

**NORTH PARK,  
9 acres or thereby, EDAY, KW17 2AB  
OFFERS IN THE REGION OF £140,000**



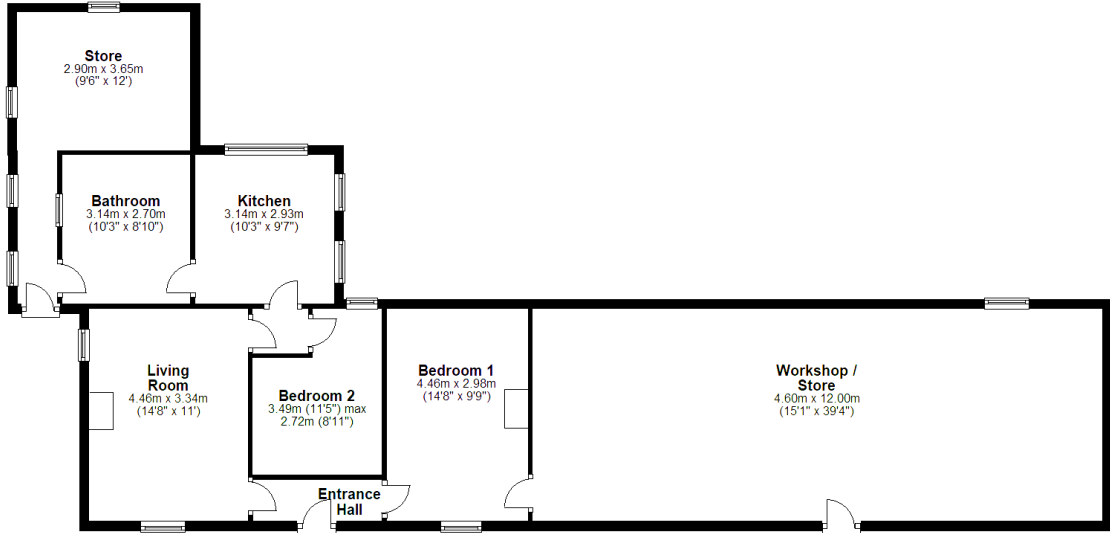
North Park is an agricultural holding extending to 9 acres or thereby and includes a two bedroom cottage, range of traditional outbuildings and several containers.

The cottage has two recently installed air source heaters and 4 uPVC framed double glazed windows. The walls and attic have also had modern insulation added.

There is an adjoining workshop/store which may be suitable to extend into subject to the necessary planning consents and the property enjoys a beautiful view over farmland to the sea.

The land lies in permanent grass with the purchaser being liable to fence the new south east and north east boundaries. The adjoining "peat field", shown in yellow on the field plan, is available by separate negotiation

Eday is one of Orkney's outer north isles and is connected to the Orkney mainland by scheduled ferry and air services. The amenities on the island includes a primary school and co-operative shop.



**SERVICES** - Mains water and electricity. Private septic tank.

**COUNCIL TAX BAND** – Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

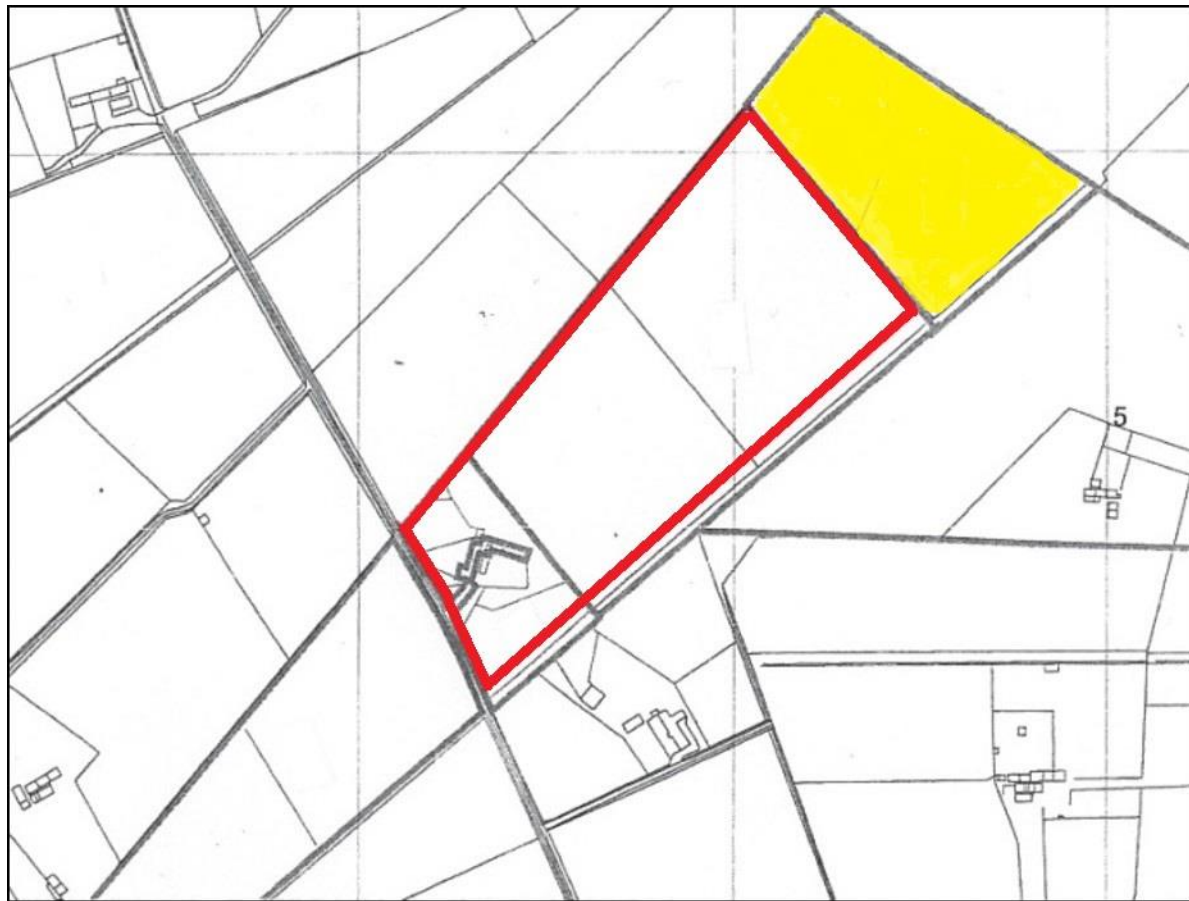
**ENERGY PERFORMANCE RATING** – Band E.

