



**Sandside, extending to 75 acres or thereby,
Deerness, KW17 2QJ**

Available as a whole or in 2 lots

Lot 1 - Range of buildings (formerly a fish hatchery) and
14 acres or thereby - Offers Over £210,000

Lot 2 - 61 acres or thereby - Offers Over £210,000





Sandside extends to 75 acres or thereby together with the foreshore to the mean lower water mark. The property includes a former dwellinghouse and range of agricultural buildings (formerly a fish hatchery) and is offered for sale as a whole or in 2 lots.

Lot 1 - 14 acres or thereby together with the range of buildings and the former dwellinghouse. This lot may especially appeal to those wishing to erect a new dwellinghouse, subject to planning consent, and to have a range of multi-use buildings.

The largest building is of steel frame construction and includes production area, storage, offices, staff room and toilet. The former byre has a raised floor and there are 2 further stores. There is a mains water supply to the buildings, also 3 phase electricity (currently 55kVA) and a standby generator in the largest store.

Lot 2 - 61 acres or thereby of farmland mostly to permanent grass.

The fields have stock-proof electric fencing with water troughs supplied by a private water supply (well) and mains water. There are no entitlements included in the sale price.

LOCATION

Sandside is situated approximately 12 miles from Kirkwall.

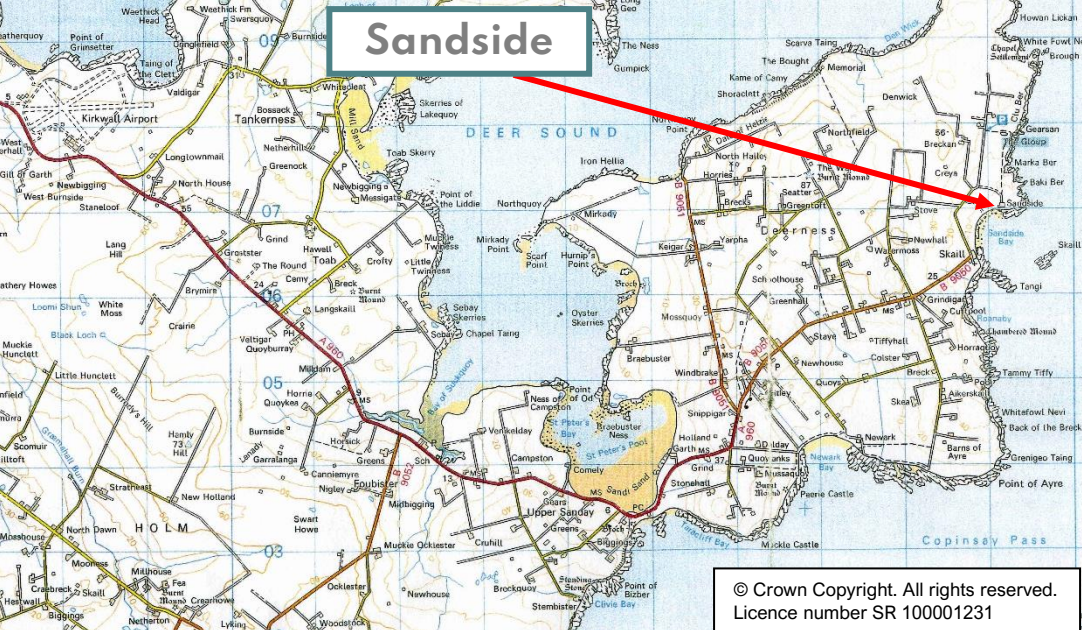




Lot 2

Lot 1





SERVICES – Mains electricity. Mains & private water supplies. Private septic tank.

ENERGY PERFORMANCE RATING – T.B.C.

ENTRY – By arrangement.

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

PRICE – Offers Over £420,000. Lot 1 – Offers Over £210,000 and Lot 2 – Offers Over £210,000.

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

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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.