



# Quoyburray,

Commercial & Residential Development Opportunity,  
Tankerness, KW17 2QU

Lot 1 – OFFERS OVER £140,000

Lot 2 – OFFERS OVER £40,000



The Quoyburray Inn and Chalet offer an excellent opportunity to either resurrect this fondly remembered country pub (which still has a trading licence) or, with appropriate consents, convert/part convert the substantial building into owners' accommodation above the pub or possibly a number of holiday apartments.

The property and grounds extend to approximately 1550m<sup>2</sup> (0.4 acre).

The chalet, which sits apart from the inn, is offered for sale separately (Lot 2).

The Quoyburray Inn was for many years the social heart of the east mainland and offers its purchaser the opportunity to recreate a similar experience. The Kiln Bar has a feature fireplace and offers a potential warm welcome to customers and there is the Rafter's restaurant, where many a function was held, on the first floor, both enjoy air source heating.

The kitchen is on the first floor and purchasers may wish to consider moving this to the ground floor and reconfiguring the toilets to create a more practical layout, all subject to planning consent. This would then potentially allow for the re-development of the first floor into owners and/or holiday accommodation.

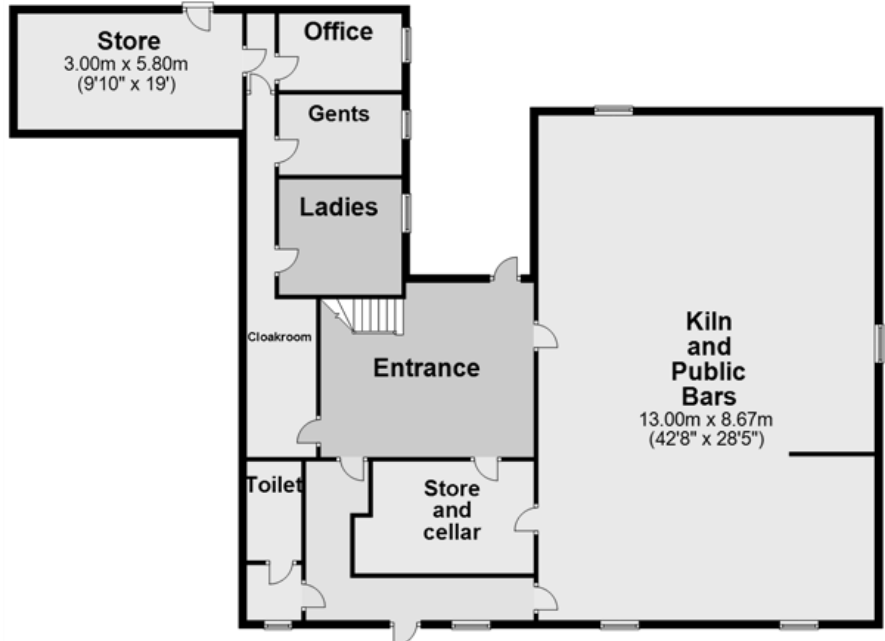
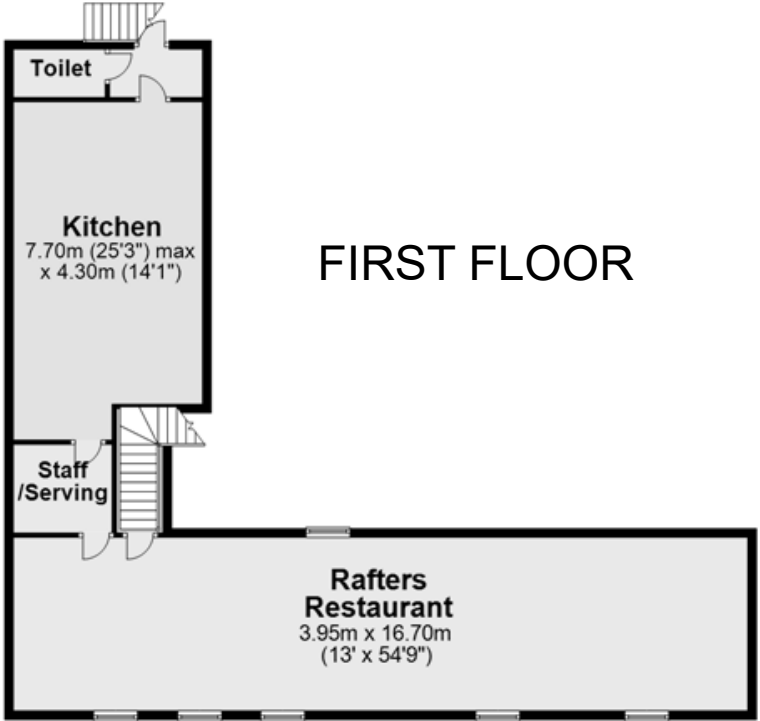
There is parking to the front of the property and to the rear.

