

A stunning island farm in Orkney with great development potential (5000 GBP)



Location **Scotland, Orkney**
<https://www.freeadsz.co.uk/x-573418-z>

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 10 kW 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.

There is only a kilometre to the shoreline and a variety of land with great development potential. The farm has a 10 kW wind turbine generating significant income and providing energy for the farm.

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, bale etc)

A productive poly tunnel and a large greenhouse both with borehole irrigation

Basic Farm Payment entitlements

Six derelict buildings with potential for development or replacement with new dwellings - subject to planning



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Email us for a more detailed information.