, Skatequoy, Stennisgorn and Furse present a rare opportunity to acquire a substantial agricultural holding extending to approximately 644.11 acres or thereby.
Available either as a whole or in lots, the holding comprises a house, traditional farm steading buildings with former mill, Nissan hut, large area of hard standing yard and extensive areas of productive grazing land, offering significant potential for farming, diversification and long-term investment.

The farmhouse and steading require comprehensive renovation, presenting purchasers with the opportunity to restore and develop the buildings to suit their own requirements, subject to any necessary consents. Whether retained as a working farmstead, adapted for diversified agricultural use or incorporated into a wider rural enterprise, the property offers exceptional scope.

The surrounding farmland has been utilised for long-term grazing and includes Region 1 and Region 2 agricultural land, with Basic Payment Scheme entitlements included within the sale, adding considerable value for agricultural purchasers. The scale of the holding provides excellent opportunities for livestock production, environmental management and a range of future farming enterprises.

Positioned within one of Orkney's most scenic island settings, the land enjoys spectacular views across the surrounding countryside and coastline, creating an exceptional balance between productive agriculture and natural beauty.

There is currently an Agri-Environment Climate Scheme in place on the land generating an annual income of £11,128.

Part of Lot 3 forms part of a SNH Special Protection Area and is part of the Rousay SSSI.

There are 105.73 Region 1 Entitlements.
There are 135.38 Region 2 Entitlements.

Lot One (Offers over £460,000) - Saviskaill – consists of dwelling, steading and 253.75 acres of land.
Lot Two (Offers over £160,000) – Skatequoy & Stennisgorn - consists of a ruinous dwelling and buildings and 176.55 acres of land.
Lot Three (Offers over £140,000) – Furse - consists of ruinous buildings and 213.81 acres of land.

Offers Over £760,000 as a whole or available in Lots


LOT 2 - Skatequoy
LOT 1 - Saviskaill
LOT 3 - Fuse
Black areas not included
House & Steading
1
2
3
4
6
7
8
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10
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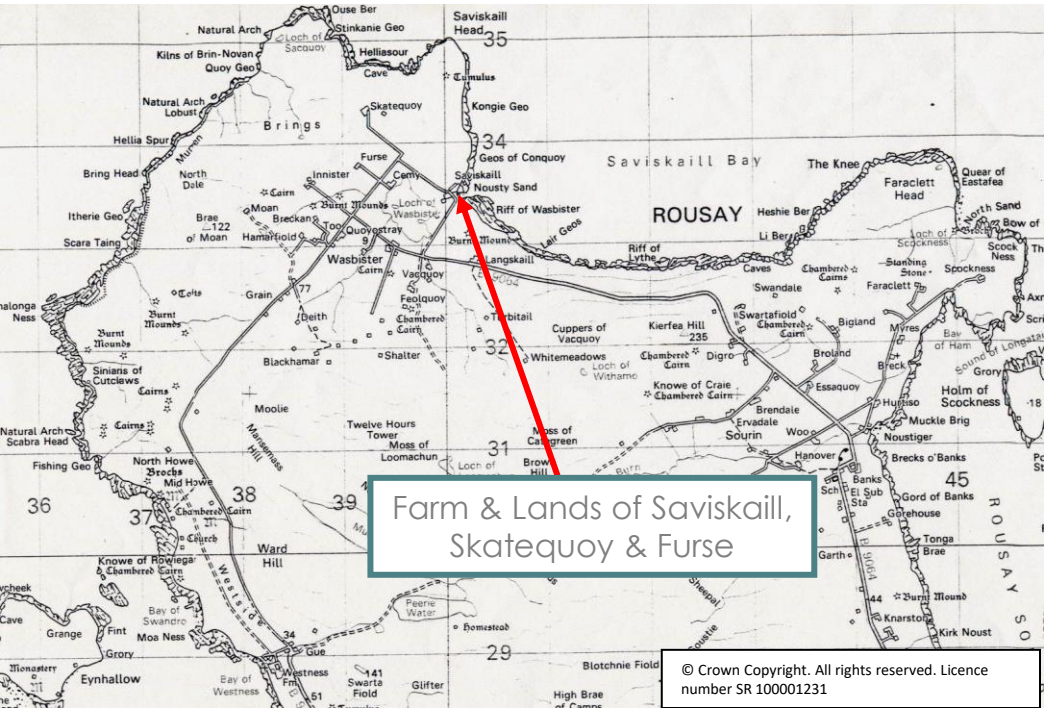

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LOCATION

Rousay is widely recognised for its rich agricultural heritage, spectacular landscapes and archaeological sites. The island offers a welcoming community, regular ferry services to Mainland Orkney and an outstanding quality of life, making it an increasingly desirable location for those seeking both commercial farming opportunities and rural lifestyle properties.

/// What3words : ///sketch.insisting.greeting





Saviskaill & Skatequoy



Ruinous dwelling and buildings at Skatequoy



Furse



Outbuildings at Furse











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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.