

**CLOSING DATE SET FOR OFFERS
2PM FRIDAY 22ND SEPTEMBER 2023**



**Farm and Lands of Beaquoy,
Wilderness, Biggings & Midhouse,
Extending to 226 acres or thereby, Dounby, KW17 2HY**



OFFERS OVER £995,000

This extensive organic beef and sheep farm is situated in the heart of the West Mainland of Orkney and offers an excellent opportunity to those wishing to enter farming or seeking a larger agricultural holding.

The 3-bedroom farmhouse has oil central heating, a fireplace in the living room, office and both a bath and a shower cubicle in the bathroom. The farmhouse and garden are sheltered by mature trees set in a walled garden.

The farm is presently in a registered organic scheme practicing regenerative techniques with rotational grazing. The land is in good heart, all fields have water and are well fenced with almost all having mains electric fencing. Approximately 24 acres are in barley with 12 acres under sown with grass.

The well laid out farm steading comprises:-

- Steel framed slatted byre with calf creep (90' x 45') erected 2002.
- Steel framed bedded court/calving area (120' x 33') erected 2009.
- Slatted byre (45' x 30').
- Slatted byre (90' x 30').
- General purpose shed (60' x 45') erected 2008.
- Sloped floor byre (70' x 20').
- Nissen shed (60' x 24').
- 2 earth walled silos with concrete floors 100' x 30' + 106' x 33'.
- Disused quarry.
- May be available in separate Lots.

There is a 6kw Kingspan wind turbine, erected in 2014, with the owner benefitting from the Feed in Tariff payments.

LOCATION

Beaquoy is situated approximately 2 miles from Dounby village where there is a primary school, supermarket, post office, butcher, pharmacist and hotel.

