



Galbraith

HOW
SANDAY, ORKNEY



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A well equipped commercial farm situated on a prime farming island.

Kirkwall 25 miles ■ Kirkwall Airport 29 miles

FOR SALE AS A WHOLE

- Modern 4 bedroom farmhouse
- Traditional 4 bedroom farmhouse
- Extensive range of traditional and modern farm buildings
- 574.66 acres (232.56 hectares) of land
- The Bea Loch & beach frontage

Galbraith

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 OnTheMarket





SITUATION

Orkney, also known as the Orkney Islands, is an archipelago comprising about 70 islands situated some 10 miles north of the Scottish mainland. Orkney's largest settlement and also its administrative centre is Kirkwall.

The islands have been inhabited for at least 8,500 years, originally occupied by Mesolithic and Neolithic tribes and then by the Picts. Orkney was colonised and later annexed by the Kingdom of Norway in 875 and settled by the Norseman. In 1472 the parliament of Scotland absorbed the Earldom of Orkney into the Kingdom of Scotland following failure to pay a dowry promised to James III of Scotland by the family of his bride, Margaret of Denmark. The Norse connection with Orkney is strong with many links still in place, including the application of Udal Law.

Orkney contains some of the oldest and best preserved Neolithic sites in Europe. The heart of neolithic Orkney which includes the village of Skara Brae, the Standing Stones of Stenness, the Maeshowe passage grave and the Ring of Brodgar is a designated UNESCO World Heritage Site. Orkney also has an abundance of marine and avian wildlife.

Kirkwall boasts a large number of services including banks, supermarkets, pharmacies, libraries, sports centre and swimming pool, in addition to numerous specialist shops. The area is well resourced in terms of agricultural infrastructure being well served by general merchants, agricultural suppliers and machinery dealers, in addition to Kirkwall Auction Mart.

The soil of Orkney is generally very fertile and most of the land is taken up with farms, agriculture being by far the most important sector of the economy. More than 90% of agricultural land is used for grazing of cattle and sheep.

Sanday is the largest of Orkneys' outer islands and is well known for its rich, agricultural land and outstanding livestock. The island is well blessed with stunning coastal scenery, long sandy beaches



and benefits from high quality convenience shopping and other amenities including primary and secondary schooling, hotels, a medical practice and a dynamic social community scene. There are excellent transport links by sea and air to the mainland.

DESCRIPTION

How is situated in a productive area on the island of Sanday. The land ranges from sea level to 30 metres above sea level. According to the James Hutton Institute the land is primarily classified as Grades 4(2) and Grade 5(2). The land is registered with SGRPID for IACS purposes. How is extremely well equipped in terms of buildings these including two farmhouses and an extensive range of modern portal frame structures.

FARMING SYSTEM

Historically, How was farmed in conjunction with the neighbouring unit of Backaskail. Currently benefitting from the Organic Aid Scheme, How has a carrying capacity of 200 cows and calves, 200 stirks, in addition to 300 breeding ewes. There is an ample land area for the growing of forage and cereal crops to sustain the current stocking rate.

The wider farming business currently benefits from a range of support payments including the Organic Aid Scheme, Basic Payment Scheme, Less Favoured Area Support Scheme, Scottish Beef Calf Scheme and the Agri-Environment Climate Scheme. The payments apportioned to How are forecast to generate an income of £105,000 for the 2024 scheme year.

DIVERSIFICATION POTENTIAL

Included in the ownership of the farm is the Bea Loch, which extends to approximately 95 acres, and 1,250 metres of sea shore on Backaskail Bay. The potential for diversification opportunities of both is considerable and includes wildlife photography, Orcas often pass through the bay, both sea and loch fishing, sailing and boating in addition to the wild fowling when in season



VIEWING

Viewing appointments are strictly by appointment with the selling agents. It is the sole responsibility of any interested party to organise, and incur the cost of, any travel arrangements to attend any viewing appointment.

