

A BEAUTIFUL AND ACCESSIBLE PRIVATE ISLAND

HOLM OF GRIMBISTER, GRIMBISTER, KIRKWALL, ORKNEY, KW15 1TU





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Summary

- ◆ Period farm cottage with kitchen, living room, sun lounge, bedroom, shower room
- ◆ 40 acres (16.18 hectares) or thereby of arable land including two small ponds
- ◆ Delightful range of traditional farm buildings with conversion potential
- ◆ Causeway to the mainland at low tide
- ◆ Mains services
- ◆ Hosted wind turbine generating free electricity

About 40 acres (16.18 hectares) in total for sale as a whole
EPC Rating = G

Distances

Finstown – 1 mile

Kirkwall – 5 miles

Kirkwall Airport – 9 miles

Inverness – 45 minutes by air

Edinburgh/Glasgow – 1½ hours by air

Directions

Head west from Kirkwall on the A965 in the direction of Finstown and Stromness. Holm of Gribmister can be seen in the Bay of Firth from the road. Once opposite the island about 4 miles from Kirkwall, park in the tarred parking bay on the north side of the road. The island is reached on foot at low tide and by boat at other times.

Situation

Holm of Gribmister provides the best of island living with few of the drawbacks, with mains services and easy access across the causeway to the mainland and nearby Kirkwall.

Orkney lies about 20 miles to the north of the Scottish mainland. This archipelago includes 70 islands, 20 of which are inhabited and has long been regarded as a very desirable place in which to settle, offering as it does an excellent quality of life and strong sense of community. At the heart of the islands' cultural scene is a thriving arts, crafts and musical tradition. Of particular note is the renowned St Magnus International Music Festival which attracts world class performers.



In common with the rest of Orkney, Holm of Grimbister has an abundance of wildlife. Seals, otters and a wide variety of birdlife can be observed. Orkney is also renowned for the numerous archaeological sites. Of particular significance is the world heritage site at Skara Brae, a stone built Neolithic settlement. Orkney is also well known for its yachting connections with regular visitors from Scandinavia to the new marina at Kirkwall.

Holm of Grimbister benefits from being close to Kirkwall, the capital of Orkney which has a full and excellent range of facilities including a hospital, and excellent secondary school with recently installed buildings, a useful range of shops and other services including banks, a modern library, three supermarkets, a modern leisure centre with a 25 metre swimming pool, gym and spa. The business and industrial centre on the edge of Orkney also offers a wide range of services to

the agricultural community including a livestock auction, machinery dealers and other services.

Description

Holm of Grimbister is a small island extending to about 40 acres. There is a period cottage providing basic accommodation and a traditional L-shaped steading with conversion potential. The island benefits from being connected to mainland Orkney at low tide by a causeway. There is a small triangular parcel of land extending to about a 1/3 of an acre on the mainland and access rights to the A965 public road. The land is all arable and is well fenced into 9 separate enclosures. In addition, a site has been leased for a 6 Kw wind turbine which provides electricity for the property and for export to the grid. Mains services are all connected to the island.

