

## Noup Farm, Westray, Orkney, KW17 2DW

### Offers In The Region Of £1,395,000

Situated on the picturesque island of Westray, this property offers a unique opportunity to own a piece of the most north-westerly peninsular on the Isle. Imagine waking up to breath taking clifftop views across the vast Atlantic Ocean, a sight that will never cease to amaze.

Noup Farm offers a rare opportunity to own a beautiful island property currently utilized for agricultural purposes. This exceptional property includes a 3-bedroom farmhouse. The farm is well-equipped with outbuildings tailored to meet the needs of a livestock holding. In addition there is a 4-bedroom workers' cottage in need of some modernisation, a perfect opportunity for those itching a development project. Noup farm also benefits being set amidst approximately 566 acres of land.

One of the standout features of this property is its private sandy cove, providing a tranquil escape right at your doorstep. The Bay of Noup stretches out into the sea, offering a mesmerising backdrop to your daily life.

Noup Farm represents a unique blend of agricultural functionality and serene island living, providing an unparalleled opportunity for investment and development in one of the most picturesque locations in the Orkney Islands.



## FARMHOUSE



The farmhouse is in move-in-condition, making it suitable for a family to move in comfortably. The 3 bedroom property features double glazing throughout, ensuring energy efficiency and a cosy living environment. The farmhouse is complemented by a well-maintained garden including a decking area, perfect for family activities and relaxation. The farmhouse benefits of a modern bathroom and large traditional farmhouse kitchen. The property has a conservatory that overlooks fantastic scenery across the private bay and garden.

## COTTAGE



Charming 4-bedroom worker's cottage in need of modernisation, offering a perfect opportunity for those seeking a development project. With its quaint character and spacious layout, this property holds immense potential as a holiday let or rental subject to the necessary consents, presenting a fantastic investment for the discerning buyer.

## LAND

The farm spans approximately 566 acres of diverse land, comprising grassland, heathland, wetland, and rugged cliffs. Classified as Class 6(2) and Class 6(3) by the James Hutton Institute for Soil Research, the land predominantly features grass fields that are fenced and gated. The soil is part of the Olig series, derived from Middle Old Red Sandstone, providing a solid foundation for various agricultural activities.

## PRIVATE COVE

One of the standout features of Noup Farm is its private sandy cove at the Bay of Noup. This secluded beach offers a peaceful retreat and breathtaking coastal scenery, enhancing the property's allure for personal enjoyment and potential tourism ventures.

## WILDLIFE AND CONSERVATION

Noup Farm's diverse landscape supports a rich array of wildlife, including sea otters, seals, migratory seabirds, sea eagles, and puffins. The proximity to the RSPB Reserve at Noup Head further enriches the property's natural environment, making it a haven for nature enthusiasts and conservation projects.

## ACCESS AND INFRASTRUCTURE

The farm is easily accessible via council-maintained public roads, with a short private road leading to the main farmyard and steading. Additionally, there is a right of passage over the access road maintained by the Northern Lighthouse Board, which connects to the historic Noup Head Lighthouse.

Noup Farm offers boundless opportunities for diversification beyond traditional farming, with potential for development in tourism, conservation, and creative industries. This exceptional property combines agricultural functionality with the serene beauty of island life, making it an unmatched investment in the Orkney Islands.

## STEADING

A redundant stone steading is located in a prominent hilltop position beyond Noup Farmyard, offering open views across the clifftops and out to sea.

## FARM BUILDINGS

Adjacent to the farmhouse and cottage, Noup Farm features a range of livestock houses and storage facilities, as well as a traditional timber-framed steading with potential for domestic or commercial development (subject to consent). The front of the steading includes interlinked livestock accommodations for up to 150 cows, with ample storage areas for feed and equipment.

Behind the steading are three interlinked open-span sheds, suitable for housing up to 500 sheep. Additionally, there is a large workshop, and feed store. The approximate dimensions and construction details are as follows:

1. GENERAL PURPOSE SHED (6.12m x 15.09m). Constructed with concrete and timber under a corrugated roof.

2. CATTLE COURT / BYRE ONE (7.43m x 23.38m). Centre scrape passage with pen sections. Internal feed section along the side of the building fed via byre two.