AIR: Flights are available to Kirkwall Airport from various airports across the UK, including Aberdeen Airport.

A North Link Ferry is then available from the main land to Sanday.

FERRY: North Link Ferry from Aberdeen to Kirkwall. A further North Link Ferry is then available from the main land to Sanday.

Bea Ness farmhouse

A modern, two storey dwelling of timber frame construction being fully insulated throughout. Accommodation comprises as follows:

Ground floor: Kitchen/Diner, Store, Utility, Office, Family Room, Dining Room and Lounge, Toilet
First Floor : Master Bedroom with ensuite, 3 further bedrooms, one with ensuite and Bathroom

EPC C
Council Tax D

How farmhouse

Of traditional stone construction under a slate roof. Accommodation comprises as follows:

Ground Floor: Kitchen, Parlour, Drawing Room, Office, Scullery and Toilet
First Floor: 4 x Bedrooms, Boxroom, Bathroom

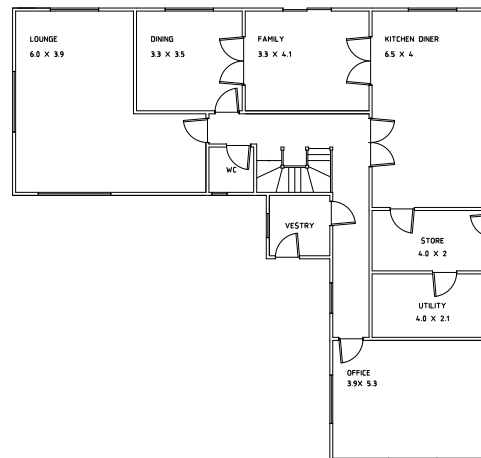
EPC F
Council Tax Band C

Farm Buildings

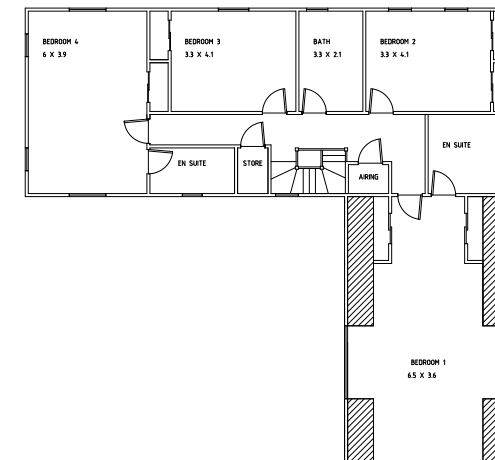
The farm buildings (see plan) extend to a range of traditional and modern structures as follows:

1. Outbuilding. Stone built under a slate roof.
2. General Purpose Shed (18m x 12m) of steel portal frame construction, corrugated roof, box profile cladding and concrete floor
3. Stables/Kennels of lean-to construction, poured concrete walls and concrete floor
4. Slatted Byre (22.5m x 10.5m) of steel portal frame construction, corrugated roof and poured concrete walls
5. Cattle Handling Byre (39m x 12m) of stone wall construction under a slate roof, concrete floor
6. Cattle Court (45m x 5m) of stone wall construction under a slate roof, concrete floor
7. Shed (15m x 7.5m) of stone wall construction under a slate roof, concrete floor
8. Cattle Court (18m x 10.5m) of steel portal frame construction, corrugated roof, poured concrete walls and concrete floor
9. Tied Byre/Old Barn (33m x 4.8m) of stone built construction under a slate roof
10. The Grain Store (31.5m x 12m) of steel portal frame construction, corrugated roof, poured concrete walls and concrete floor
11. Slatted Court with bedded area (45m x 9.5m) of steel portal frame construction, corrugated roof, poured concrete walls, concrete floor

