

Galbraith



BACKASKAILL
SANDAY, ORKNEY



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A diversified residential farm situated on a stunning island location

Kirkwall 24 miles ■ Kirkwall Airport 28 miles

About 125.8ha / 311 acres

Guide Price £1,200,000

- Outstanding traditional listed farmhouse
- Charming renovated farm cottage
- Currently operating as a successful holiday lets business
- Good quality farmland
- A useful range of farm buildings
- Traditional steading with potential for development
- Stunning and extensive beach frontage
- Additional farmland available by separate negotiation



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

Backaskail is situated in a productive area on the island of Sanday. The farm for sale includes a magnificent traditional farmhouse, an adjoining 1 bedroom cottage, a wide and useful range of farm buildings and land that extends to about 125.8 ha / 311 acres. Additional land may be available for sale subject to separate negotiation.

A productive grass and cereals farm, the land ranges from sea level up to about 40 metres above sea level and according to the James Hutton Institute, it is primarily classified as Grades 4(2) and Grade 5(2). It is registered with SGRPID for IACS purposes whilst the farm is well equipped in terms of buildings

HISTORIC FARMING SYSTEM

Historically, Backaskail forms a wider farming unit and was operated in conjunction with the neighbouring unit of How, benefitting from the Organic Aid Scheme. There is ample area of land for the growing of forage and cereal crops with the land adjacent to the dunes being particularly well suited for the overwintering of cattle. 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.

Backaskail Farmhouse

Of traditional stone construction under a slate roof the most attractive, grade B listed Backaskail House has been tastefully renovated and decorated to a very high standard. Whilst it is currently let as 5-star holiday accommodation, it would also make for an exceptional family home with the high quality kitchen dining room, the elegant sitting room and three generous bedrooms. Spacious and very well-appointed accommodation is provided over two storeys and includes:

Ground floor - Kitchen/Dining Room, Utility Room, Hallway, Bedroom with ensuite

First Floor - Lounge, 2 x Bedrooms, Bathroom

There is a well maintained garden with a summer house which has been adapted for use as a home spa.





Backaskall Cottage

Adjoining Backaskall House, the cottage is also currently let as part of the wider award winning, self-catering holiday business. Comfortable and suitable for use either as a holiday let, granny annexe or indeed as additional accommodation to the main house, the cottage provides accommodation over a single storey and includes:

Ground Floor - Lounge, Conservatory, Kitchen/Diner, Bedroom with ensuite

The farmhouse and cottage are located in close proximity (the proverbial stones throw away) from one of Scotland's most beautiful beaches which presents ample opportunities to enjoy water sports and wildlife watching and a wide range of other water sport and amenities.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Property | Water | Drainage | Electricity | Heating | Council Tax / Rates | Tenure | EPC |
|--------------------------------|-------|----------|-------------|-------------------------|---------------------|----------|-----|
| Backaskall Farmhouse & Cottage | Mains | Private | Mains | oil-fired Stanley range | Band D | Freehold | F |





Farm Buildings

The farm buildings (see plan) extend to a range of traditional B Listed dwellings which may be suitable for conversion into additional accommodation (subject to obtaining all necessary consents) as well as a range of more modern farm buildings, as follows:

1. Utility Shed (12m x 6m)
2. Stables
3. Laundry
4. Cattle Court (66m x 4.8m) Of stone wall construction, profile roof and concrete floor
5. Yard (sheep dipper) (24m x 24m)
6. Barn (25.5m x 4.8m) Of stone wall construction, profile roof and concrete floor
7. Loose Byre (31.5m x 12m) of steel portal frame construction, corrugated roof, timber cladding, poured concrete walls and concrete floor
8. Cubicle House (30m x 30m) of steel portal frame construction, corrugated roof, profile cladding, poured concrete walls and concrete floor
9. Loose Court (48m x 12m) of steel portal frame construction, corrugated roof, profile cladding, poured concrete walls and concrete floor
10. Silage Pits (30m x 12m and 36m x 12m) earth walls and concrete floor
11. Hen House

The Land

The productive farm land extends to 125.8ha / 311 acres and includes some of the best quality agricultural land to be found on Sanday and within the Orkney archipelago. Divided between 16 separate enclosures, the subjects provide gently undulating land within easy reach of the main farmstead which in addition also includes an area of cliffs and foreshore which add enormously to the amenity value of the farm. Ideal for livestock, 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. Additional land adjoining the farm and also elsewhere on the island is available by separate negotiation.

GENERAL INFORMATION

LOCAL AUTHORITY

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

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRID)

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.

VIEWING

Strictly by appointment with the sole selling agents -Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

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 2025 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 2025 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 can offer excellent sport.

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 or 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 conduct money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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. Scottish Water have a water pipe and right of access across the farm from the reservoir in field 40.

