



## J. Holland Haulage, Whitehall, Stronsay, KW17 2AR

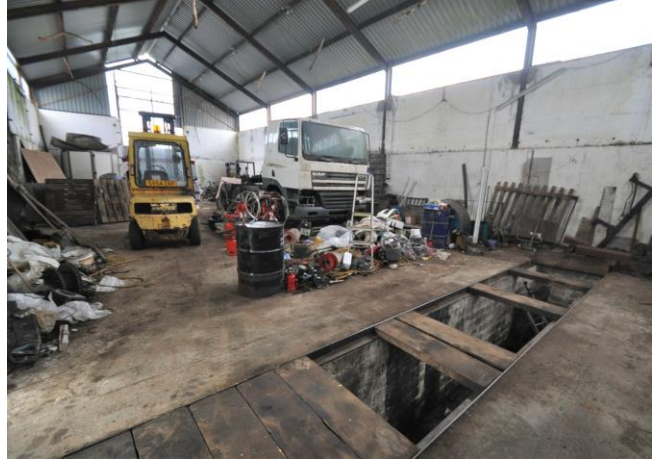
## Farm and Lands of Millfield, extending to 31.1ha (76.9 acres) or thereby, Stronsay, KW17 2AF

The sale of this successful haulage business and 31ha farm offers an excellent opportunity for those wishing to expand their existing business or seeking a lifestyle change.

The well-presented 4 bedroom farmhouse is located close to the extensive steading.

**OFFERS OVER  
£630,000**

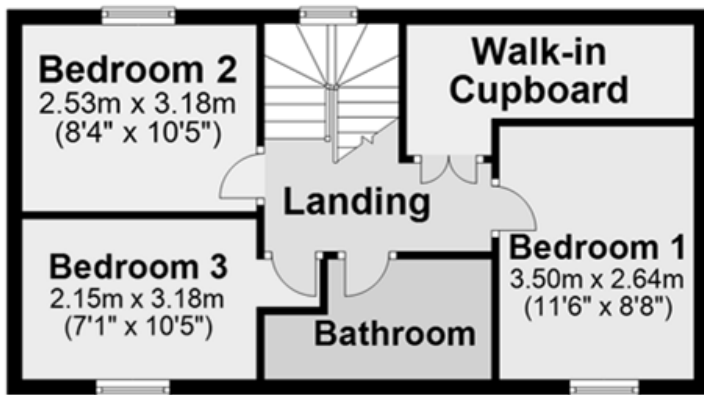
- The haulage business incorporates the Woods Yard in Whitehall together with an extensive range of vehicles and trailers.
- The operators licence covers the 2 operating centres, Woods Yard and Millfield.
- The business has a contract with O.I.C for the refuse collection on Stronsay and Eday.
- They also have long standing arrangements with Royal Mail and others to transport goods to and from Kirkwall, Stronsay and Eday
- Large garage/workshop (22m x 9.3m) with inspection pit at Millfield.
- The business together with Woods Yard may be available separately.
- The farm has an extensive interconnected steading situated to the rear of the farm house.
- Farm entitlements included in the sale. (18.61 R1 BPS and 10.99 R3 BPS).
- Land mainly to grass.
- Spacious well-presented 4 bedroom farmhouse.
- Oil fired Stanley Range feeds radiators.
- Solid fuel stove and doors to patio in living room.
- Utility room. Bathroom with shower over bath.
- Walled garden to front.



## LOCATION

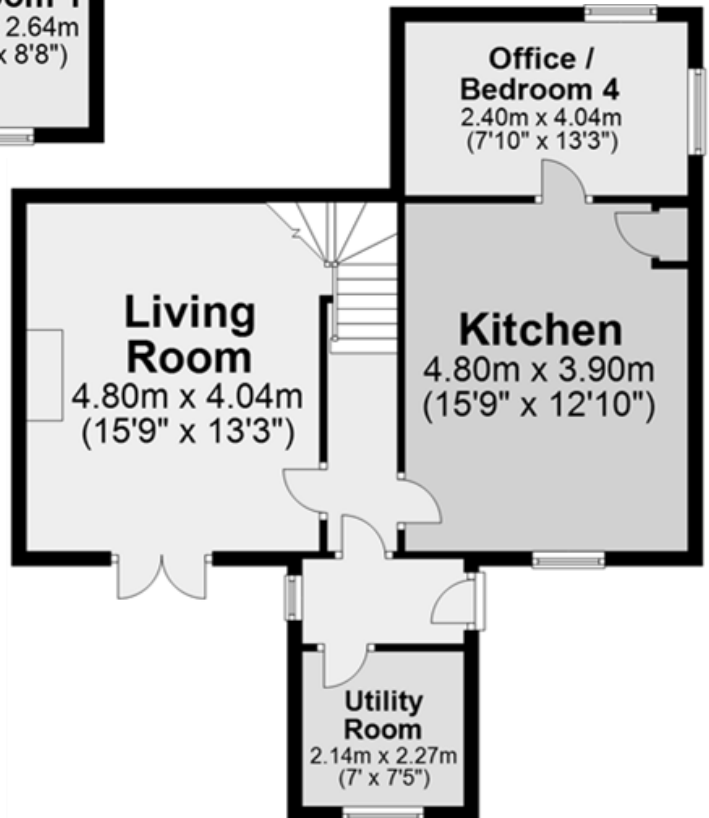
The business and farm are situated on the picturesque island of Stronsay which is one of Orkney's outer north isles. The islands amenities included primary and junior secondary schools, post office, 2 shops and a hotel.