3. CATTLE COURT / BYRE THREE (8.12m x 27.70m) – Double sided slatted cattle shed with central feed passage.

4. CATTLE COURT / BYRE FOUR (19.56m x 9.40m). Half steel frame and concrete mass walling with slats on both sides, under a corrugated profile sheeted roof, and a central concrete feed passage.

5. CATTLE COURT / BYRE TWO (7.61m x 27.62m). Slatted cattle shed with rear calf creep. Central feed passage.

6. SILO (9.36m x 23.78m). Constructed with concrete and timber under a corrugated roof. Fill points at front and rear.

7. SLURRY TANK: With a capacity of 212,000 gallons.

8. FEED SHED (13.56m x 5.29m). Constructed with concrete and timber trusses, featuring a low corrugated fibre cement roof, a concrete floor, and a capacity of approximately 80-100 tonnes.

9. GENERAL PURPOSE SHED (35.93m x 13.01m). Constructed with concrete and steel under a corrugated roof.

10. WORKSHOP (22.02m x 6.20m). Half-timber-framed, half poured concrete walling with a corrugated profile sheet roof and a concrete floor with work pit.

11. LIVESTOCK COURT / SHEEP SHED (40.55m x 8.30m). Traditional timber framed shed box profile corrugated sheeting and a concrete floor.

12. LIVESTOCK COURT / SHEEP SHED (34.30m x 13.87m). Concrete mass walling, timber under box profile corrugated sheeting and a concrete floor.

13. LIVESTOCK COURT / SHEEP SHED (17.66m x 5.43m). Stone walling, timber under box profile corrugated sheeting.

## LOCATION

<https://what3words.com/whisk.anchorman.outsmart>

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

Given the potential hazards of a rural property,

please exercise caution when viewing, especially around the farmyard.