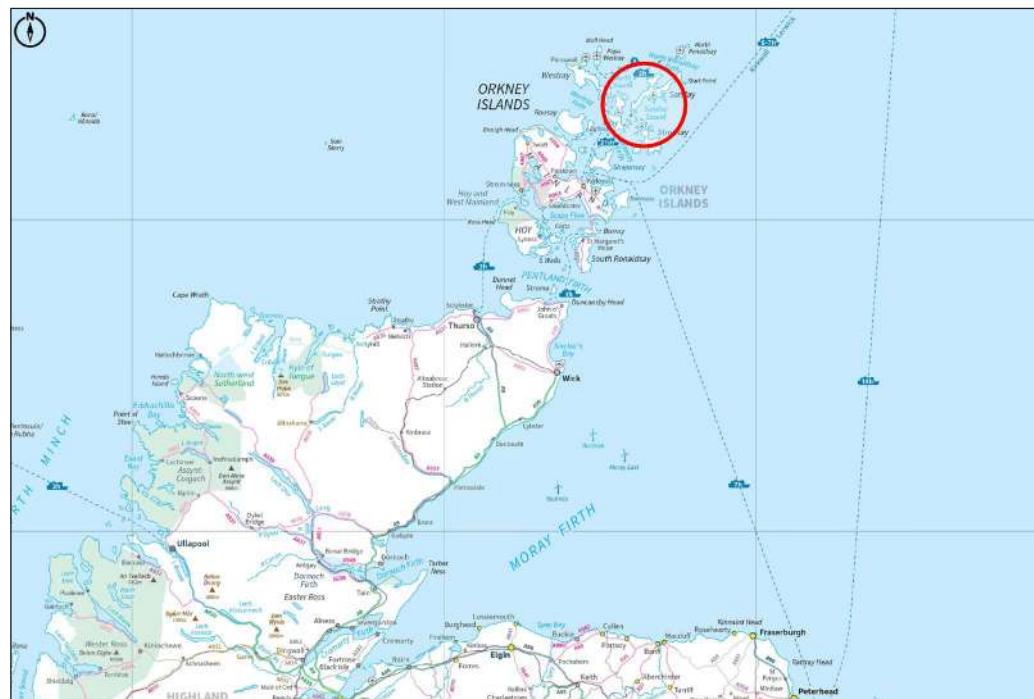
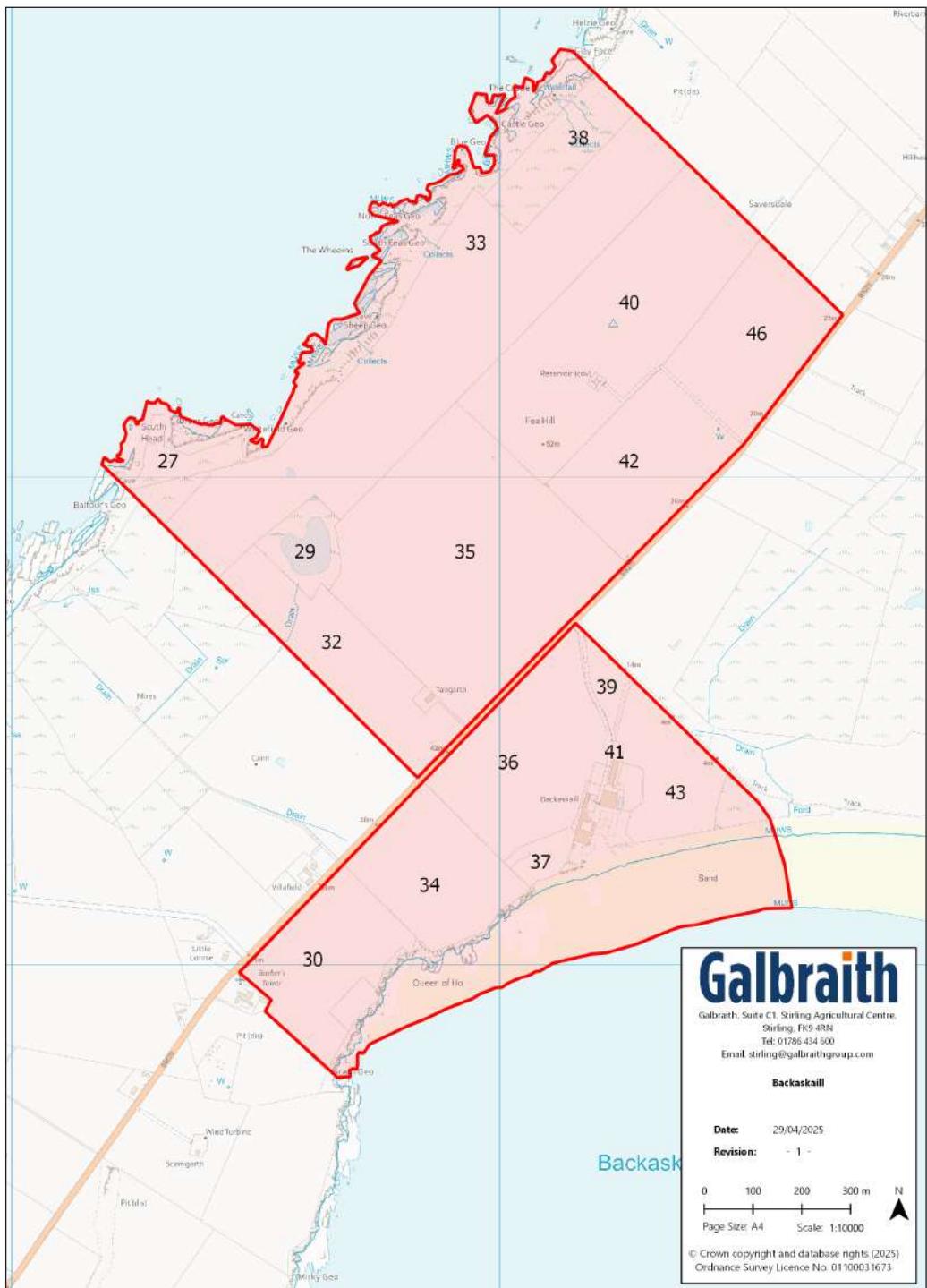
ACCESS

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

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. 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. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.







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