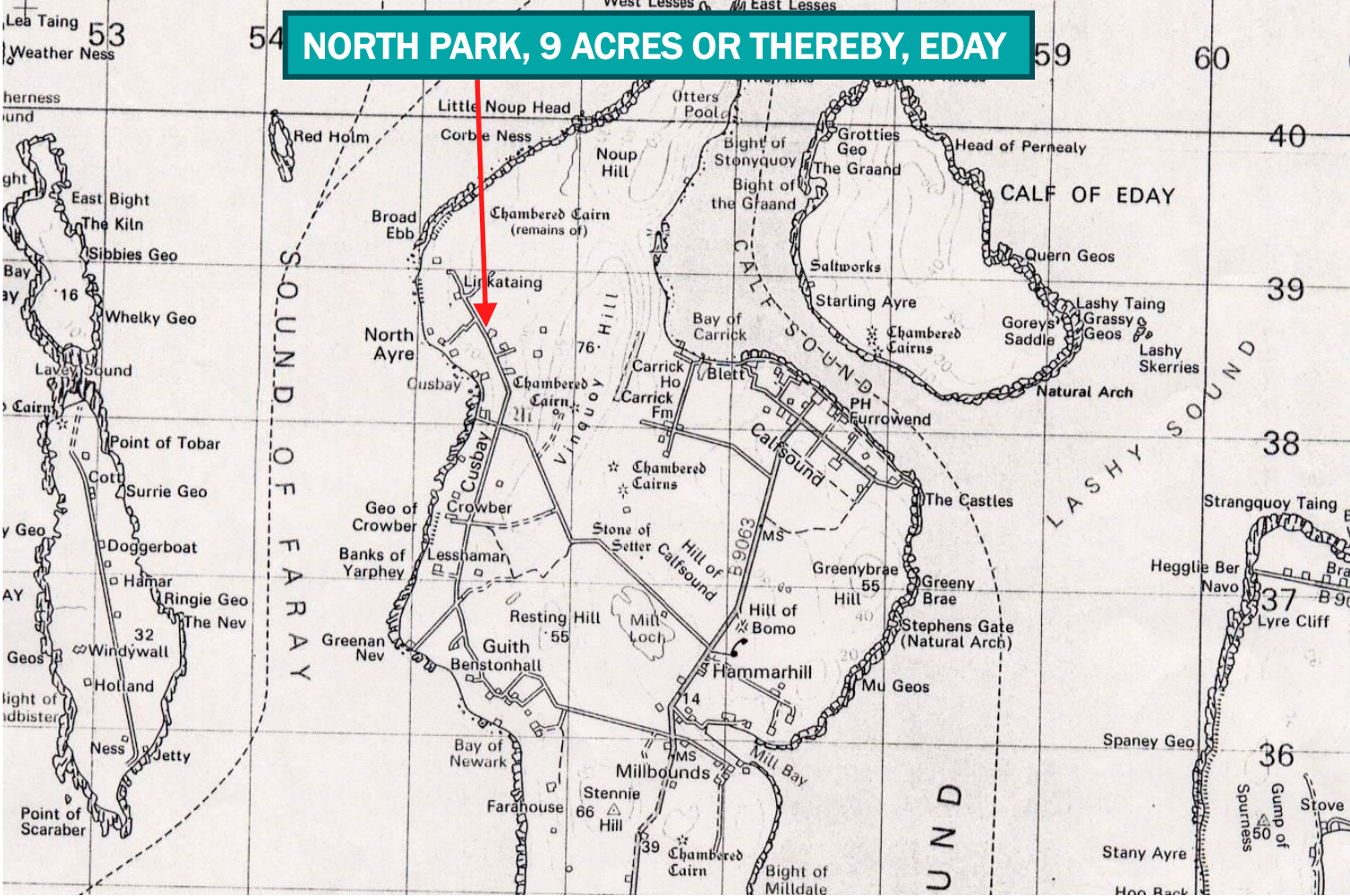
**ENTRY** – By arrangement.

**VIEWING** – For an appointment to view please contact Lows Property Department.

**PRICE** – Offers in the region of £140,000

**Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.**





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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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