The chalet is set apart from the inn and may be suitable as a building site under the OIC's one for one replacement policy, subject to the necessary planning consent. There are mature trees, ample parking and a septic tank.

## LOCATION

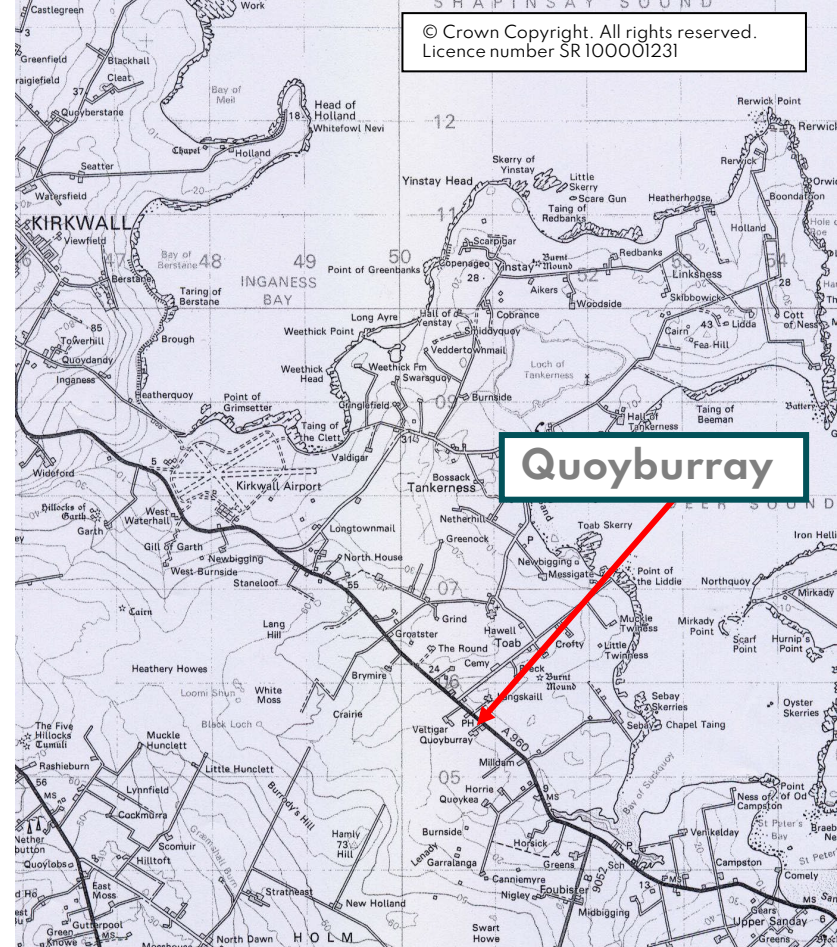
Quoyburray is situated approximately 5 miles from Kirkwall and lies adjacent to the public road.





**GROUND FLOOR**





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**Quoyburray**

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

**RATEABLE VALUE** – £6,600

**ENERGY PERFORMANCE RATING** – Band .

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All fixtures and fitting are included in the sale price.

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

**PRICE** – Offers Over £140,000.

**Lot 2**

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

**ENTRY** – By arrangement.

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

**PRICE** – Offers over £40,000

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

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**EJT**  
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.