## OFFERS TO

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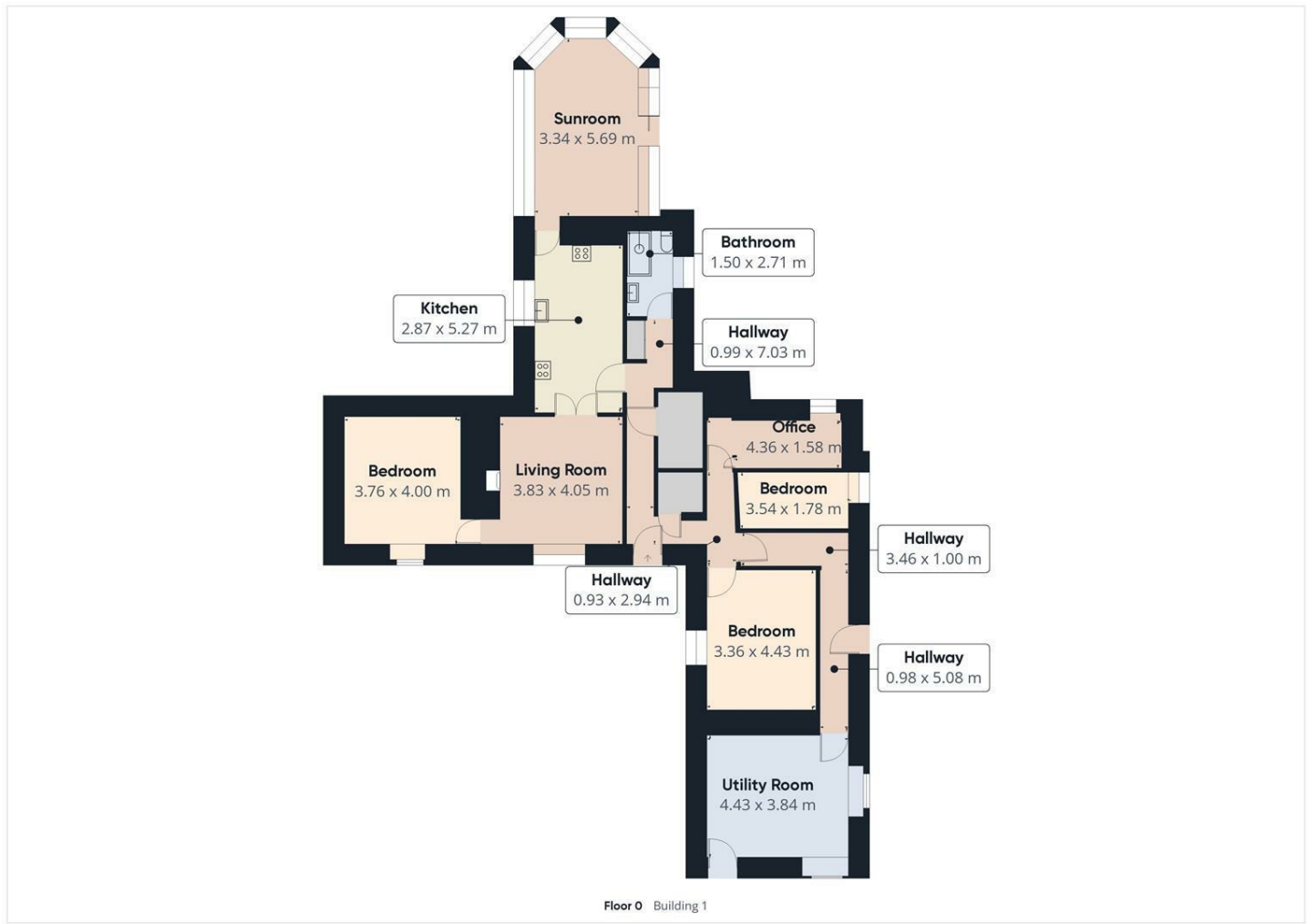
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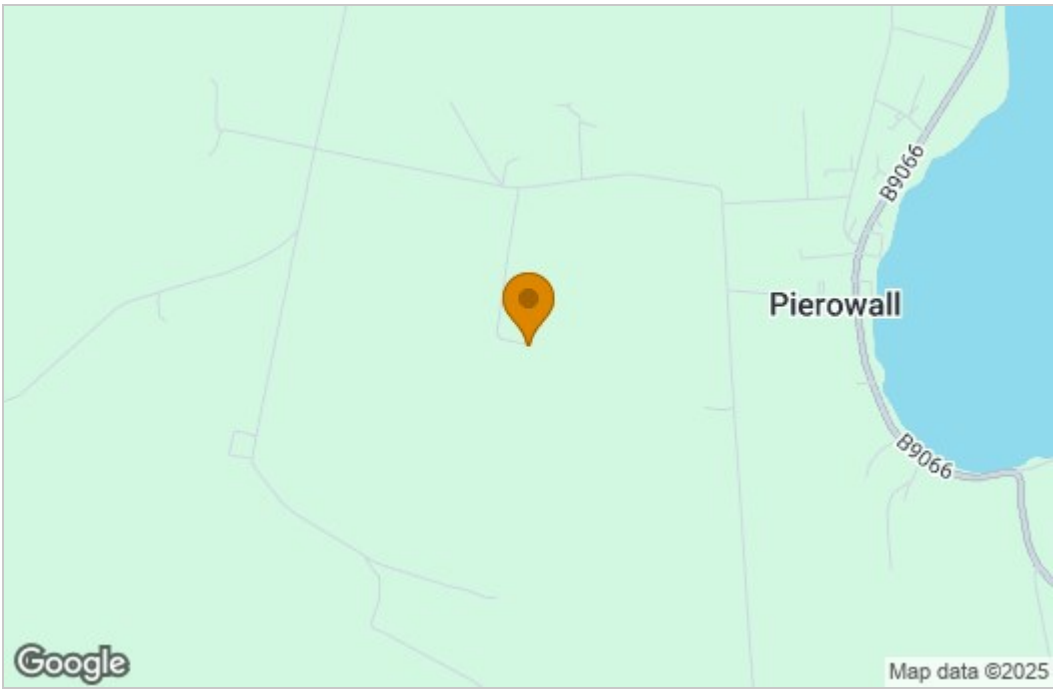
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Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

Floor Plan



Area Map



Energy Efficiency Graph

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