



**Cleat, extending to 39.8 acres or thereby,
Holm, KW17 2RY**

- Lot 1**
a) Farmhouse & Loralholme, Steading & 4 acres or
thereby: Guide price £370,000
b) 14.5 acres or thereby: Guide price £72,500
Lot 2: 21.3 acres or thereby: Offers over £100,000





Cleat comprises a 5-bedroom farmhouse, adjoining 3-bedroom dwelling (Loralholme), extensive steading and 39.8 acres or thereby. The property, which enjoys a beautiful location on the shore of Scapa Flow, is offered for sale as a whole or in 2-3 lots.

Lot 1 is divided into a) the substantial farmhouse and Loralholme, which may appeal to those with extended family or wishing to offer holiday accommodation, the steading and 4 acres or thereby; and b) 14.5 acres or thereby. The farmhouse has an oil-fired Rayburn in the dining room together with electric heating and uPVC double glazed windows. The master bedroom has an en-suite. Loralholme has a fireplace, with back boiler feeding radiators, in the living room. There is modern air source heating and uPVC double glazed windows.

The steading includes a slatted byre, tied byre, indoor silo, barn, implement shed and grain store together with a garage, wooden sheds and traditional byres. The land extends to the foreshore.

Lot 2 is 21.3 acres or thereby of land. All the land is in permanent grass and fenced. There are no B.P.S. entitlements included in the sale.

Metered mains water fed troughs.

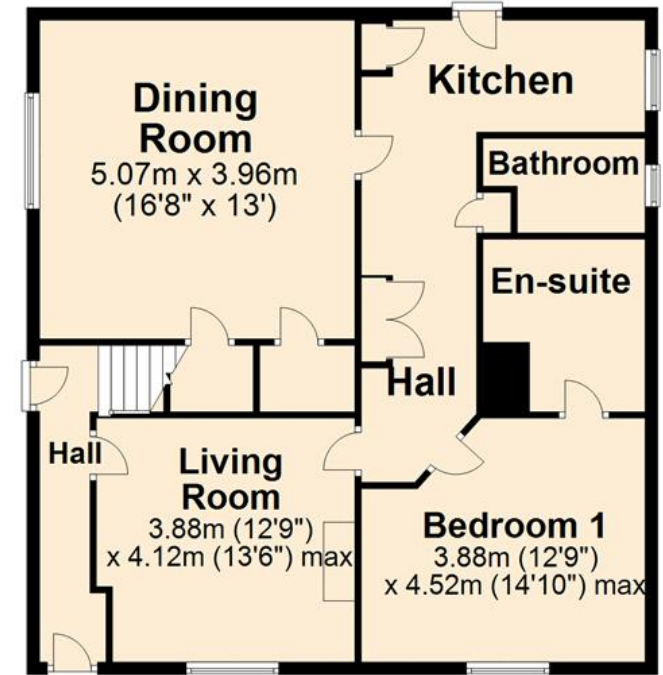
LOCATION

Cleat is situated approximately 7 miles from Kirkwall. There is a regular bus service to and from Kirkwall along the A961.