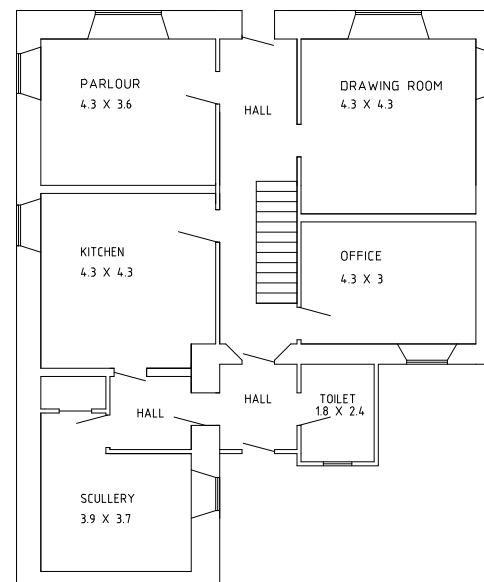
BEA NESS: LOWER FLOOR



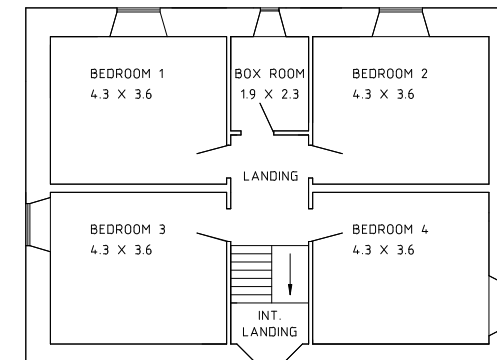
BEA NESS: UPPER FLOOR



HOW: GROUND FLOOR



HOW: 1ST FLOOR



12. Open Silage Pit (45m x 12m) poured concrete wall construction with concrete floor
13. Open Silage Pit (45m x 4.8m) poured concrete wall construction with concrete floor
14. Open Silage Pit (44.5m x 10.8m) poured concrete wall construction with concrete floor
15. Loose Court (22.5 x 10.5) of steel portal frame construction, corrugated roof, poured concrete walls and concrete floor
16. Workshop (31.5m x 9.3m) of steel portal frame construction, corrugated roof, profile cladding, poured concrete walls and concrete floor
17. Slatted Byre (31.5m x 12m) of steel portal frame construction, corrugated roof, poured concrete walls and concrete floor
18. Utility Shed (18m x 10.2m) of steel portal frame construction, corrugated roof, box profile cladding, poured concrete walls
19. Bull Housing (12m x 12m) of steel portal frame construction, corrugated roof, box profile cladding, poured concrete walls and concrete floor
20. Dutch Barn (18 x 9.6m) of steel portal frame construction, corrugated roof and earth floor

Buildings at Castlehill

1. Cattle Court (18m x 6m) Of steel truss construction, corrugated roof, poured concrete walls and concrete floor.
2. Cattle Court (18m x 6m) Of steel truss construction, corrugated roof, poured concrete walls and concrete floor.
3. Open Silage Pit (34.8m x 10.5m). Poured concrete walls and concrete floor.
4. Slatted Byre (34.8m x 10.5m) Of steel portal frame construction, corrugated roof, poured concrete walls and concrete floor.

The Land

The productive farm land extends to 574.66 acres and comprises the land at How, Castlehill and Hammerbrake. In addition there are some 154.34 acres of cliffs, fore shore, roads, yards and buildings, plus 94.79 acres, which comprises the Bea Loch. According to the James Hutton Institute the majority of the land is classified as Grade 4(2) and Grade 5(2). The land is in good heart having been farmed in a grass rotation, with cereal and swede breaks in recent years and is fenced and watered. The land has benefited from regular applications of dung, slurry and shell sand which has a 32.5% lime content.

GENERAL INFORMATION

Additional images are available upon request from the selling agent.