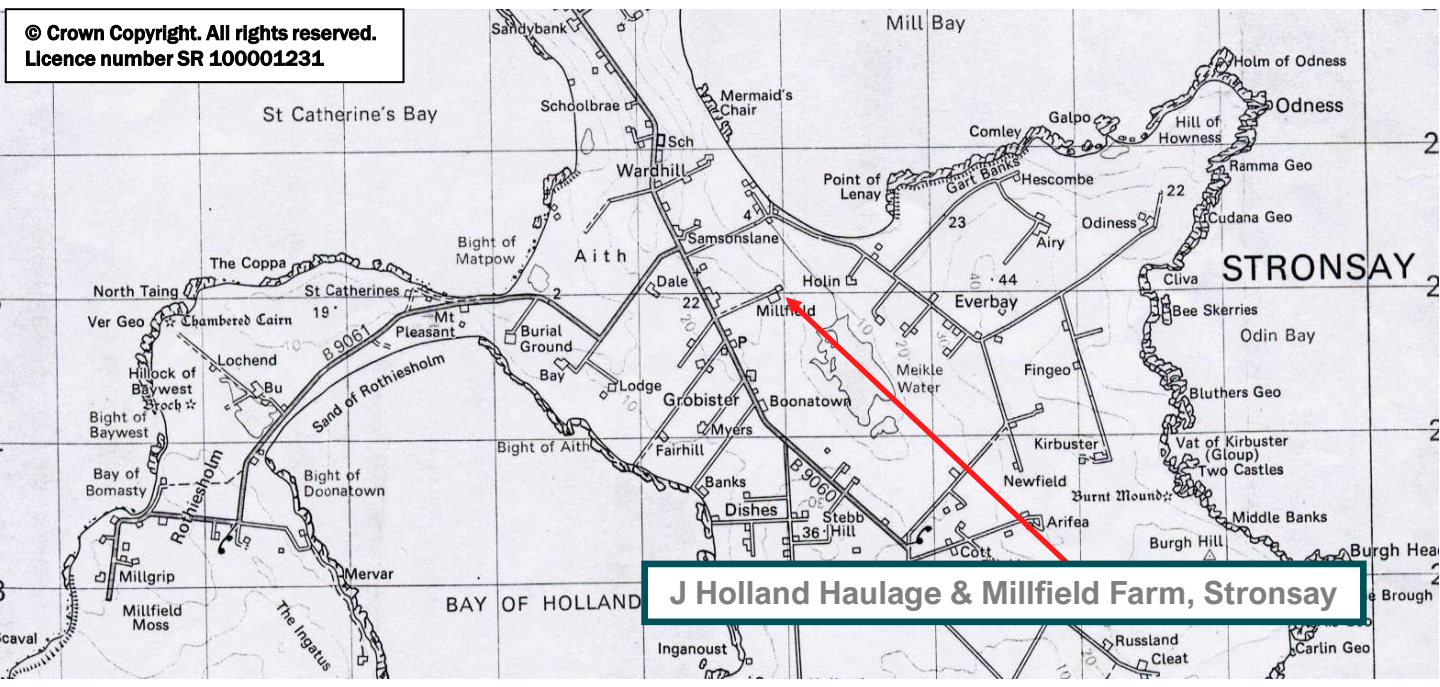
## FIRST FLOOR

## GROUND FLOOR





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**J Holland Haulage & Millfield Farm, Stronsay**

**SERVICES** – (at Millfield) Mains water and electricity. Telephone. Private septic tank.

**COUNCIL TAX BAND** - Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**RATABLE VALUE** - £1,500

**ENERGY PERFORMANCE RATING** – Band F.

**ENTRY** - By arrangement.

**FIXTURES AND FITTINGS** – (Millfield) all floor coverings are included in the sale price.  
(Haulage business) a list of vehicles and trailers is available from Lows Estate Agency department.

**ACCOUNTS** – Abbreviated trading accounts will be made available, at the discretion of the owner, to interested parties nominated financial advisors.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers over £630,000.  
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk

**DJMF**  
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.