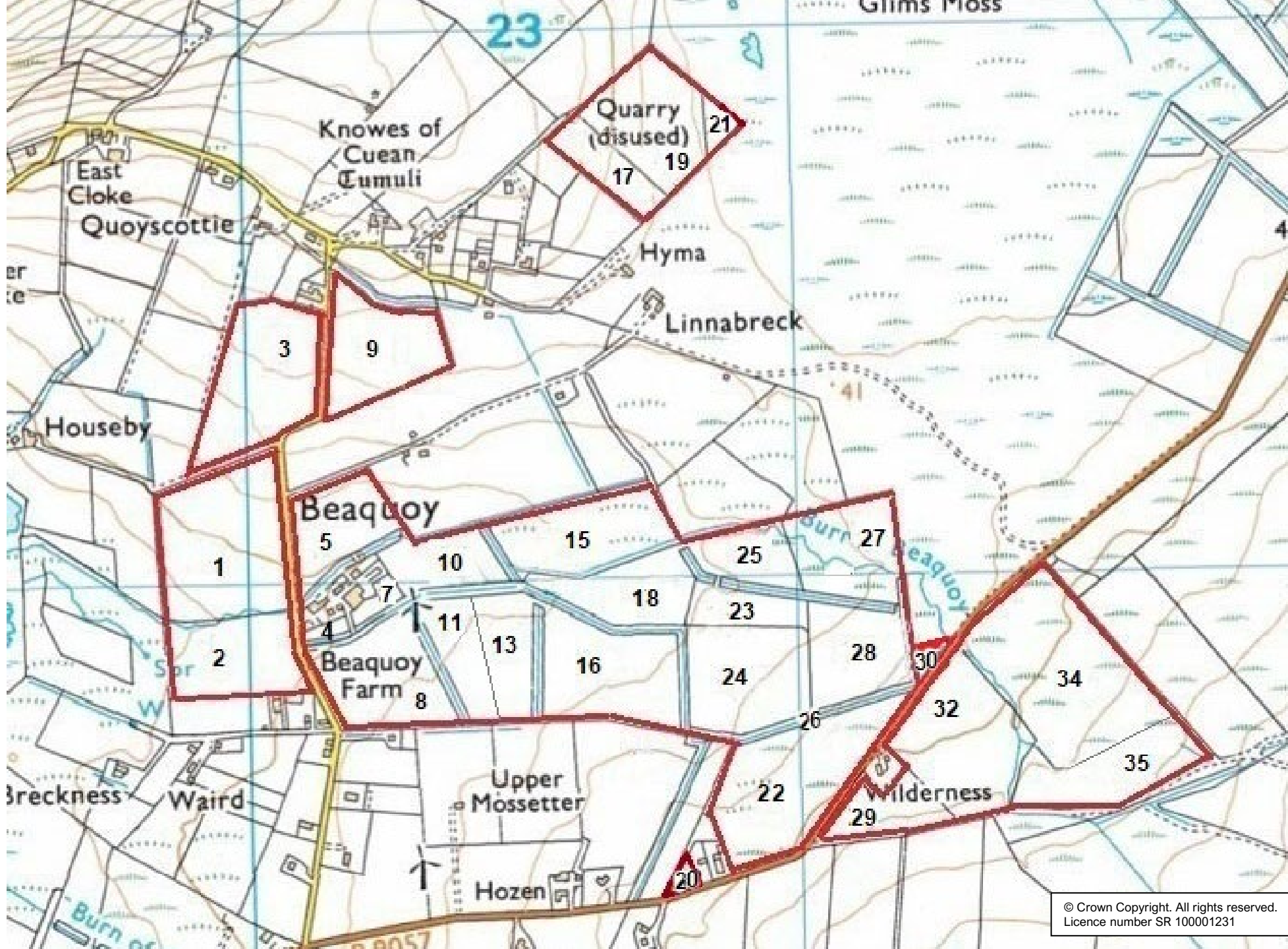




| Field Number | Field Identifier | Area (Ha) | Area (Acres) |
|----------------------------------|------------------|--------------|---------------|
| 1 | HY/29958/22093 | 6.14 | 15.17 |
| 2 | HY/29978/02186 | 3.54 | 8.75 |
| 3 | HY/30020/22363 | 4.9 | 12.11 |
| 4 | HY/30139/02191 | 0.28 | 0.69 |
| 5 | HY/30171/02210 | 2.98 | 7.36 |
| 7 | HY/30327/21962 | 0.47 | 1.16 |
| 8 | HY/30238/02182 | 4.03 | 9.96 |
| 9 | HY/30254/22434 | 3.99 | 9.86 |
| 10 | HY/30362/22038 | 2.16 | 5.34 |
| 11 | HY/30369/21858 | 2.21 | 5.46 |
| 13 | HY/30462/21861 | 2.15 | 5.31 |
| 15 | HY/30620/22083 | 4.14 | 10.23 |
| 16 | HY/30651/21845 | 5.00 | 12.35 |
| 17 | HY/30665/22739 | 1.63 | 4.03 |
| 18 | HY/30703/21969 | 3.1 | 7.66 |
| 19 | HY/30738/22830 | 3.80 | 9.39 |
| 20 | HY/30779/21467 | 0.26 | 0.64 |
| 21 | HY/30870/22821 | 0.47 | 1.16 |
| 22 | HY/30873/21456 | 5.77 | 14.28 |
| 23 | HY/30905/21939 | 1.63 | 4.03 |
| 24 | HY/30906/21800 | 4.15 | 10.25 |
| 25 | HY/30988/02201 | 2.13 | 5.26 |
| 26 | HY/31016/21735 | 0.59 | 1.46 |
| 27 | HY/31093/02207 | 3.70 | 9.14 |
| 28 | HY/31116/21851 | 3.35 | 8.28 |
| 29 | HY/31146/21580 | 1.86 | 4.60 |
| 30 | HY/31235/21830 | 0.20 | 0.49 |
| 32 | HY/31292/21707 | 5.00 | 12.36 |
| 34 | HY/31494/21831 | 8.38 | 20.71 |
| 35 | HY/31569/21639 | 2.86 | 7.06 |
| Steading Area & Garden Ground | Estimated | 0.81 | 2.00 |
| | TOTAL | 91.68 | 226.55 |

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Glims Moss





Farm and Lands of Beaquoy, Wilderness, Biggings & Midhouse, Dounby.

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SERVICES – Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND – Band . 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.

ENERGY PERFORMANCE RATING – Band T.B.C.

ENTRY – By arrangement.

FARM ENTITLEMENTS – The entitlements are available by separate negotiation.

LIVESTOCK – The livestock is available by separate negotiation to the purchaser.

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

PRICE – Offers Over £995,000

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents
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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.