



Fed up with air pollution, rail strikes and impossible house prices? How about a complete change of lifestyle? How about living on a beautiful island with endless clean air and acres of space, for the price of a one bed leasehold flat in WC1? Green is a large freehold farm on one of Orkney's north isles with a comfortable three bedroom family home situated centrally on the land, the Ruah - a beautifully renovated self-catering holiday cottage - and a wind turbine. The farm is situated in a secluded position at the south-east of Eday with glorious views across to other islands. It is not overlooked from any direction but is just two minutes' drive from the pier. The farm has about 150 acres (just under 60 ha) of mainly permanent grassland along with some rough grazing and heather. The land has a variety of habitats including coastal heath, species rich grassland and a small area of wetland. There is about a kilometre of rocky shoreline and a sand/shingle beach. This is an ideal opportunity to acquire a peaceful and productive farm with the potential to develop up to six new dwellings, offering an early return on investment. Eday is one of the smaller Orkney Islands located to the north of the Scottish mainland. The range of different habitats – from sandy beaches, rocky shorelines, heath and moorland - makes it a superb haven for wildlife. The island has a population of around 130 and has all the facilities a small community needs; a Community Shop, transport links to the Orkney Mainland, a Health Practice and a Primary School. A fully furnished three bedroom family home in idyllic surroundings A fully equipped one bedroom cottage for holiday rental income or an additional permanent home Approximately a kilometre of shoreline 55 hectares of land with a potential rental market A 10kW wind turbine – generating significant FITs income and reducing energy charges for the farm and Green A well restored and equipped maintenance and repair workshop A large general purpose shed for housing livestock or vehicles and equipment Farm

machinery included (tractor, trailer, mower, hay turner, baler etc) A productive poly tunnel and a large overhanging booth with 200m² of irrigating pipes. Farm Paymen's comments on the visit building the potential for development, to be replaced with new dwellings, the need to plan and consult for the detailed information.



Farm with two houses and wind turbine for sale in Orkney, Scotland

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