



Offers over £95,000

Newbigging  
North Ronaldsay, KW17 2BE

Harcus.





**Newbigging is a registered croft consisting of a traditional stone cottage and approximately 1.17 acres of land on the idyllic and tranquil island of North Ronaldsay, famous for it's seaweed eating sheep and diverse migrating birdlife.**

**The property is in the process of renovation works and the land is bounded by dry stone dykes and with views to the sea.**



**1 bedroom**



**1 bathroom**



**1 Public room**



An external door leads into the entrance foyer with plumbing for a washing machine and a feature exposed stone wall.

The shower room will be fitted with a shower, W.C. and a wash hand basin.

The open plan Living room/ Bedroom/ Kitchen has a multi-fuel stove sited to one end and a decorative fireplace to the other.

The room offers scope for one end to be partitioned off as a separate bedroom if desired.

### **Entrance Foyer**

3.09m x 1.94m (10ft 2" x 6ft 4")

### **Living room/Kitchen/Bedroom**

10.01m x 3.34m (32ft 10" x 11ft 3")

### **Shower room**

3.09m x 1.14m (10ft 2" x 3ft 9")

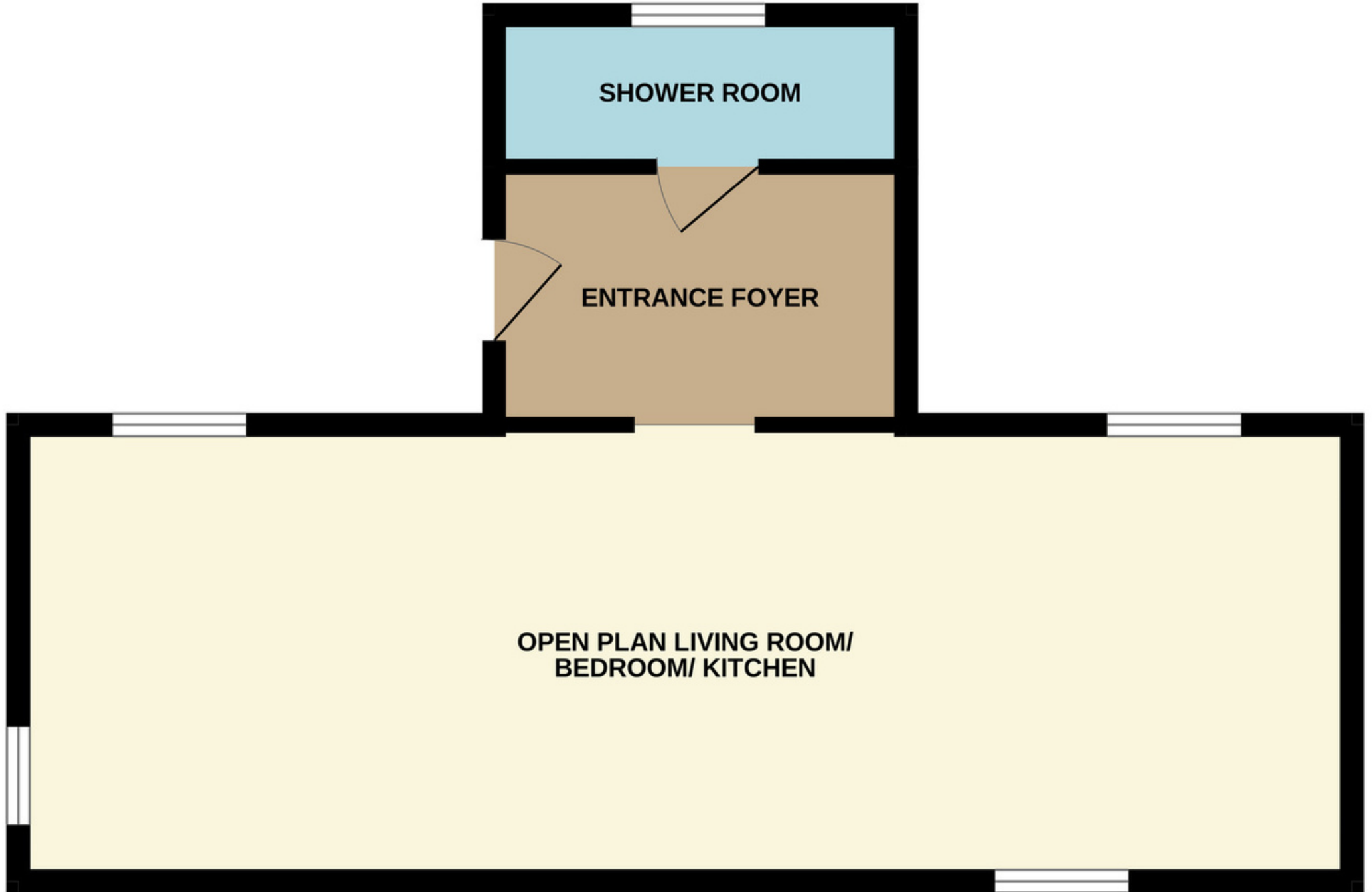








# Floorplan



This is a registered croft and therefore prospective purchasers wishing to find more information in this regard should discuss with the Crofting Commission. Additional information on crofting is available on the Crofting Commission website at:- <https://www.crofting.scotland.gov.uk/crofting-development>.

## Services –

Mains services to be connected, Private septic tank

## Council Tax

This will be assessed when the property is sold.

## Energy Performance Rating

This will be assessed when the property is complete

## Entry

By arrangement.

## Price

Offers over £95,000. Cash offers only.

## Interested parties

Please note your interest to Harcus Law.

## Offers

Written offers should be submitted to Harcus Law

## Arrange a viewing


### Contact us


Harcus Law  
13 Bridge Street Kirkwall, Orkney  
KW15 1HR

Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00

 01856 877 866

 [enquiries@harcuslaw.co.uk](mailto:enquiries@harcuslaw.co.uk)

Harcus Law has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of February 2023. All measurements are approximate sizes only. Harcus Law will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.