

Galbraith

BACKASKAILL
SANDAY, ORKNEY



BACKASKAILL, SANDAY, ORKNEY

A diversified residential farm situated in a stunning island location.

Kirkwall 24 miles ■ Kirkwall Airport 28 miles

FOR SALE AS A WHOLE

- Outstanding 3 bedroom farmhouse
- Renovated farm cottage
- A range of traditional and modern farm buildings
- 665.34 acres (269.26 hectares) of land
- Idyllic extensive 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

Backaskaill is situated in a productive area on the island of Sanday. The land ranges from sea level to 40 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. The farm is well equipped in terms of buildings these including a farmhouse and cottage plus an extensive range of modern portal frame and traditional farm buildings.

FARMING SYSTEM

Historically, Backaskaill was farmed in conjunction with the neighbouring unit of How. Currently benefitting from the Organic Aid Scheme, Backaskaill has a carrying capacity of 100 cows and calves, 100 stirks, in addition to 150 breeding ewes. There is ample area of land for the growing of forage and cereal crops to sustain the current stocking rate. The fields adjacent to the dunes are particularly well suited for the overwintering of cattle.

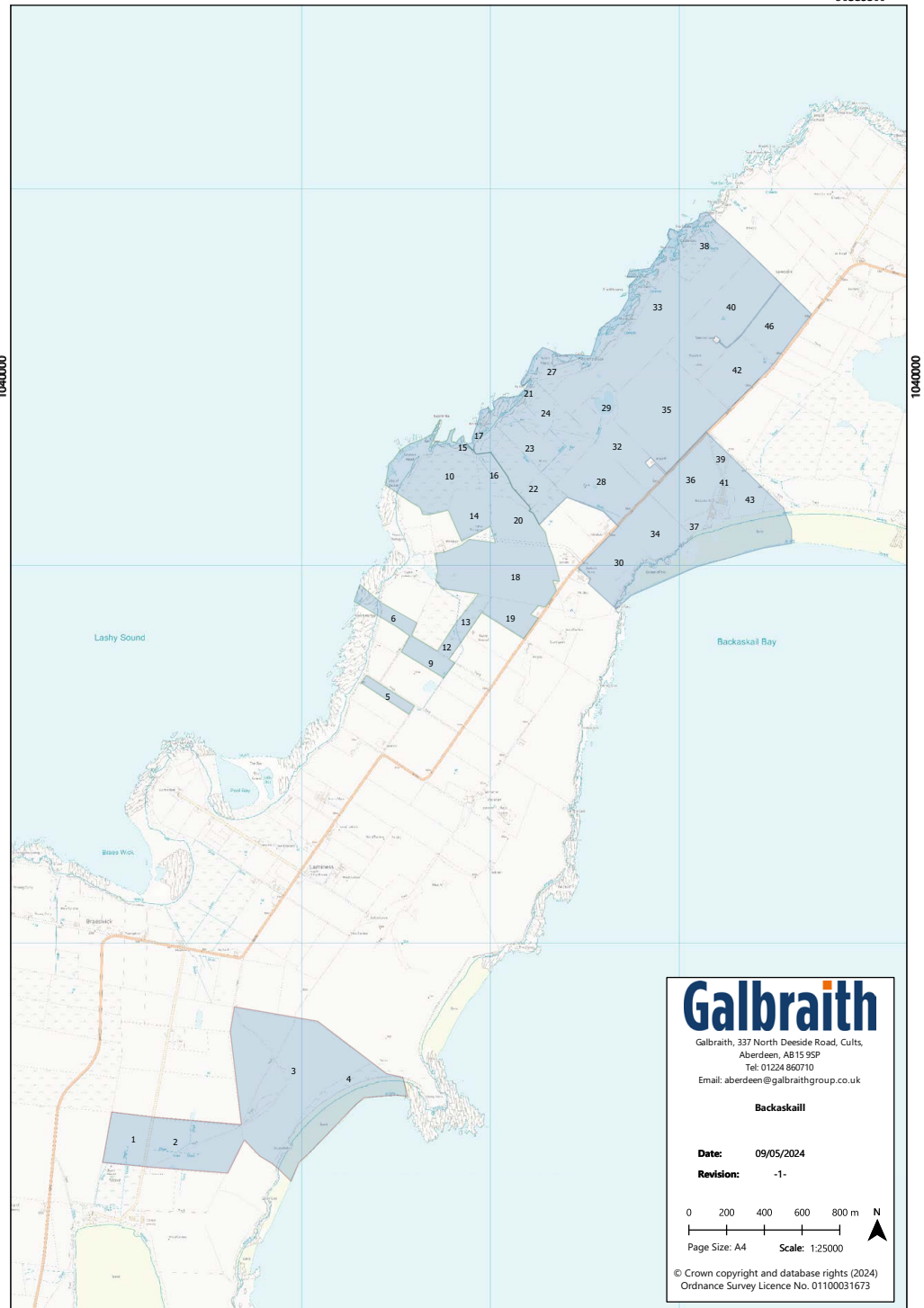
The wider farming business currently benefits from a range of support payments including the Organic Aid Scheme, Basic Payment Scheme, Less Favoured Area Support Scheme, Scottish Beef Calf Scheme and the Agri-Environment Climate Scheme. The payments apportioned to Backaskaill are forecast to generate an income of £110,000 for the 2024 scheme year.

