



Burwick Farmhouse, Orkney, KW17 2RW

**FOR SALE - Offers over £125,000**







# Burwick Farmhouse, South Ronaldsay

Orkney, KW17 2RW

- Idyllic rural location
- Exceptional development project
- Water and electricity connections in place
- Grade B listed historical farmstead
- Stunning countryside and coastal views
- Planning permission granted

Burwick Farm is peacefully situated on the South Western tip of South Ronaldsay, which is one of Orkney's interlinked south isles. It is approximately 6.7 miles to St Margaret's Hope and 21 miles to Kirkwall. The Grade B listed farmstead is located just off the A961 and is just a stone's throw away from Burwick Ferry Terminal where in the summer season there are regular foot passenger ferries to and from John O'Groats.

The historical farmstead has been derelict since around the mid 1970s and is comprised of a two storey farmhouse with a single storey lean-to forming an L shaped plan, and large barn set across the road. Burwick Farm enjoys coastal views out across the Pentland Firth.

Since its purchase in 2015, the farmhouse and ancillary buildings have undergone some restoration including, new roof and windows. Electricity and water connections are in place, with drainage being through private septic tank. Permissions have been granted for full modernisation and development of the main farmhouse and conversion of the barn. The approved architectural plans were drawn by Hayhurts & Co. with the aim of putting a modern twist on its distinctive Orkney vernacular architecture.

Burwick Farm is an exceptional opportunity ideal for those looking for a development project. Viewings are recommended to appreciate its full potential and the impressive rural landscape it is set in.











## Council Tax Band

The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered

## Services

Mains electricity & water.

## Fixtures & Fittings

Floor & window coverings are included in the sale

## Price

Offers over £125,000 are invited

## Viewing

All viewings to be arranged by appointment only through d and h Property as the sole selling agent:

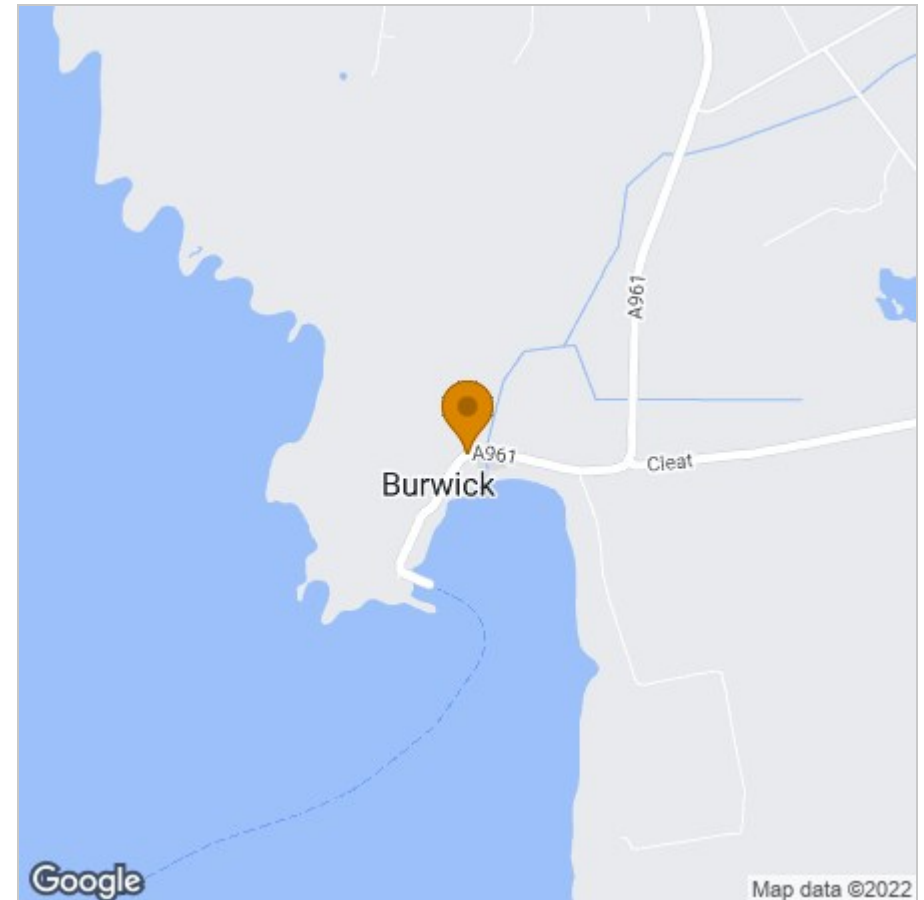
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>Scotland</b>   | EU Directive 2002/91/EC |         |           |

NOTES - These particulars have been prepared following an inspection of the property and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

28th November  
2022