LOCAL AUTHORITY

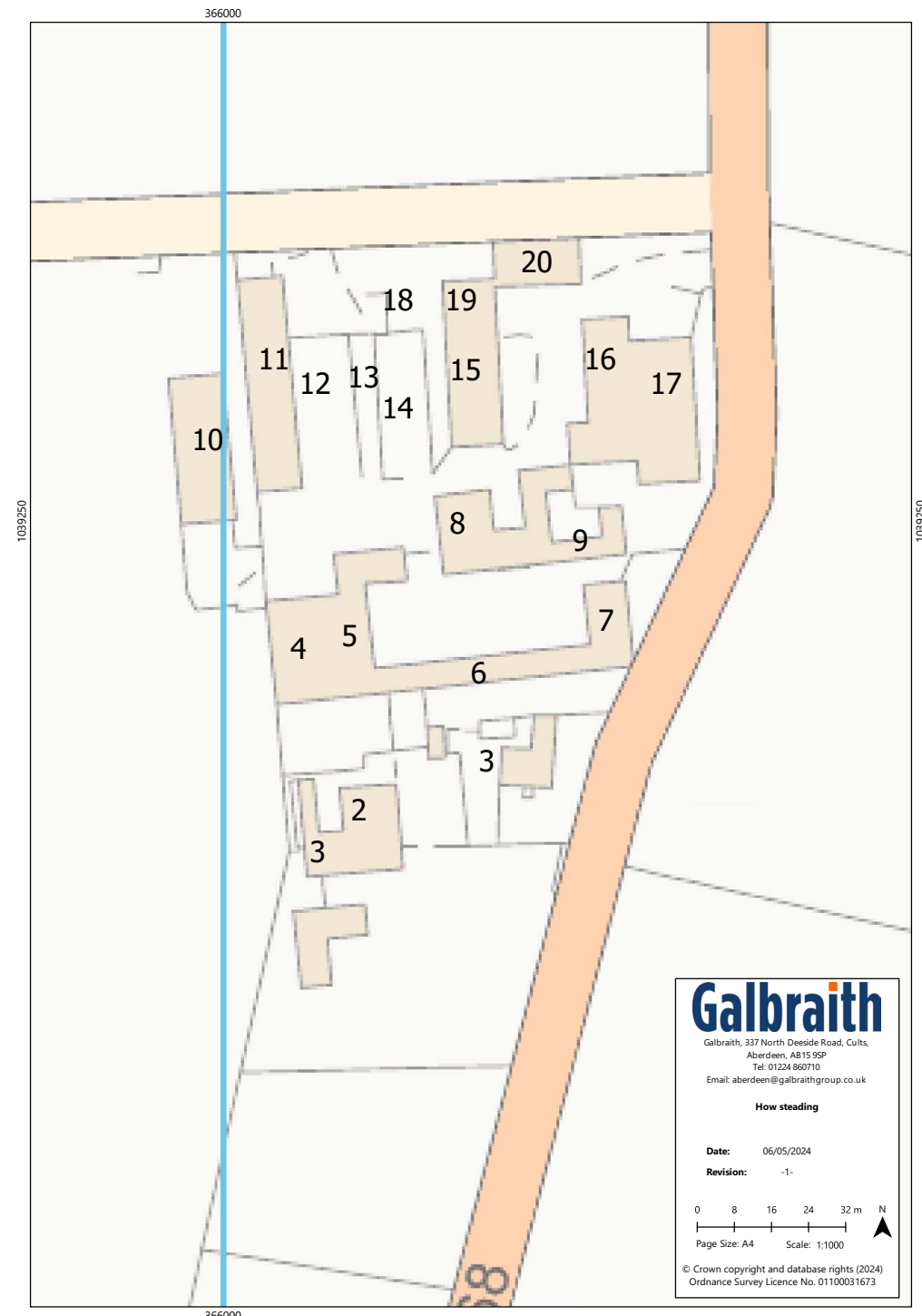
The Orkney Islands Council, School Place, Kirkwall, KW15 1NY. Telephone 01856 873535.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Tankerness Lane, Kirkwall, KW15 1AQ. Telephone 0300 244 9626. Farm Code 628/0114. How forms part of a larger holding and on the conclusion of the sale, the buyer will be responsible for obtaining a separate farm code for the subjects.