5* HOLIDAY ACCOMMODATION

Both the farmhouse and cottage at Backaskaill have been renovated and equipped to a standard reflecting their outstanding location and views. Currently available to rent as as 5* holiday accommodation (www.orkneyretreats.co.uk), both properties enjoy exceptional occupancy rates and provide a valuable income stream to the wider farming business.



FIELD NO	AREA	
	Ha	Ac
1	5.65	13.96
2	12.09	29.87
3	33.95	83.89
4	2.98	7.36
5	1.48	3.66
6	3.06	7.56
9	2.63	6.50
10	8.77	21.67
12	0.28	0.69
13	2.7	6.67
14	4.8	11.86
16	3.54	8.75
17	0.62	1.53
18	17.83	44.06
19	3.6	8.90
20	5.41	13.37
21	0.83	2.05
22	7.35	18.16
23	4.74	11.71
24	8.1	20.02
25	0.67	1.66
27	2.87	7.09
28	11.91	29.43
29	2.17	5.36
30	7.55	18.66
31	0.14	0.35
32	7.41	18.31
33	24.83	61.35
34	6.99	17.27
35	21.82	53.92
36	9.46	23.38
37	1.01	2.50
38	4.56	11.27
39	1.01	2.50
40	16.45	40.65
41	0.08	0.20
42	7.88	19.47
43	4.37	10.80
46	7.67	18.95
Total	269.26	665.34



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. FERRY: 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.

Backaskaill Farmhouse

Of traditional stone construction under a slate roof. The farmhouse has been tastefully renovated and decorated to a very high standard and is currently let as 5-star holiday accommodation. The accommodation is as follows:

Ground Floor: Kitchen/Dining room, utility room, hallway & bedroom with ensuite.

First Floor: Lounge, 2 bedrooms and bathroom.

EPC F

Council Tax D

Historic Scotland Listed B

Backaskaill Cottage

Of blockwall construction with a dry harl exterior under a slate roof. The cottage is currently let as part of the wider award winning, self-catering holiday business. The accommodation comprises as follows:

