

# ISLE OF GRUNAY

OUT SKERRIES • SHETLAND



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*A rare opportunity to acquire  
a beautiful Scottish island*

Includes two former Lighthouse Keeper's houses  
and walled garden

Two pebble beaches and jetty

Grazing land and foreshore extending to about 55.58 acres

**About 55.58 acres in total (22.49 Ha)**

**For sale as a whole**

These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice on the  
last page of the text.



### Situation

The Isle of Grunay is the eastern most island within the archipelago of the Out Skerries islands. They form part of the Shetland Islands, which consist of over 100 islands in total, approximately only 17 of which are inhabited.

The other two mainland islands within the Out Skerries are those of Bruray and Housey, which are connected by a bridge and have two shops, a post office, church, school and a roll on/off car ferry. As well as an airstrip, Grunay itself has its own deep water pier and is accessible to Bruray via a short boat trip. Access to the Out Skerries is via Shetland, details of which are listed below. The Out Skerries has a population of about 70 inhabitants.

### Historical Note

There is a large ruined structure on the north shore of Grunay, known locally as 'The Broch'. Although it is not known whether it dates from the Iron Age, such structures were built during this time throughout the far north of Scotland. Much later, due to its proximity to Norway, the islands were of strategic importance in World War II and were a regular landfall for Norwegian boats carrying escapees from Nazi occupation. German planes frequently flew over at low altitude, strafing the Grunay lighthouse

shore station in 1941 and dropping a bomb in 1942.

A British Blenheim bomber with a crew of two Canadians and one Englishman crashed on Grunay during the war. A plaque has been placed to commemorate the event.

### Description

The Isle of Grunay is the eastern most island of the Out Skerries group and is therefore the most easterly part of Shetland and consequently Scotland and the UK. The islands lie approximately 200 miles from Norway. Most of the Skerries' place names have a Norse origin and indeed 'Grunay' simply means 'Green Island.'

The island itself amounts to approximately 55.58 acres in all. It is mostly grass and rock on the coast. There are two beaches. Situated in the centre of the island are two dilapidated, semi-detached former Lighthouse Keeper's houses, built of brick and faced with harling with a flat roof. The larger of the two houses had a sitting room, kitchen, three bedrooms, bathroom, workroom and two storage rooms. The smaller house had a sitting room, kitchen, bedroom and bathroom. There is also an old walled garden and sundial.







## Access

### Access to Shetland from UK Mainland

There are several flights per day from Aberdeen (65 minutes), Edinburgh (1 hour, 30 minutes) and Inverness (1 hour, 40 minutes) via Orkney and two flights per day from Bergen in Norway. There are also seven ferry sailings from Aberdeen to Shetland per week, with a crossing time of 12-13 hours.

### Access to Out Skerries

There is a daily flight from Shetland to the Out Skerries on Mondays and Wednesdays and there are two flights on a Thursday. Further details can be found at [www.directflight.co.uk](http://www.directflight.co.uk) or by calling 01595 840246. Ferries sail from mainland Shetland to the Out Skerries five days per week. Further information can be found at [www.shetland.gov.uk/ferries](http://www.shetland.gov.uk/ferries) or by calling 01595 745805.

### Exclusions

Excluded from the sale are a store and a former crane site. Also, an area of about 0.6 hectares, forming a navigation aid site lying to the north of 'The Calf', belongs to Shetland Islands Council.

### Solicitors

Pollock & McLean, 10 Buccleuch Street, Dumfries, DG1 2AH. Tel: 01387 255414  
Email: [enquiries@pollockmclean.co.uk](mailto:enquiries@pollockmclean.co.uk)

### Sporting

The sporting rights over the island are in-hand.

### Designations

The former lighthouse keeper's houses, including water tanks, walled garden and sundial are category C-listed.

### Local Authority

Shetland Islands Council, 8 North Ness Business Park  
Lerwick, Shetland, ZE1 0LZ UK  
Tel: 01595 693535





## Viewing

Strictly by appointment with the Selling Agents  
Knight Frank (tel 0131 222 9600).

## Conditions of Sale

### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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