METHOD OF SALE

For sale as a Whole.



BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller but are not included in the sale of the land. The buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the 2024 year will be apportioned between seller and buyer. The buyer will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2024 for the rest of the scheme year.

SPORTINGS

The Sporting Rights have not been formally exercised in recent years but are included in the sale insofar as they are owned. There is an abundance of wild fowl visiting the farm over the winter months which offer excellent sport. In addition, the Bea Loch is well stocked with brown trout.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned.

TIMBER

All fallen and standing timber is included in the sale insofar as they are owned.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

INGOING VALUATION

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

All cultivations and growing crops on a seeds, labour, lime, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw fodder, roots, silage and farmyard manure and other produce at market value. All oils, fuels, fertilizers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as the selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over the Bank of Scotland borrowing rate as adjusted from time to time.

DEPOSIT

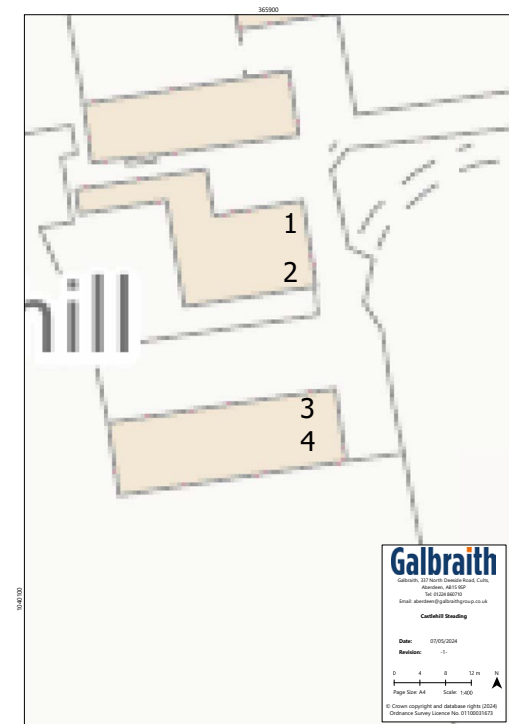
A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection, particularly in reference to the farm buildings.

MORTGAGE FINANCE

Galbraith are approved agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: alistair.christie@galbraithgroup.com



CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. There is a right of way across the farm track to the graveyard and picnic site which are outwith ownership of the seller. The seller has a right of access across the farm yard to the farm. A Scottish Water pipe crosses through How from the reservoir at Backskill to the Old Pier village.

ACCESS

The farm can be accessed directly from the public road network.

SERVICES

Both the houses on How are served by mains private water with the field troughs and steading served by private water supply.