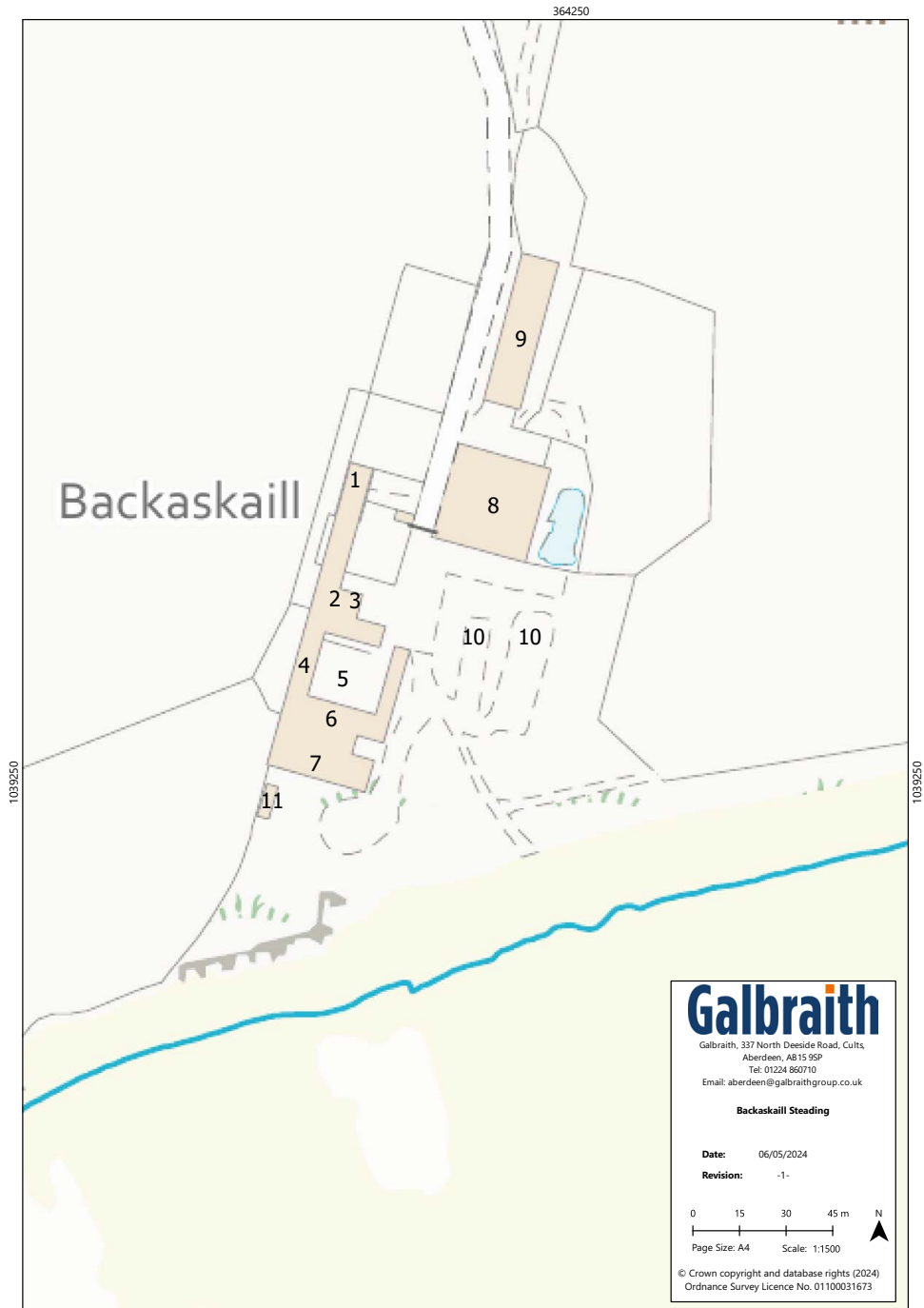
Ground Floor: Lounge, Conservatory, Kitchen/Diner, Bedroom with ensuite

The farmhouse and cottage are located a stones throw from one of Scotland's most beautiful beaches which presents ample opportunities to enjoy water sports and wildlife watching.

Farm Buildings

The farm buildings (see plan) extend to a range of traditional B Listed and modern structures 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



Galbraith

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Backaskaill Steading

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The Land

The productive farm land extends to 665.34 acres and comprises the land at Backaskaill, Boloquoy and Stove. In addition there are some 25.97 acres of cliffs, fore shore, roads, yards and buildings. 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.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned. There are extensive sand deposits in field 3 on the land at Stove these being previously commercially worked. The planning consent for sand extraction has now lapsed but it is understood that consent to re-commence extraction would be looked upon favourably by the planning authorities.

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. 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.

SERVICES

Backaskaill is served by mains private water with the field troughs and steading served by private water supply.

POST CODE

KW17 2BA

WHAT3WORDS

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



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