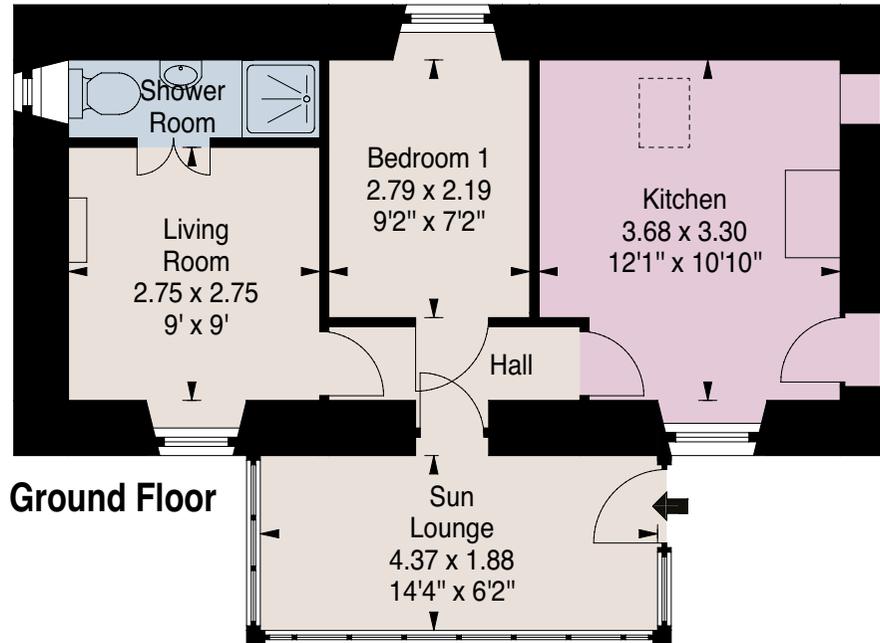
Farm Cottage

Facing south and with lovely views over the mainland, the cottage is built in stone under a slate roof with a modern flat roofed extension over the sun lounge on the front elevation. The accommodation comprises: sun lounge, entrance hall, kitchen, bedroom, living room/bedroom 2 and shower room. The cottage benefits from a solid fuel Carron Caskette range cooker in the kitchen, an open fireplace in the living room, and modern electric shower but is otherwise in its original condition and would benefit from some modernisation. The cottage is connected to the farm steading and subject to the necessary consents could be extended into the buildings to provide additional accommodation if desired.



FLOORPLANS

Gross internal area (approx):
43.94 sq.m (473 sq.ft)



Farm Buildings

The farm is equipped with an original L-shaped range of traditional farm buildings which were designed to cater for the needs of the farm in the 19th century, providing both livestock accommodation, grain and fodder storage. The buildings comprise:

- ◆ Byre – 15.2 metres x 4.3 metres – stone under corrugated steel sheeted roof
- ◆ Garage – 3 metres x 4.3 metres – steel under corrugated asbestos cement sheeted roof
- ◆ Stable – 7.3 metres x 4.3 metres – stone under corrugated asbestos cement sheeted roof
- ◆ Mill – 8.5 metres x 4.3 metres – stone under traditional Orkney flagstone and part corrugated asbestos cement sheeted roof with loft over
- ◆ Loose box – 4.3 metres x 4.3 metres
- ◆ Workshop/store – 8.5 metres x 4.3 metres
- ◆ Store – 1.8 metres x 4.3 metres
- ◆ Implement shed – 4.3 metres x 4.3 metres, stone under steel sheeted roof

The Land

The land is all arable and classified as Grade 4 (1) according to the Hutton Institute. The soils are all free draining sandy loams. The property is well fenced with mainly post and wired fencing divided into 9 enclosures, with a 10th enclosure on the mainland. Mains water troughs are provided to all the fields with the exception of the two fields at the eastern end of the farm which have access to the small fresh water loch. There are also three wells capable of supplementing the existing mains supply.

Farming System

The land has been managed on a low intensity organic basis for over twenty years. Although it is not registered with the Soil Association, the island has not received any inputs of artificial fertilisers or sprays in that time. The land is currently all in grass and stocked with a closed flock of Hebridean and North Ronaldsay sheep.

The current owner has successfully grown various crops such as bere, oats, barley and potatoes on a small scale as part of a self-sufficient lifestyle.

Basic Payment Scheme (BPS)

The owner has not claimed any BPS or Less Favoured Area Support Scheme (LFASS) subsidies in the past. A purchaser wishing to claim subsidies is advised to check with the Scottish Government Rural Payments and Inspections Directorate as to their eligibility to apply to the National Reserve for BPS entitlements.

Viewings

Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing, especially around the farmyard. If crossing the causeway at low tide it is recommended that you wear wellington boots or similar footwear.

Ingoing Valuation

The sheep flock at valuation or agreed price. All fences, hay, straw, silage, grass and other sundries are included in the sale.

Fixtures and fittings

All carpets, curtains, light fittings and fixed appliances within the farmhouse are included in the sale. The mill and bruiser within the farm buildings and any other fixed items of equipment are included in the sale.

Wind Turbine

The current owner benefits from the electricity generated by the small wind turbine erected on the property. A lease was entered into on the 6th May 2015 with Mistral Energy to allow them to erect and operate a 6 Kw Kingspan wind turbine on a site approximately 70 metres to the northwest of the farm cottage. The tenants receive the feeding tariffs fixed payment as their return on the investment and the landlord receives all electricity generated whether consumed on the property



or exported to the grid. The lease endures until the 11th May 2036. The lease has been assigned to Hamsin Wind Ltd and the purchaser of Holm of Grimbister will be required to enter into the lease on the existing terms. The tenants are fully responsible for the operation and maintenance of the turbine and full details of the lease can be obtained from Savills.

Services

Mains electricity, mains water, BT telephone, private drainage.

Local Authority

Orkney Islands Council
School Place
Kirkwall
Orkney
KW15 1NY

Tel: 01856 873535

Council Tax

Band A

Home Report & Energy Performance

A copy of the Energy Performance Certificate is available on request.

EPC Rating: G

The property is exempt from a Home Report.

Servitude rights, burdens and wayleaves

The property benefits from a servitude right of pedestrian and vehicular access from the causeway to the A965 public road. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

To be by mutual agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.



Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 16/09/05 JBW.

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