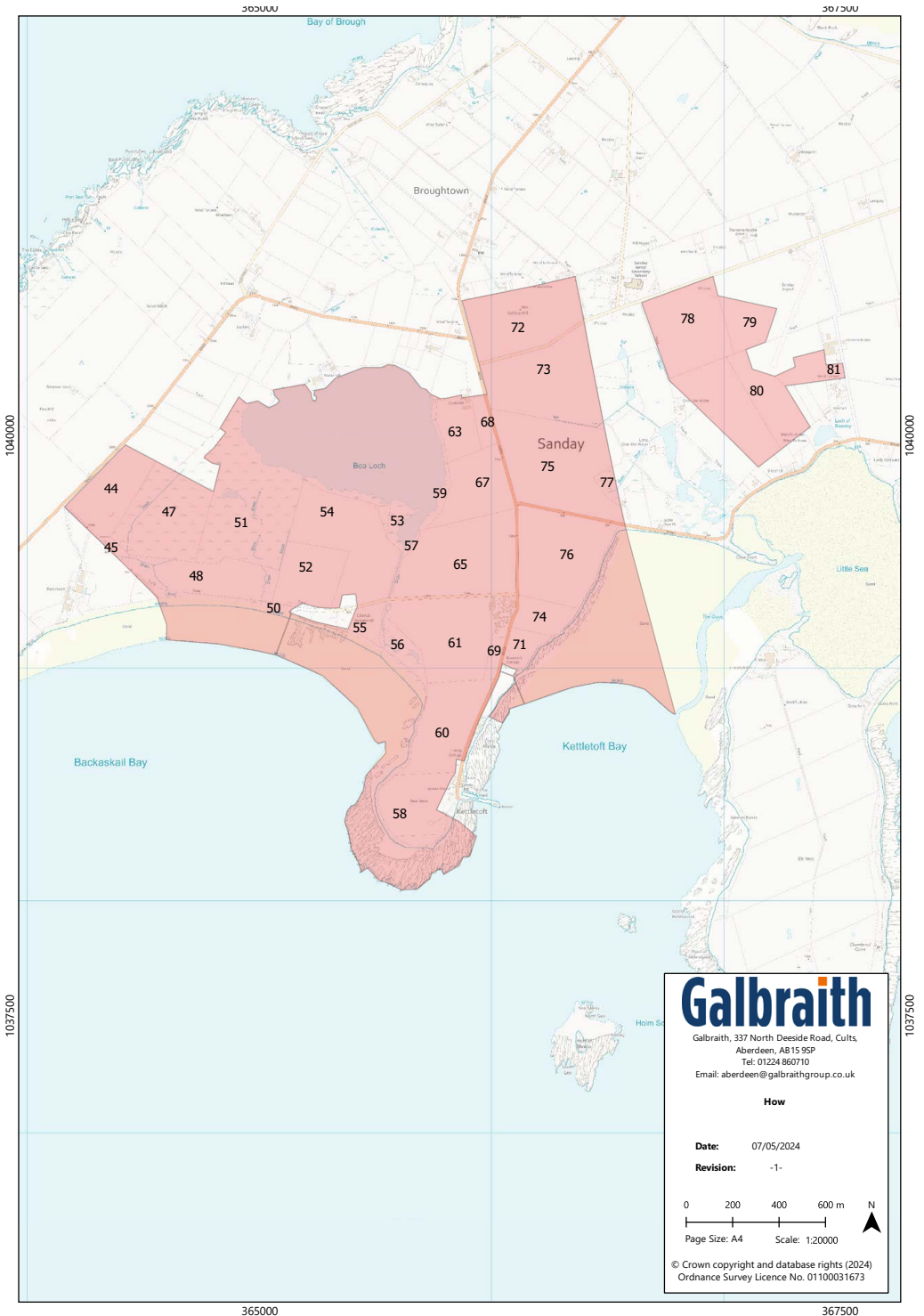
POST CODE

KW17 2BJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///explored.forks.thighs](https://www.what3words.com/explored.forks.thighs)

FIELD NO	AREA		
	How	Ha	Ac
44		7.73	19.10
45		0.52	1.28
47		12.23	30.22
48		9.2	22.73
50		0.78	1.93
51		16.17	39.96
52		7.14	17.64
53		2.93	7.24
54		13.83	34.17
55		1.86	4.60
56		2.09	5.16
57		0.34	0.84
58		7.6	18.78
59		1.4	3.46
60		9.52	23.52
61		12.58	31.09
63		3.82	9.44
65		15.41	38.08
67		7.56	18.68
68		1.5	3.71
69		1.03	2.55
71		2.21	5.46
72		12.45	30.76
73		14.49	35.80
74		3.23	7.98
75		17.73	43.81
76		13.75	33.98
77		0.93	2.30
78		20.26	50.06
79		3.84	9.49
80		7.97	19.69
81		0.46	1.14
Total		232.56	574.66





Galbraith



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