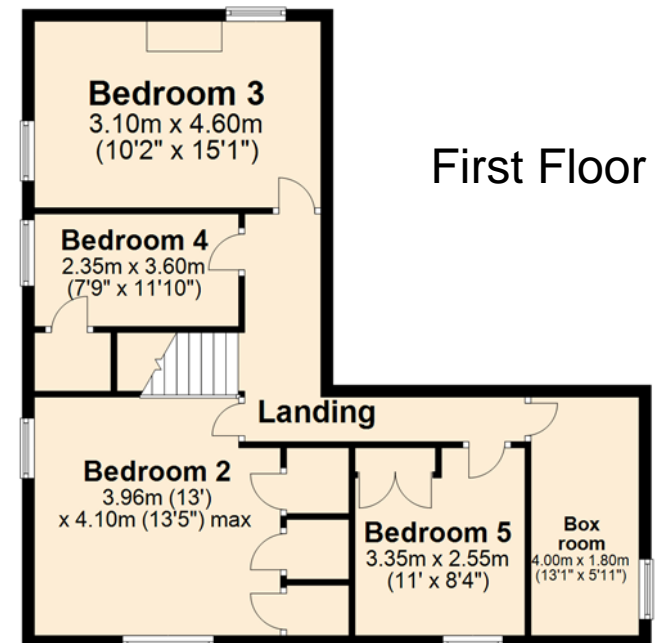




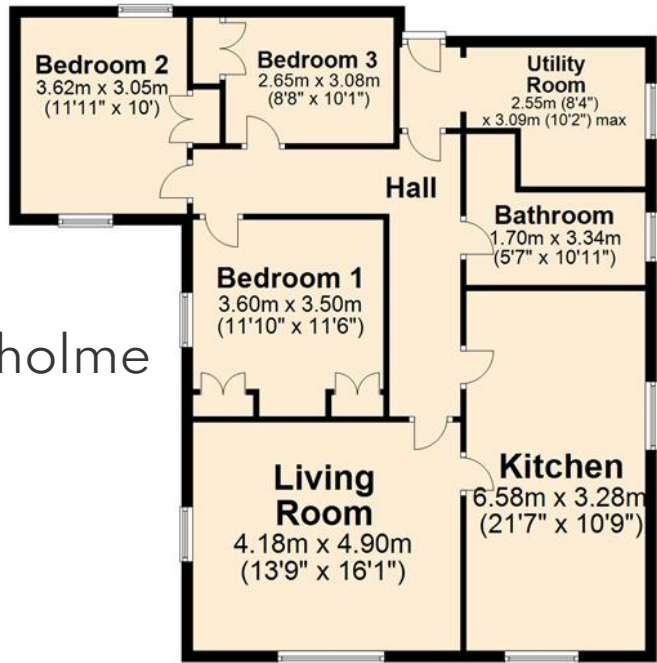
Ground Floor

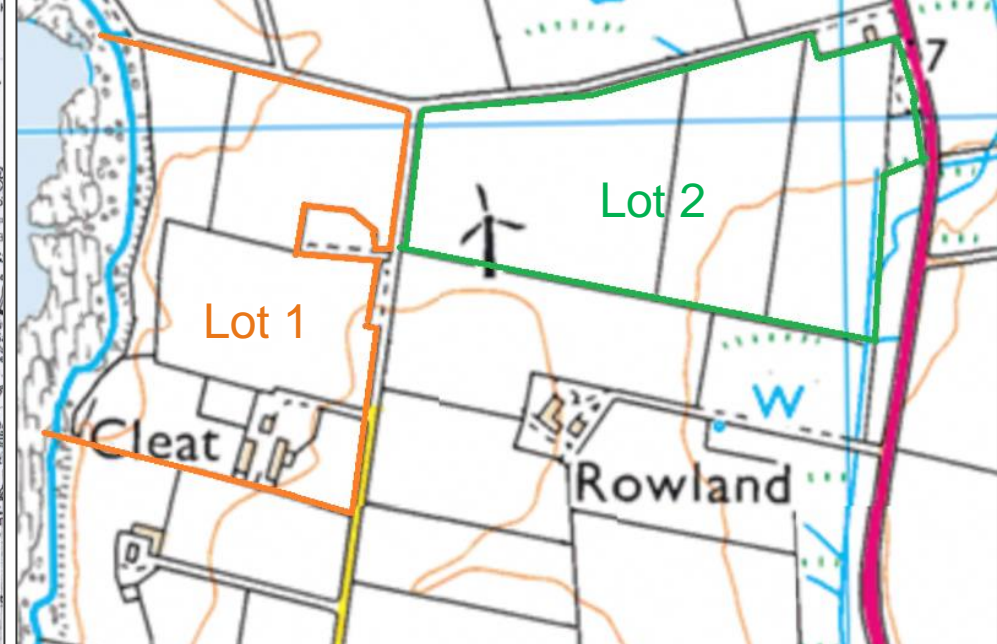
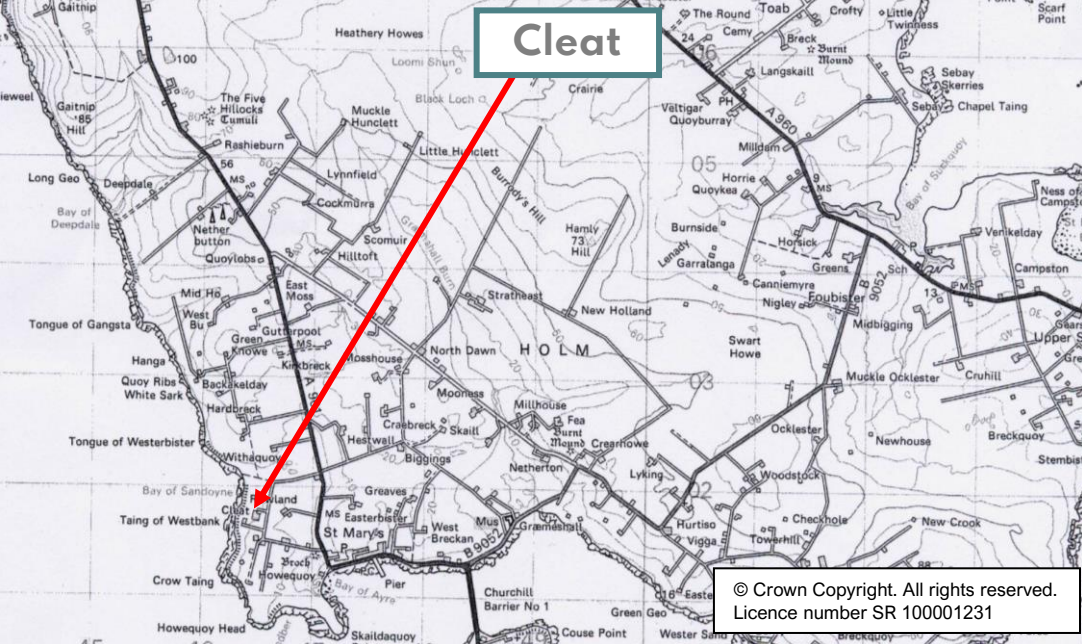


First Floor



Loralholme





SERVICES – Mains Water and electricity. Both dwellings have a private septic tank. Metered water supply to troughs.

COUNCIL TAX BAND – Farmhouse Band C. Loralholme Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

ENERGY PERFORMANCE RATING – Farmhouse T.B.C. Loralholme Band F

ENTRY – By arrangement for the houses and steading but not before 1st November 2024 for the land.

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

PRICE – Lot 1 – a) Guide price £370,000, b) Guide price £72,500. Lot 2 – Offers Over £100,000.

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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 T: 01856 873151 F: 01856 875450
 W: www.lowsorkney.co.uk

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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.